

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - [a.](#) Minutes of the March 23, 2026 Board of Aldermen Meeting
- 5. Citizen Comments**
- 6. Legislation**
 - [a.](#) Bill 5054 - Pana Coffee and Dessert Bar SUE
 - [b.](#) Bill 5055 - Lupita Restaurant SUE
- 7. Consent Items**
 - [a.](#) Administration - Salvation Army SUE Transfer
 - [b.](#) Parks - Message Center Bid Award
 - [c.](#) Police - 2026 Vehicle Purchase
- 8. Mayor's Report**
- 9. City Administrator's Report**
- 10. City Attorney's Report**
- 11. Staff Reports**
 - [a.](#) Administration - Website Bid Award
- 12. Aldermanic Comments**
- 13. Adjourn**

NOTE: Due to ongoing City business, all meeting agendas should be considered tentative. Additional issues may be introduced during the course of the meeting.

CLOSED SESSION: Pursuant to Section 610.022 RSMo., The Board of Aldermen could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss legal matters, personnel/employee matters, and/or real estate, as provided under Sections 610.021(1) RSMo., 610.021(2) RSMo., 610.021(3) RSMo.

ADA NOTICE: Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If one requires an accommodation, please call (636) 227-8580 V or (636) 527-9200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing. Offices are open between 8:00 a.m. and 5:00 p.m. Monday through Friday.



**BOARD OF ALDERMEN
Meeting Minutes**

MARCH 23, 2026

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

The meeting was called to order by Mayor Stallmann at 7:00 p.m.

ROLL CALL

Present

Absent

- Mayor Mark R. Stallmann
- Alderman Michael Finley
- Alderman Janet Rodriguez Judd
- Alderman Pamela Haug
- Alderman Tequila Gray
- Alderman Frank Fleming

Alderman Mark Weaver

- Alderman David Siegel
- Alderman Jim Lehmkuhl

City Administrator Eric Sterman

City Attorney Kyle Cronin

The Pledge of Allegiance was recited.

MINUTES

The minutes from the March 9, 2026 Board of Aldermen meeting were submitted for approval. A motion to approve as submitted was made by Alderman Frank Fleming and seconded by Alderman Michael Finley. A voice vote was taken with unanimous affirmative result and the motion passed.

The minutes from the March 9, 2026 Board of Aldermen Public Works Committee Meeting were submitted for approval. A motion to approve as submitted was made by Alderman David Siegel and seconded by Alderman Frank Fleming. A voice vote was taken with unanimous affirmative result and the motion passed.



**BOARD OF ALDERMEN
Meeting Minutes**

MARCH 23, 2026

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

CITIZEN COMMENTS

Lori Kelling, 227 White Acre Ct., thanked the Board of Aldermen for bill 5053, the Zero Property Tax Ordinance.

John Higdon, 324 Woodmar Ct., spoke to the Board about the Respect MO Voters initiative that he's helping to gather signatures for.

Michael Scott, 643 Kehrs Mill Rd., spoke to the Board about MSD and the residential stormwater issue. He believes the Board is supposed to be the last line of defense against MSD and notes he thinks the City should not sign off on any projects that require MSD's approval until MSD addresses the stormwater issue.

Lori Stringer, 347 Oakleigh Woods, spoke to the Board about the Ballwin Grows Native event at the Golf Course on Friday, March 27th. She also spoke about sustainability and green living planning commissions that other cities have and noted she would be interested in seeing the City have something like that.

LEGISLATION

Bill 5053 - AN ORDINANCE SETTING THE REAL ESTATE TAX RATE OF ZERO (0%) PERCENT IN THE CITY OF BALLWIN FOR THE FISCAL PERIOD BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5053, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5053, title only.

Discussion:

Mayor Mark Stallmann noted this is the 39th year in a row the City has charged no property taxes for the residents of Ballwin.

Alderman Michael Finley thanked previous boards, department heads and saluted City employees to allow the City to be in a good financial position.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5053, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5053, title only.

A roll call vote was taken for passage and approval of Bill 5053 with the following results:



BOARD OF ALDERMEN Meeting Minutes

MARCH 23, 2026

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

Aye: Aldermen Judd, Finley, Gray, Haug, Fleming, Siegel, Lehmkuhl

Nay: None

Bill No. 5053 was approved and became Ordinance No. 26-10.

CONSENT ITEMS

Administration – Police Vehicle MDT Purchase

Staff recommends purchasing from SHI through the State Contract of Missouri at the price listed in the memo.

A motion was made by Alderman Janet Judd and seconded by Alderman Michael Finley to accept staff's recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.

MAYOR'S REPORT

Mayor Mark Stallmann invited everyone to the Ballwin Grows Native event on Friday, March 27th at the Golf Course. He also invited everyone out to the Easter Egg Hunt in Vlasis Park on Saturday, March 28th. He also reminded everyone of the Candidates Night on Thursday, March 26th at the Golf Course & Event Center.

CITY ADMINISTRATOR'S REPORT

Acting City Administrator Denise Keller had nothing to report.

CITY ATTORNEY'S REPORT

None.

STAFF REPORTS

Police Department – Motorola Portable Radio Purchase

Staff recommends the Board approve the purchase of 42 Motorola portable radios in the amount of \$279,894.46 for use by the Police Department. Motorola is the sole-source provider for radios compatible with the St. Louis County communications network.

Discussion:

Chief John Bergfeld noted the Police Department's radios are from 2013 and are no longer serviceable due to old age and a lack of parts. He noted in the 2025 budget, \$90,000 was budgeted for replacement for some radios. The radios have to be approved by the St. Louis County's Emergency Operations to operate on restricted frequencies, and last year the County had not approved a replacement yet. An additional \$187,600 was budgeted this year for replacement. The County has approved a replacement from Motorola, the sole-source



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provider for departments, at a total cost of \$279,894.46. 42 radios will be purchased this year and an additional 13 are slated to be replaced in 2027.

Alderman Tequila Gray asked about the lifespan of the radios and the warranty.

Chief Bergfeld noted the radios have a 10-year lifespan with a five year warranty.

Alderman Frank Fleming asked if there was any other choice for radio providers.

Chief Bergfeld noted if you want to have access to restricted frequencies and be able to operate with other police departments in the county, you need to use Motorola because that's who the county has chosen. He also noted it's not just police departments, it's public works and fire departments as well.

Alderman Fleming asked if Chief Bergfeld was comfortable waiting a year to replace the rest of the radios.

Chief Bergfeld noted they will keep the best ones and trade in the others, so he's confident we can make it another year with the rest of the radios we have.

He also noted if there was an emergency need, he'd come back to the Board for purchase approval for others.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to accept staff's recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.

ALDERMANIC COMMENTS

Alderman Tequila Gray asked about the recycling events held by the City and how we decide who gets to bring items and whether it's restricted to just City residents.

Parks & Recreation Director Chris Conway noted because it is a grant from St. Louis County, the event has to be open to all St. Louis County residents. Staff asks for a zip code before they're allowed to recycle. He also noted there is a two box maximum for the shred event, but sometimes the truck operator lets people bring more. He noted he will make sure to stress to truck operators that it's limited to two boxes. He also noted the department was planning on doing an analysis of zip codes to see if there are areas where a lot of people are coming to our events and reaching out to the parks departments in that zip code to see if they're interested in hosting a shred event.

Alderman Michael Finley asked whether the restrooms will be open at the parks soon because of the nice weather.

Parks Director Conway noted staff will begin working tomorrow on opening those restrooms. They typically are not reopened until April 15th when the threat of freeze is over.

Alderman Finley also brought up a resident's concern over the pricing for a senior couple at the Pointe since the new fee increase. He noted the resident has been a member for 30 years of the Pointe and will not be renewing.

Parks Director Conway noted that was a concern when the fee increase was brought up and voted on last year. He noted senior couples were previously getting three separate discounts and were essentially paying for one membership but getting two, so the price increase was significant. He also noted the Pointe does not make a



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profit, and with the increasing costs of utilities, staffing and other necessary items, a fee increase was long overdue.

Alderman Gray asked about the possibility of a financial aid package.

Parks Director Conway noted there is a scholarship program that’s used mainly for kids for summer camps and swim lessons for those who are in need, but there are talks about taking a second look at that program and potentially expanding it to memberships. He did note it would be up to the Board to decide how to pay for it, whether it’s through the City’s budget, local sponsorships, etc.

Alderman Janet Judd noted she heard from a resident who had a concern that was discussed at a previous Board meeting several years ago about business signage not being in English.

City Planner Lynn Sprick noted it is not constitutional for the City to control sign content. The City can only control size placement, times the sign is active, etc.

ADJOURNMENT

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 7:42 p.m.

_____ MARK R. STALLMANN, MAYOR

ATTEST:

_____ MEGAN FREEMAN, CITY CLERK



Bill No. 5054

Ordinance No. _____

INTRODUCED BY
ALDERMEN FINLEY, JUDD, HAUG, GRAY, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO PANAYIOTIS STAVRIANOS FOR PANA COFFEE AND DESSERT BAR FOR THE OPERATION OF A COFFEE SHOP WITH OUTDOOR SEATING.

WHEREAS, a petition has been received from Panayiotis Stavrianos for Pana Coffee and Dessert Bar, requesting the use of certain property at 910 Kehrs Mill Road, Suite 102, for operation of a coffee shop and restaurant; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, due notice of a public hearing before the Planning and Zoning Commission upon said petition was published and posted according to law and ordinance; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on April 6, 2026, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, the Board of Aldermen has determined that an establishment for the purposes disclosed above, under certain conditions, would not substantially increase traffic hazards or congestion; would not adversely affect the character of the neighborhood; would not adversely affect the general welfare of the community; would not over tax public utilities; would not adversely affect public safety and health; is consistent with good planning practice; can be operated in a manner that is not detrimental to the permitted developments and uses in the District; and can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and

WHEREAS, all applicable matters in Section 2 of Article XIV of Appendix A, "The Zoning Ordinance," have been adequately provided for.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: A special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to Panayiotis Stavrianos for Pana Coffee and Dessert Bar, to use the



Bill No. 5054

Ordinance No. _____

premises in the City of Ballwin, Missouri, known as 910 Kehrs Mill Road, Suite 102, Ballwin, Missouri 63011, for operation of a coffee shop and restaurant in the C-1 Commercial District, as is made and provided for in Article IX of Appendix A.

Section 2: This ordinance shall be in full force and effect from its passage and approval pursuant to law and shall remain in effect until amended or repealed by the Board of Aldermen.

PASSED this 13th day of April, 2026.

MARK R. STALLMANN, MAYOR

APPROVED this 13th day of April, 2026.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



Bill No. 5054

Ordinance No. _____

EXHIBIT ONE – S.U.E. Conditions for Panayiotis Stavrianos (Pana Coffee and Dessert Bar)

The permittee granted a Special Use Exception per the ordinance hereby appended to, their assignees and successors, as authorized and approved by the Board of Aldermen of the City of Ballwin, agree to abide by the following provisions, the provisions of all ordinances of the City of Ballwin, and all applicable laws of St. Louis County, the State of Missouri and of the United States of America and to require all licensees, franchisees, and lessees to similarly abide by said ordinances, laws and provisions, as appropriate to such special use exception. In addition, the following provisions, as appropriate, shall apply:

1. There is no outdoor storage, display or sale of any merchandise, equipment, vehicle, supplies or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin.

2. There is no servicing, repair, cleaning, maintenance or other work on any merchandise, equipment, vehicle, materials, supplies, or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin, except within a fully enclosed building which shall not include carports, porte-cocheres, accessory structures or temporary coverings and/or enclosures such as tents, tarpaulins, flies, or other similar structures.

3. No food or beverage of any kind is delivered outside of a building shown on the accompanying site plan by the permittee, its agents, servants or employees except for purposes of off site delivery.

4. No food or beverage of any kind is served or dispensed to persons inside of automobiles or other vehicles by the permittee, its agents, servants or employees except from a drive-through window and/or designated waiting spaces specified on the accompanying site plan. Under no circumstances is drive-in curbside service permitted.

5. Any violation of the laws, statutes, ordinances, codes, policies and regulations of the City of Ballwin, St. Louis County, the State of Missouri, or the United States of America by the permittee, its agents, servants or employees shall be cause for the revocation of the Special Use Exception hereby granted.

6. That the site, premises and/or land use described by the permittee in the application and subsequently approved by this ordinance is developed and operated in accordance with the final approved development plan and the provisions of this ordinance, and any failure to do so shall be cause for the revocation of the Special Use Exception hereby granted.



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7. All new utility and other service laterals and connections on the site and/or premises, and all connections to site improvements and fixtures installed outside of a fully enclosed building shall be installed underground.

8. All sign illumination and other lighting is selected and arranged so as not to cast light upon, and/or be a nuisance, to any right-of-way or any other property.

9. The permittee and their approved assignees or successors, if any, shall preserve, maintain and care for all plantings, and landscaped and planted areas on the site and/or premises, in accordance with the landscape and site plans of this ordinance. Such maintenance, preservation and care shall include all planted and landscaped rights-of-way adjacent to the site and/or premises addressed and approved by the Special Use Exception hereby granted.

10. Trash and debris shall not be allowed to accumulate and the site/premises shall at all times be kept clean and free of all refuse, debris, leakage and recyclable material accumulation.

11. All trash dumpsters and recyclable material storage areas shall be screened with a 100% opaque screen which shall totally obscure any visibility of the dumpster and recyclables container. Such screening shall be permanent in nature and architecturally compatible with the associated development. Said enclosure and screening may not be located within any front yard and shall not interfere with driver visibility or any loading, parking or vehicular circulation.

12. Unless otherwise provided by this Special Use Exception or other ordinances of the City of Ballwin, no vehicles, equipment or property may be parked or stored on the premises for which this permit is issued except non-commercial vehicles as defined by the Ballwin Ordinances and one fully operational and licensed delivery/service vehicle per business or tenant or use operated on the premises.

13. No changes or departures from the approved final development plan may be made without the approval of the Board of Aldermen in accordance with the provisions of Article XIV, Section 3, of the Ballwin Zoning Ordinance.

14. This Special Use Exception shall terminate three months following the non-renewal of the business license for the business associated with the location for which the Exception is granted.

15. Outdoor seating is permitted in line with the approximate placement and location of said outdoor seating as shown and indicated on the accompanying site plan.



Bill No. 5055
Ordinance No. _____

INTRODUCED BY
ALDERMEN FINLEY, JUDD, HAUG, GRAY, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO JORGE GUTIERREZ TEXIS FOR LUPITA’S RESTAURANT FOR THE OPERATION OF A RESTAURANT WITH ALCOHOLIC BEVERAGE SALES.

WHEREAS, a petition has been received from Jorge Gutierrez Taxis for Lupita’s Restaurant, requesting the use of certain property at 15467 Clayton Road, for operation of a restaurant with alcoholic beverage sales; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, due notice of a public hearing before the Planning and Zoning Commission upon said petition was published and posted according to law and ordinance; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on April 6, 2026, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, the Board of Aldermen has determined that an establishment for the purposes disclosed above, under certain conditions, would not substantially increase traffic hazards or congestion; would not adversely affect the character of the neighborhood; would not adversely affect the general welfare of the community; would not over tax public utilities; would not adversely affect public safety and health; is consistent with good planning practice; can be operated in a manner that is not detrimental to the permitted developments and uses in the District; and can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and

WHEREAS, all applicable matters in Section 2 of Article XIV of Appendix A, "The Zoning Ordinance," have been adequately provided for.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: A special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to Jorge Gutierrez Taxis for Lupita’s Restaurant, to use the premises in



Bill No. 5055

Ordinance No. _____

the City of Ballwin, Missouri, known as 15467 Clayton Road, Ballwin, Missouri 63021, for operation of a restaurant with alcoholic beverage sales in the C-1 Commercial District, as is made and provided for in Article IX of Appendix A.

Section 2: This ordinance shall be in full force and effect from its passage and approval pursuant to law and shall remain in effect until amended or repealed by the Board of Aldermen.

PASSED this 13th day of April, 2026.

MARK R. STALLMANN, MAYOR

APPROVED this 13th day of April, 2026.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



Bill No. 5055
Ordinance No. _____

EXHIBIT ONE – S.U.E. Conditions for Jorge Gutierrez Taxis (Lupita’s Restaurant)

The permittee granted a Special Use Exception per the ordinance hereby appended to, their assignees and successors, as authorized and approved by the Board of Aldermen of the City of Ballwin, agree to abide by the following provisions, the provisions of all ordinances of the City of Ballwin, and all applicable laws of St. Louis County, the State of Missouri and of the United States of America and to require all licensees, franchisees, and lessees to similarly abide by said ordinances, laws and provisions, as appropriate to such special use exception. In addition, the following provisions, as appropriate, shall apply:

1. There is no outdoor storage, display or sale of any merchandise, equipment, vehicle, supplies or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin.
2. There is no servicing, repair, cleaning, maintenance or other work on any merchandise, equipment, vehicle, materials, supplies, or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin, except within a fully enclosed building which shall not include carports, porte-cocheres, accessory structures or temporary coverings and/or enclosures such as tents, tarpaulins, flies, or other similar structures.
3. No food or beverage of any kind is delivered outside of a building shown on the accompanying site plan by the permittee, its agents, servants or employees except for purposes of off site delivery.
4. No food or beverage of any kind is served or dispensed to persons inside of automobiles or other vehicles by the permittee, its agents, servants or employees except from a drive-through window and/or designated waiting spaces specified on the accompanying site plan. Under no circumstances is drive-in curbside service permitted.
5. Any violation of the laws, statutes, ordinances, codes, policies and regulations of the City of Ballwin, St. Louis County, the State of Missouri, or the United States of America by the permittee, its agents, servants or employees shall be cause for the revocation of the Special Use Exception hereby granted.
6. That the site, premises and/or land use described by the permittee in the application and subsequently approved by this ordinance is developed and operated in accordance with the final approved development plan and the provisions of this ordinance, and any failure to do so shall be cause for the revocation of the Special Use Exception hereby granted.



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Ordinance No. _____

7. All new utility and other service laterals and connections on the site and/or premises, and all connections to site improvements and fixtures installed outside of a fully enclosed building shall be installed underground.

8. All sign illumination and other lighting is selected and arranged so as not to cast light upon, and/or be a nuisance, to any right-of-way or any other property.

9. The permittee and their approved assignees or successors, if any, shall preserve, maintain and care for all plantings, and landscaped and planted areas on the site and/or premises, in accordance with the landscape and site plans of this ordinance. Such maintenance, preservation and care shall include all planted and landscaped rights-of-way adjacent to the site and/or premises addressed and approved by the Special Use Exception hereby granted.

10. Trash and debris shall not be allowed to accumulate and the site/premises shall at all times be kept clean and free of all refuse, debris, leakage and recyclable material accumulation.

11. All trash dumpsters and recyclable material storage areas shall be screened with a 100% opaque screen which shall totally obscure any visibility of the dumpster and recyclables container. Such screening shall be permanent in nature and architecturally compatible with the associated development. Said enclosure and screening may not be located within any front yard and shall not interfere with driver visibility or any loading, parking or vehicular circulation.

12. Unless otherwise provided by this Special Use Exception or other ordinances of the City of Ballwin, no vehicles, equipment or property may be parked or stored on the premises for which this permit is issued except non-commercial vehicles as defined by the Ballwin Ordinances and one fully operational and licensed delivery/service vehicle per business or tenant or use operated on the premises.

13. No changes or departures from the approved final development plan may be made without the approval of the Board of Aldermen in accordance with the provisions of Article XIV, Section 3, of the Ballwin Zoning Ordinance.

14. This Special Use Exception shall terminate three months following the non-renewal of the business license for the business associated with the location for which the Exception is granted.

15. Alcoholic beverage sales are permitted. Petitioner is still required to obtain and maintain all necessary liquor licenses and comply with all applicable laws, regulations, and ordinances. Failure to do so shall be cause for the revocation of the Special Use Exception hereby granted.



Consent Item

RE: 15355A Manchester Road

Department/Program: Administration/Planning

Explanation: Special Use Exception Transfer

The Petitioner is requesting approval to transfer the Special Use Exception originally granted to Central Plaza MZL LLC for the Salvation Army in January for the operation of a resale store at 15355A Manchester Road. This transfer request is made pursuant to Ordinance 26-03, approved on January 12, 2026.

As outlined in the Petitioner’s attached letter, there are concerns that if the current owner of Central Plaza sells the property, a new owner could attempt to terminate the existing lease agreement between Central Plaza and the Salvation Army.

The store is currently under renovation and, upon opening, will operate in full compliance with all regulations and conditions established in the previously approved Special Use Exception and the governing Ordinance. This includes adherence to the traffic pattern map approved by staff, as required by the conditions of the original approval and acknowledged by the Petitioner.

The business will be required to comply with all applicable building and fire code requirements for commercial occupancy and will complete the City’s occupancy permit process, contingent upon approval of this Special Use Exception transfer by the Board of Aldermen.

Recommendation:

Staff recommends approval of this Special Use Exception Transfer with the standard Special Use Exception conditions, along with the conditions specified in Ordinance 26-03.

Submitted By: Lynn Sprick

Date: April 13, 2026



SPECIAL USE EXCEPTION TRANSFER PETITION

CITY OF BALLWIN } FEE: \$250.00
COUNTY OF ST. LOUIS } PAID: X
STATE OF MISSOURI } NUMBER: SUET-26-02

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: The operation of a resale store in the C-1 Commercial District.

Original Special Use Exception Ordinance Number: 26-03

Date of original Ordinance: January 12, 2026

Now comes (print name of Petitioner) The Salvation Army, an Illinois not-for-profit corporation
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
A. State Legal Interest: Prospective Tenant
B. Documentation of Legal Interest must accompany this petition.
II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed. See Special Warranty Deed attached. The premises for which the Special Use Exception applies is a portion of the property described therein. A Site Plan of the premises is also enclosed.
III. That the street address of said property is: 15355A Manchester Road
IV. That the area (acres or square feet) of said property is: 28,789 sq. ft.
V. That the zoning classification of said property is: C-1 Commercial District
VI. That the present use of said property is: Commercial
VII. That the intended use of said property is: The operation of a resale store.
VIII. That he, she, it, they has (have) obtained permission from the holder of the Special Use Exception to request its transfer into the name of the petitioner, and that the holder of the Special Use Exception waives all claim or rights upon transfer.

WHEREFORE, the holder(s) of a special Use Exception, granted according to Ordinance(s) No. 26-03, do hereby relinquish all rights and claim to said Special Use Exception(s).

HOLDER: Central Plaza MZL LLC, a Delaware limited liability company

AUTHORIZED SIGNATURE: *[Signature]*

AUTHORIZED SIGNATURE (PRINTED): Daniel Kaufthal

ADDRESS: 535 Fifth Avenue, 12th Floor

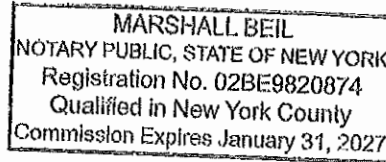
CITY/STATE/ZIP: New York, New York 10017

TELEPHONE NO. 603-472-1154

Subscribed and sworn before me this 18th day of March, 2026

[Signature]
Notary Public

My Commission Expires



WHEREFORE, Petitioner(s) pray(s) that a Special Use Exception, granted according to the provisions of Ordinance(s) 26-03 be transferred to the Petitioner.

PETITIONER: The Salvation Army, an Illinois not-for-profit corporation

AUTHORIZED SIGNATURE: *[Signature]*

AUTHORIZED SIGNATURE (PRINTED): Envy Jesse Link

ADDRESS: 5550 Prairie Stone Parkway

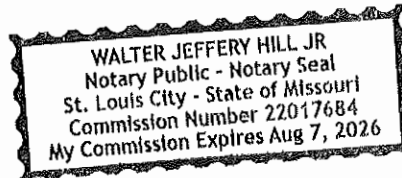
CITY/STATE/ZIP: Hoffman Estates, Illinois 60192

TELEPHONE NO. _____

Subscribed and sworn before me this 23 day of March, 2026.

[Signature]
Notary Public

My Commission Expires
8/7/2026





Majors Greg and Poppy Thompson
Command Leaders

ADULT REHABILITATION CENTER

Lyndon Buckingham
General

Envoys Jesse and Samantha Links
Administrators

3949 Forest Park Avenue, St. Louis, MO 63108

Mail: PO Box 56547, St. Louis, MO 63156-0547

p: 314.535.0057

Commlsioner Evlie Diaz
Territorial Commander

centralusa.salvationarmy.org

3/30/2026

City of Ballwin

Dear Sir or Madam,

We are writing to inform the City of Ballwin that The Salvation Army is currently pursuing the transfer of the Special Use Exception (SUE) into The Salvation Army's name for our thrift store location.

At present, the SUE is associated with the property ownership. In the event the landlord were to sell the property, the existing SUE would no longer be valid. This would prevent us from continuing to operate our thrift store at this location, despite no change in use or operations.

Transferring the SUE to The Salvation Army will help ensure continuity of service to the community and provide stability for ongoing operations, regardless of future property ownership changes.

We appreciate the City's consideration and are happy to provide any additional information or documentation that may be required.

Sincerely,

Envoy Jesse Links



DOING THE
MOST GOOD





Bill No. 5046
Ordinance No. 26-03

INTRODUCED BY
ALDERMEN FINLEY, JUDD, HAUG, GRAY, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO CENTRAL PLAZA MZL LLC FOR SALVATION ARMY FOR THE OPERATION OF A RESALE STORE.

WHEREAS, a petition has been received from Central Plaza MZL LLC for Salvation Army, requesting the use of certain property at 15355A Manchester Road for operation of a resale store; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, due notice of a public hearing before the Planning and Zoning Commission upon said petition was published and posted according to law and ordinance; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on January 5, 2026, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, the Board of Aldermen has determined that an establishment for the purposes disclosed above, under certain conditions, would not substantially increase traffic hazards or congestion; would not adversely affect the character of the neighborhood; would not adversely affect the general welfare of the community; would not over tax public utilities; would not adversely affect public safety and health; is consistent with good planning practice; can be operated in a manner that is not detrimental to the permitted developments and uses in the District; and can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and

WHEREAS, all applicable matters in Section 2 of Article XIV of Appendix A, "The Zoning Ordinance," have been adequately provided for.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: A special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to Central Plaza MZL LLC for Salvation Army, to use the premises in the City of Ballwin, Missouri, known as 15355A Manchester Road, Ballwin, Missouri 63011, for



Bill No. 5046
Ordinance No. _____

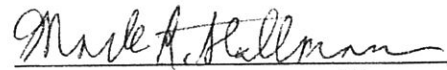
operation of a resale store in the C-1 Commercial District, as is made and provided for in Article IX of Appendix A.

Section 2: The special use exception hereby issued, and referred to in Section 1, is issued only to the named permittee and only for the purposes herein approved, and shall not be assigned or transferred without the permission of the Board of Aldermen of the City of Ballwin.

Section 3: The special use exception hereby issued and referred to in Section 1, shall be valid only if the conditions set forth in the Addendum, attached hereto as Exhibit 1 and made a part hereof, are observed by permittee.

Section 4: This Ordinance shall take effect and be in full force from and after its passage and approval pursuant to law.

PASSED this 12th day of January, 2026.


MARK R. STALLMANN, MAYOR

APPROVED this 12th day of January, 2026.


MARK R. STALLMANN, MAYOR

ATTEST: 
ERIC STERMAN, CITY ADMINISTRATOR



Bill No. 5046
Ordinance No. 26-03

EXHIBIT ONE

The permittee granted a Special Use Exception per the ordinance hereby appended to, their assignees and successors, as authorized and approved by the Board of Aldermen of the City of Ballwin, agree to abide by the following provisions, the provisions of all ordinances of the City of Ballwin, and all applicable laws of St. Louis County, the State of Missouri and of the United States of America and to require all licensees, franchisees, and lessees to similarly abide by said ordinances, laws and provisions, as appropriate to such special use exception. In addition, the following provisions, as appropriate, shall apply:

1. There is no servicing, repair, cleaning, maintenance or other work on any merchandise, equipment, vehicles, materials, supplies, or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin, except within a fully enclosed building which shall not include carports, porte-cocheres, accessory structures or temporary coverings and/or enclosures such as tents, tarpaulins, flies, or other similar structures.

2. Any violation of the laws, statutes, ordinances, codes, policies and regulations of the City of Ballwin, St. Louis County, the State of Missouri, or the United States of America by the permittee, its agents, servants or employees shall be cause for the revocation of the Special Use Exception hereby granted.

3. That the site, premises and/or land use described by the permittee in the application and subsequently approved by this ordinance is developed and operated in accordance with the final approved development plan and the provisions of this ordinance, and any failure to do so shall be cause for the revocation of the Special Use Exception hereby granted.

4. All new utility and other service laterals and connections on the site and/or premises, and all connections to site improvements and fixtures installed outside of a fully enclosed building shall be installed underground.

5. All sign illumination and other lighting is selected and arranged so as not to cast light upon, and/or be a nuisance, to any right-of-way or any other property.

6. The permittee and their approved assignees or successors, if any, shall preserve, maintain and care for all plantings, and landscaped and planted areas on the site and/or premises, in accordance with the landscape and site plans of this ordinance. Such maintenance, preservation and care shall include all planted and landscaped rights-of-way adjacent to the site and/or premises addressed and approved by the Special Use Exception hereby granted.

7. Trash and debris shall not be allowed to accumulate and the site/premises shall at all times be kept clean and free of all refuse, debris, leakage and recyclable material accumulation.

8. All trash dumpsters and recyclable material storage areas shall be screened with a 100% opaque screen which shall totally obscure any visibility of the dumpster and recyclables container. Such screening shall be permanent in nature and architecturally compatible with the



Bill No. 5046
Ordinance No. 26-03

associated development. Said enclosure and screening may not be located within any front yard and shall not interfere with driver visibility or any loading, parking or vehicular circulation.

9. Unless otherwise provided by this Special Use Exception or other ordinances of the City of Ballwin, no vehicles, equipment or property may be parked or stored on the premises for which this permit is issued except non-commercial vehicles as defined by the Ballwin Ordinances and one fully operational and licensed delivery/service vehicle per business or tenant or use operated on the premises.

10. No changes or departures from the approved final development plan may be made without the approval of the Board of Aldermen in accordance with the provisions of Article XIV, Section 3, of the Ballwin Zoning Ordinance.

11. This Special Use Exception shall terminate three months following the non-renewal of the business license for the business associated with the location for which the Exception is granted.

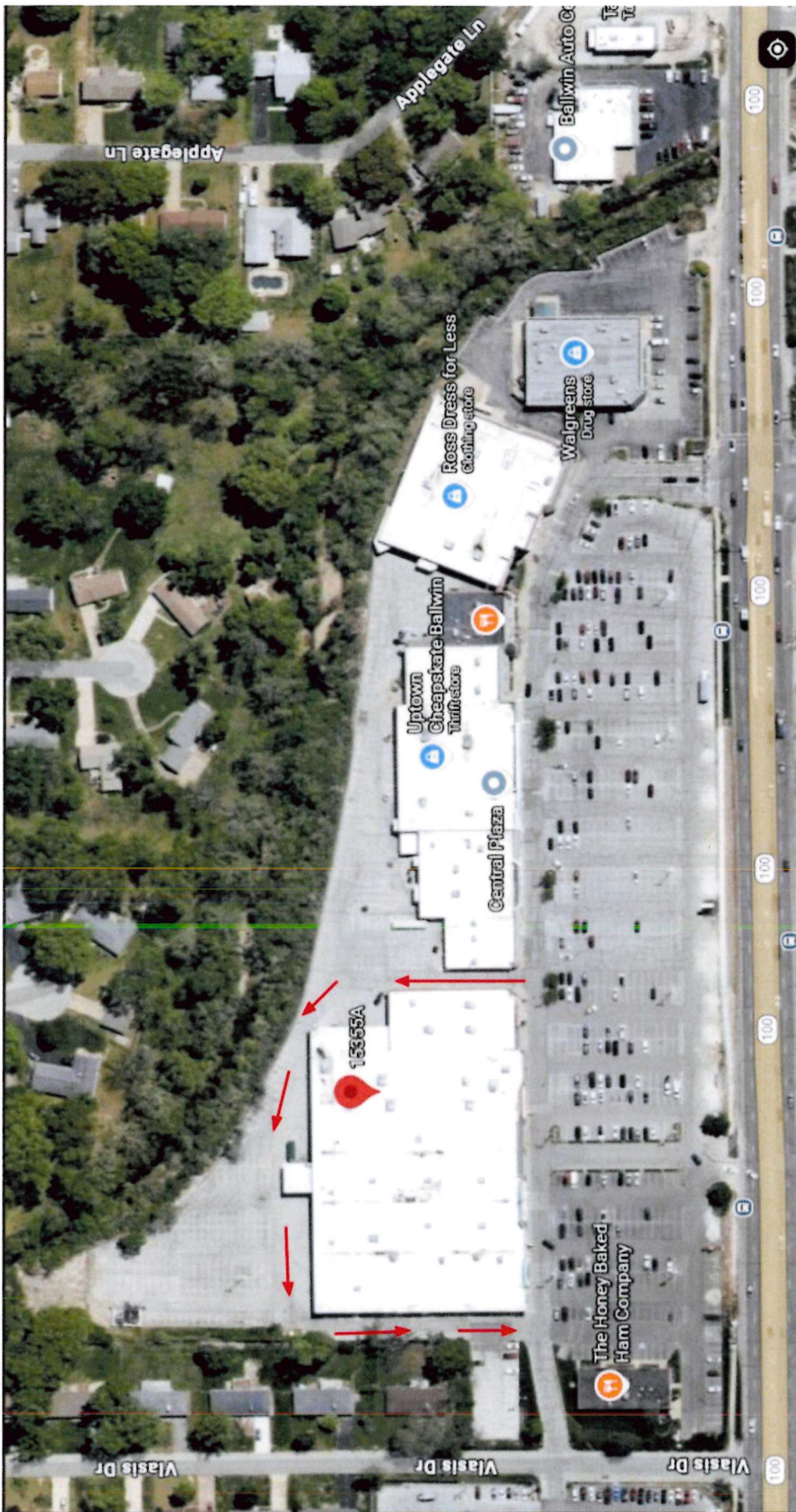
12. There shall be no outdoor storage, display or sale of any merchandise, donations, equipment, vehicles, supplies or product at any time, including but not limited to any items which were or are to be donated to the store.

13. Donations must be dropped off at the rear of the building in a clearly marked donation area, and donations must only be accepted during business hours.

14. No stacking of vehicles is permitted in the drive aisles in front of the Plaza.

15. Petitioner shall submit a traffic pattern map for review by City staff indicating the traffic pattern and route being used for donation vehicle traffic and the approximate placement of all corresponding signage and other safety measures.

16. In accordance with submitted traffic pattern map, Petitioner shall utilize signage and other necessary safety measures which clearly direct vehicles dropping off donations to follow a pedestrian-safe circular traffic pattern.



ACKNOWLEDGEMENT AND ACCEPTANCE OF SPECIAL USE EXCEPTION

Pursuant to the requirements set forth by the Board of Aldermen, the undersigned hereby acknowledges and accepts the provisions of the Special Use Exception as granted. This acceptance is made within 30 days of the date of passage and in accordance with all applicable conditions and obligations.

Accepted and Agreed to this 29th day of January, 2026



Owner or Petitioner

State of ~~Missouri~~
New York

County of ~~St Louis~~
Kings

Subscribed and sworn to before me on this 29th day of January, 2026

Stella Tsimenis

Notary Public

STELLA TSIMENIS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TS6301715
Qualified in Kings County
Commission Expires April 21, 2026



Consent Item

RE: Electronic Message Centers

Department/Program: Parks and Recreation

Explanation: The City budgeted \$100,000 for electronic message boards at The Pointe and Golf Course. Electronic message boards will assist with getting park, facility and programming information disseminated to the public with high visibility and quality messaging. These message centers will replace old style marquee sign boards that are static and only allow staff to advertise one message per side at a time. Bids were solicited and four bids were received on March 13, 2026.

Recommendation: Award low base bid to Dale Sign Service for \$78,149. The LED signs are covered under a 5 year warranty that is included with the base bid. Installation is weather permitting and should begin after LED boards arrive (5 to 15 days after permits are secured)

Submitted By: Chris Conway, CPRP, Director of Parks and Recreation

Date: April 13, 2026



TABULATION OF BIDS

Project: ELECTRONIC MESSAGE BOARDS RFP:26-17

Date: 3/13/26 at 10:00 am

VENDOR	Midwest LED Solutions	Blank Marketing Inc. DBA Blank Signs	Dale Sign Service	Kelly Sign Resources	
BID BOND					
BASE BID <i>6mm</i>	\$ 111,466.46	\$ 81,711.76	\$ 78,149.00	\$ 97,777.00	
ALTERNATE #1 <i>9mm Same as 7 trails</i>	\$ 104,137.88	\$ 72,660.00	\$ 69,896.00	\$ 87,405.00	
ALTERNATE #2 <i>5 year labor warranty</i>			\$5000 for both		
TOTAL GROSS COST					
TOTAL NET COST					



Consent Item

RE: 2026 Ballwin Police Vehicle Purchase

Department/Program: Police Department

Explanation:

The Police Department budgeted \$329,190.00 this year to purchase six Dodge Durango police vehicles. Landmark Dodge in Liberty, Missouri was awarded Missouri State Contract #MB00089820 for Dodge Durangos in 2026. Landmark Dodge provided us with a quote in the amount of \$264,270.00 for six white Durangos. Bommarito Dodge, here in St. Louis, has agreed to match the state contract pricing which alleviates the necessity of traveling to Kansas City, Missouri to pick up the vehicles.

Buying vehicles from Bommarito Dodge will save us money by not having to send seven people to Kansas City to pick up the vehicles and drive them back to Ballwin.

The total cost of the vehicles, and upfitting, will not exceed \$329,190.00.

Recommendation:

The staff recommends purchasing six white Dodge Durangos from Bommarito Dodge for \$264,270.00.

Submitted By: John J. Bergfeld, Chief of Police

Date: March 31, 2026



Staff Report

Subject: City Website Bid
Department/Program: Administration

Explanation: The City of Ballwin went out to bid for a new website in March of 2026. 47 bids were received. Comparing bids from each company can be difficult because it is not comparing apples to apples with features each web company offers. Bids ranged from \$13,000 - \$125,000, depending on what they offered and included. Some did not include hosting, which the City needs.

City Staff favored web providers that had previous government experience (in Missouri was a plus), could get the website up and running before the end of the year, had a relatively low cost, could bring the website into new ADA compliance standards, could host securely, offered easy to navigate government website experience and was familiar with working with municipal governments. One of the most important factors was ease of use and not requiring staff to be involved in complicated web design build, as I am the only one who will be involved in that aspect.

The City recommends going with CivicPlus for our website provider. They were not the lowest bidder, but their bid is the closest aligned to what City staff are looking for in a website provider.

CivicPlus has been working with local governments on websites for 27 years. The nearby cities of Ellisville, Chesterfield, Des Peres, Wildwood, Manchester, Hazelwood, University City and more local cities have CivicPlus as their web provider. This means residents and nearby neighbors can easily search our features, programs and offerings through our website as they are accustomed to using CivicPlus’s user interface as well.

CivicPlus also has their own included agenda and meeting software. We currently pay \$7,400 for an upgraded version of CivicPlus’s agenda and meeting management software that is reaching end of life in June of 2027. This could save us \$7,400 a year to go with the included software on our CivicPlus website.

CivicPlus sent two bids, one with the number of web pages they’re recommending transferring over at \$24,490.75 and another at \$40,080.75 for transferring all 566 pages of our current website to CivicPlus, some of which will likely be redundant and will not need to be transferred over.

Recommendation: Staff recommends going with CivicPlus for the City’s new website, at a cost not to exceed \$40,080.75 for the first year, and a recurring annual cost of \$11,191 a year. This is under the budgeted amount of \$75,000.

Submitted By: Megan Freeman
Date: April 13, 2026

CITY OF BALLWIN TABULATION OF BIDS

Section 11, Item a.

RFP # 25-25

Bid Item:	Date Opened:	Dept:
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Company	Cost	Date Ready	Government Website Experience?	Recurring Costs	
1. WorkSub.co	\$108,000	40 weeks	-Sacramento Public Library -Cobb County Government -NIH Office of Data Science Strategy	Included	
2. Yeshaya.dev	\$43,500	17 weeks	-Peachtree VA	\$3,600/year	
3. NJ Technos	\$45,000	10-12 weeks	None	Not included in bid	
4. Wdesigna	\$59,000	24 weeks	None	\$2,500/month for maintenance retainer	
5. Bonfire	\$95,400 – 116,400	22 weeks	None	\$3,600/month	
6. Runtime Solutions Pvt. Ltd.	\$32,500	15-16 weeks	Outside of the United States	\$4,500/year	
7. Ontario Inc.	\$19,300	15-20 weeks	Thames Valley School Board	\$1,800/year for hosting	

				\$500/mo for SEO & analytics reporting retainer \$300/session for training	
8. HappyWP	\$52,500	17 weeks +	None listed	\$1,800/year for hosting \$8,388/year for base support plan	
9. Seattle PPC Agency	\$50,400	4 months	None listed	\$1,200- \$2,500/year	
10. prometsource	\$49,449	4-5 months	Rochester, NY Worcester, MA Orange Co, CA Martin County, FL +more	\$15,300/year	
11. Pathlight Ventures, llc	\$72,500	6 months	None listed	\$10,560/year	
12. Zemmouri Productions	\$13,000	17 weeks	California DMV US Capitol Tours and Visitor Services (Unable to verify)	\$2,388/year \$199/month retainer for support	
13. Ask the Egghead, Inc.	\$54,320	24 weeks	Morgan State University University of DC	\$5,820/year	
14. Bluequest	\$65,000	24 weeks	None listed	\$4,200/year-hosting \$6,000/year-ongoing support \$1,500/year – ADA monitoring	

15. iSpectra	\$35,000	24 weeks	Dept of State USAid	\$10,000/year		Section 11, Item a.
16. Quick Brown Fox	\$77,000	20 weeks	Providence, RI Fall River, MA	\$15,600/year		
17. Huis Digital LLC	\$68,286.40	18 weeks	None Listed	\$6,600/year		
18. CivicPlus	\$24,490.75 - \$40,080.75	16-26 weeks	Ellisville, MO Chesterfield, MO Des Peres, MO Wildwood, MO Manchester, MO Liberty, MO Hazelwood, MO University City, MO	\$11,191/year		
19. Beyond Marketing & Events	\$75,000	20 weeks	Long Beach, CA	\$6,000/year		
20. Concourse	\$18,000	10 weeks	Worked with but no website creation	\$18,000/year		
21. Planeteria Media	\$58,500	6-8 months	Wentzville, MO Albert Lea Vancouver, WA Nixa, MO	\$4,200/year hosting \$3,300/year Maintenance & Auto ADA		
22. Encyphers LLC	\$65,000	19 weeks	Perryville, MO Ste. Genevieve, MO	\$12,000/year maintenance & support		
23. Web Experts Nepal	\$17,040	13 weeks	None listed	\$1,400/year Hosting fees not included		

24. Exemplifi	\$73,000	6 months	Numerous state, transit & museums	\$6,000/year		Section 11, Item a.
25. Qlogic LLC	\$59,750	20-24 weeks	Asbury Park Housing Authority, New Jersey	\$3,600/year hosting \$6,200/year maintenance		
26. Taatgen Development LLC	\$75,000	16-22 weeks	None listed	\$7,500/year hosting \$5,000/year optional content update assistance		
27. Snowberry Media	\$19,825	18 weeks	Port of Vancouver	Does not include hosting can for \$100-\$600/month		
28. RevenFlo	\$74,500	36 weeks	None listed	\$5,200/Year		
29. HubSpire	\$52,525 - \$62,075	14-16 weeks	New York State Parks NYSDEC	\$600/year hosting \$602.80/year licensing		
30. V Group	\$65,600	41 weeks	Georgia Dept. of Education	\$3,000/month for website \$1,800/month SEO		
31. Marketing Alliance	\$19,750	October 2026	North Florida Economic Development Partnerships Wise County Economic Development +more	\$2,850/year		

32. Revize	\$61,800	20-28 weeks	Ladue, MO O'Fallon, MO Richmond Heights, MO Sikeston, MO +more	\$9,700/year \$3,900/year AI Chatbot & search (optional)	
33. Pastilla	\$115,000 (not including hosting fees)	9 months	Santa Clarita, CA Santa Clara, CA Pasadena, CA +more	No hosting included	
34. Public Digital Works	\$98,000 - \$125,000	20 weeks	Consumer finance.gov	\$6,000/year	
35. MoveWorth	\$104,500	24 weeks	None listed	\$22,000/year	
36. Med Innovate Solutions	\$58,993	September 25, 2026	Oromocto, Canada Piedmont Triad Airport Authority (NC)	\$600/year hosting \$98-\$348/social media integration	
37. Numeric Technologies	\$71,521	October 2027	Durham Co, NC Milwaukee Co, WI Milwaukee Health Dept Gurnee Park District, IL +more	\$750/year	
38. MINDSCAPE	\$49,210 Only includes 20 pages of content migration, \$500/page	14-15 weeks	None listed	\$150/month	
39. Technology Teric	\$66,500	14 weeks	Hawaii Tourism Authority	\$13,200	

			Niagara Falls Tourism		
40. JW Creative	\$60,000-\$83,000	October 6, 2026	None Listed	\$7,200-\$10,200	
41. Expressive Tek	\$62,550-\$86,250	September 1, 2026	Ours currently	Not included	
42. M!NDK	\$44,840	16 weeks	None Listed	\$300-\$600/year	
43. GHD Digital	\$71,508	24 weeks	Mohave Co, AZ Evans, CO College Station, TX	\$12,588/year	
44. Wandr Studio	\$115,000- \$125,000	20-24 weeks	US Air Force WWF WHO	Not listed	
45. EvenVision	\$69,500	29 weeks	San Francisco Open Studios CalPoly Humboldt	\$3,600	
46. Invictechinc	\$32,500	14 weeks	None Listed	\$120-\$150/month \$100/year \$25/month	
47. Zyxware Technologies	\$73,080	10 months	Worked with, but none created	\$13,500/year	
TOTAL GROSS PRICE					
TOTAL NET PRICE					
DELIVERY DATE					

Attending Opening: Dept Rep _ Finance Rep _