

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - [a.](#) Minutes of the May 11, 2026 Board of Aldermen Meeting
 - [b.](#) Minutes of the May 11, 2026 Board of Aldermen Finance & Administration Committee Meeting
- 5. Citizen Comments**
- 6. Legislation**
 - a. Bill 5057 – Code Enforcement 2024 IBC Adoption
- 7. Consent Items**
 - [a.](#) Administration – Destruction of Records
 - [b.](#) Administration – Liquor License Renewals
 - [c.](#) Administration – Medical Insurance Renewal
- 8. Mayor’s Report**
- 9. City Administrator’s Report**
- 10. City Attorney’s Report**
- 11. Staff Reports**
 - [a.](#) Parks & Recreation – Pointe Furniture Bid Award
 - [b.](#) Public Works – Asphalt Bid Award
 - [c.](#) Police – E-bike Ordinance Request
- 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**

MAY 11, 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 Lori A. Kelling
- 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 April 27, 2026 Board of Aldermen meeting were submitted for approval.

Alderman Finley made a motion to make two (2) corrections to the minutes.

Aldermen Fleming seconded the motion.

A motion to approve as amended was made by Alderman Fleming and seconded by Alderman Finley. A voice vote was taken with unanimous affirmative result and the motion passed.



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CITIZEN COMMENTS

Alderman Finley introduced Manchester Alderman John Dodge who gave a presentation on prostate cancer.

Stephen Rekas of 549 Rolling Glen Ln spoke in opposition of the attached garage his neighbor is proposing to construct at 537 Rolling Glen Ln.

Mayor Stallmann asked about the code requirements.

City Administrator Sterman discussed the code.

City Planner Sprick further discussed the code.

Alderman Gray asked if there is a way to require the property owner to take responsibility for drainage related to the project.

City Planner Sprick said it is a civil matter.

PRESENTATIONS

Ward 1 Alderman Janet Rodriguez Judd was sworn in by Mayor Stallmann.

New Parks & Recreation Marketing & Communications Coordinator Erica Lindsay was introduced by Parks Director Conway.

A proclamation was made declaring May 29th, 2026 as Paula Reeds Day in the City of Ballwin in honor of her retirement on June 1.

Alderman Fleming motioned to give IT Director Reeds a lifetime recreation pass as noted in the City's Policy Manual.

Alderman Finley seconded the motion and it was approved unanimously.

A proclamation was presented to Marie Clark with the Ballwin Historical Commission declaring the City of Ballwin as a Purple Heart City.

Victoria Dailey from Sikich presented the 2025 audit report.



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Alderman Fleming asked about the City’s proposed reserve policy and what are other Cities policy.

Ms. Dailey said that she thinks the GFOA (government finance officers association) recommends at least three (3) months minimum operating expenses.

CONSENT ITEMS

Public Works – Skid Steer Purchase

Staff recommends we purchase 2 skid steers with: Viking planers, water tanks, 1 smooth, 1 toothed bucket, 1 dirt bucket and pallet forks from Luby Equipment LLC/Case Construction using the Missouri State Bid contract number IBF605CO22002058 for a total cost of \$199,900.00, and sell two of our lowest performing current skid steers.

Discussion: Alderman Siegel asked why the City’s skid steers are being sold.

Public Works Director Link explained that they have approached the end of their life.

Alderman Weaver asked if the new equipment will be stored indoors with the completion of the new facility.

Public Works Director Link answered yes.

A motion to approve the consent item was made by Alderman Siegel and seconded by Alderman Fleming. A voice vote was taken with unanimous affirmative result and the motion passed.

Public Works – Salt Purchase

We recommend awarding the contract for 1146 tons of salt for late 2026 delivery and an additional 500 tons for early 2027 delivery to the City of Chesterfield Co-op/Compass Minerals based on the unit prices in Table 1.

Discussion: Alderman Fleming asked about fuel costs affecting the price of salt and is it what was expected.

Public Works Director Link answered that it was expected and his preference is to have excess salt if within budget.

A motion was made by Alderman Fleming and seconded by Alderman Finley to accept staff’s recommendation.



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A voice vote was taken with unanimous affirmative result and the motion passed.

MAYOR'S REPORT

Mayor Stallmann asked for a motion to appoint Alderman Weaver as the Aldermanic Representative to the Planning & Zoning Commission.

A motion was made by Alderman Fleming and seconded by Alderman Finley to accept the Mayor's appointment.

A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Stallmann asked for a motion to appoint Alderman Lehmkuhl as the Aldermanic Representative to the Parks & Recreation Committee.

A motion was made by Alderman Fleming and seconded by Alderman Finley to accept the Mayor's appointment.

A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Stallmann complimented Parks Director Conway on the Family Bingo Event held at the City Banquet Center.

Mayor Stallmann reminded everyone that May 27 is the first concert of the Summer Concert Series.

Mayor Stallmann discussed the Citizen of the Year program.

Mayor Stallmann stated that the Board will begin the summer schedule and meet only on the second Monday of the month through August.

Mayor Stallmann stated that he has been invited by the Historical Committee to speak at the annual Memorial Day Ceremony. The purple heart proclamation will be read at the Ceremony.

CITY ADMINISTRATOR'S REPORT



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City Administrator Sterman reported that a previously approved bid for an aquatic play unit, totalling \$306,000 has been revised after the City’s ADA inclusion coordinator found some things that required revision. An additional \$8,125 will be spent on the unit. Some of that money will be covered by the grant.

City Administrator Sterman reported that the hot tub at the indoor pool requires two (2) new pumps, totalling \$12,088.

City Administrator Sterman reported that a new marketing and events coordinator has been hired to the Golf Course.

CITY ATTORNEY’S REPORT

City Attorney Cronin had nothing to report.

STAFF REPORTS

Parks & Recreation – Golf Course Bathroom Renovation Bid Award

In an effort to keep the project moving forward, staff is seeking authority to award to one of the two low bidders, Wolf Building and/or Custom Alternative, for an amount not to exceed \$115,000. This will allow staff the flexibility to negotiate a viable option closer to our budgeted amount.

Parks Director Conway presented the staff report.

Alderman Siegel stated he was disappointed that this project had not been discussed at a Parks & Recreation Committee meeting. The Board is being asked to vote on a project that has not yet been designed.

Alderman Judd stated that the Board should rely on Staff and the professionals they recommend to complete the project.

Alderman Finley asked if Alderman Siegel would like to see a rendering.

Alderman Siegel said he would like to have had public input.

Alderman Gray would like to see a materials list.

City Administrator Sterman stated that materials have not been chosen, the bid is an allowance for the project.

Alderman Gray stated that the recommended bidder’s company is on the Planning & Zoning Commission.



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City Attorney Cronin stated that he does not consider it a conflict of interest.

Mayor Stallmann stated that the company will receive the same scrutiny and oversight as with any other company and project.

Alderman Judd stated that it is not the Board's responsibility to micromanage the project.

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

ALDERMANIC COMMENTS

Alderman Fleming stated there is business to be addressed from the earlier Finance & Administration Committee Meeting. First, how to begin the process to adopt a new set of building codes.

City Administrator Sterman asked if the Board would be comfortable with an ordinance, to be presented at the next Board Meeting. There is a Missouri State Statute that requires a 90 day period before new codes are adopted. He suggested that the 90 day period occur between the first and second reading of the Bill.

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

Alderman Fleming stated the second piece of business to be considered is the fund balance reserve policy.

A motion was made by Alderman Fleming and seconded by Alderman Finley to set the fund balance reserve policy at 35%. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming reminded everyone that Olivia Pieknik has made a request to donate books to the little libraries in Ballwin.

Alderman Finley stated he was remiss in not following up with Parks Director Conway about the gentleman that made comment at a Board Meeting about his membership to the City's recreation facilities.

Alderman Finley asked about the succession plan for IT Director Reeds' position.



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City Administrator Sterman stated that the Assistant IT Director Jeff Kuehnle has been promoted to the position of Director and a new employee will be hired.

Alderman Judd thanked everyone for the flowers that the City sent to her father’s funeral.

Alderman Siegel asked for an update on the money being made available from MSD (Metropolitan Sewer District).

City Administrator Sterman stated that he and Public Works Director Link met with a firm called HR Green about plans they have completed for other Cities.

Alderman Siegel asked if HR Green could attend the July or August Board of Aldermen Public Works Committee Meeting.

ADJOURNMENT

A motion was made by Alderman Fleming and seconded by Alderman Siegel to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 8:23 p.m.

_____ MARK R. STALLMANN, MAYOR

ATTEST:

_____ LYNN SPRICK, CITY PLANNER



BOARD OF ALDERMEN FINANCE Section 4, Item b.
ADMINISTRATION COMMITTEE
Meeting Minutes

MAY 11, 2026 6:00 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 Chairman Frank Fleming at 6:00 p.m.

ROLL CALL

Committee Members Present

- Chairman Frank Fleming
- Alderman Michael Finley
- Alderman Tequila Gray
- Alderman Jim Lehmkuhl

Absent

Non-Committee Aldermen Present

- Alderman Janet Rodriguez Judd
- Alderman Lori A. Kelling
- Alderman Mark Weaver
- Alderman David Siegel

Staff Present:

City Administrator Eric Sterman

City Attorney Kyle Cronin

- Finance Officer Denise Keller
- Building Commissioner Seth Pecoraro
- Chief John Bergfeld
- Public Works Director Jim Link

AGENDA ITEMS

Chairman Fleming asked Finance Director Denise Keller to provide an overview of the City’s current financial standing.

Finance Director Keller presented several slides, with budgeted and actual financial information for the 2025 fiscal year. She went on to explain general fund balance changes and compared the beginning and ending balance for 2025.



BOARD OF ALDERMEN FINANCE Section 4, Item b.
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Alderman Judd asked about non-spendable items.

Finance Director Keller gave examples of non-spendable items: inventory, insurance and other pre-paid expenses.

Finance Director Keller provided a sales tax update for 2025 year end and estimates for 2026.

City Administrator Eric Sterman stated that the deficit is largely due to the construction of the public works facility and is not an operating deficit.

Chairman Fleming asked about outstanding bills from the construction of the public works facility.

City Administrator Sterman said the outstanding bills are relatively minor.

2024 International Building Code Update

City Administrator Sterman stated that the City of Ballwin currently operates under the 2015 international building code. Historically, the City has tried to be aligned with St Louis County and neighboring cities with regard to building codes. Updated building codes are adopted via legislation.

Building Commissioner Seth Pecoraro stated that Ballwin's current codes are 11 years old. Codes are updated every three (3) years. Most municipalities in the St Louis area tend to adopt updated codes every six (6) years.

Aldermen Siegel asked if expansion tanks will be required for water heaters under new code requirements.

Building Commissioner Pecoraro answered yes.

Mayor Stallmann asked Mr. Pecoraro to highlight major changes.

Building Commissioner Pecoraro stated that a major update would require all basement outlets to be GFI (ground fault interruptor). He went on to explain that existing outlets and circuits will remain legal. If updates are being performed, current codes will be required.

Alderman Judd asked if a change in occupancy would require updates.



BOARD OF ALDERMEN FINLEY Section 4, Item b.
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Building Commissioner Pecoraro said no.

City Administrator Sterman explained that although the City can adopt a new code, the City does have the ability to adopt amendments to those codes.

Alderman Weaver asked how often codes are updated.

Building Commissioner Pecoraro said that nationally, codes are updated every three (3) years. The 2027 code is now being debated nationally.

City Administrator Sterman said it is beneficial to adopt codes that have been used in practice for a year or two.

Building Commissioner Pecoraro agreed and said this allows revisions to be made to the codes.

Alderman Finley asked what code St Louis County is currently using.

Building Commissioner Pecoraro answered that St Louis County and Ballwin are both using the 2015 code.

Chairman Fleming asked about the 90 day waiting period.

City Administrator Sterman explained that the waiting period allows interested parties to review the proposed code and make comments.

Alderman Kelling asked if any neighboring communities have adopted newer codes.

Building Commissioner Pecoraro answered that Clarkson Valley is currently using the 2024 code, Maryland Heights is using some 2021 codes and Town & Country is using some 2018 codes.

Chairman Fleming asked how to move forward with the adoption process and further discussion would happen during the regular Board Meeting.

Fund Balance Reserve Policy

City Administrator Sterman explained that the City currently has a 25% guidance policy on the unrestricted fund balance. The average among other cities is 40%.



Section 4, Item b.
BOARD OF ALDERMEN FINANCE
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Finance Director Keller added that Claton's fund balance is 50% and it would be good practice to raise the balance closer to the average.

Chairman Fleming asked if the City's current fund balance is 63% as stated earlier.

Alderman Siegel stated that he is not comfortable with such a high percentage.

Finance Director Keller stated that if the balance dips below 25% a plan will be put in place to improve the fund balance reserve within two (2) years.

Alderman Finley asked if Alderman Siegel would be comfortable with a higher number, with the upcoming completion of the Public Works and Parks buildings.

City Administrator Sterman stated that The Pointe and North Pointe will be very expensive to replace and an increase in the fund balance reserve would be useful at that time.

Mayor Stallmann said that he agrees that the 63% should be paid down but he does not want to see the City in a position where the citizens are being relied on for tax increases to pay for facilities and/or street repairs and improvements.

Chairman Fleming asked when and how the infrastructure fund is approved.

City Administrator Sterman stated that the fund is approved by ordinance, was approved in 2025 and is revisited every five (5) years.

Chairman Fleming asked whether, if funds are established by ordinance, they are effectively set in stone, with the fund reserve balance intended to be used as needed.

Chairman Fleming asked if 35% would be agreeable with the other members.

Aldermen Finley asked if the GFOA (government finance officers association) conference recommends a standard.

Finance Director Keller answered that the GFOA recommends a minimum of two (2) months of operating expenses.



BOARD OF ALDERMEN FINLEY
ADMINISTRATION COMMITTEE
Meeting Minutes

Section 4, Item b.

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Virtual Meeting Policy

Chairman Fleming stated he is concerned about joining meetings virtually that continue in a closed session.

City Administrator Sterman said this practice was not permitted prior to Covid and then allowed on an emergency basis. It has become common practice and there are not currently any rules. The Board can adopt a policy to self govern.

St. Louis County Use Tax

City Administrator Sterman said that St Louis County has placed a use tax on the August ballot. A portion of St Louis County’s tax is part of the tax pool. If the measure passes, approximately 40% of the tax will be distributed to Cities within St Louis County.

Chairman Fleming stated the Board cannot advocate for the measure. The Board should prepare to provide answers to the public for how the money would be spent.

Other topics

Alderman Finley stated that it is four (4) years away but a pay increase for Aldermen will be considered in 2030. In 2020, a study was conducted, estimating what aldermen in surrounding communities are paid. This was a beneficial study and a similar study should be considered.

With no further business, Alderman Finley motioned to adjourn the meeting. Chairman Fleming seconded the motion, and the meeting adjourned at 7:00 p.m.

_____ MARK R. STALLMANN, MAYOR

ATTEST:

_____ LYNN SPRICK, CITY PLANNER



Consent Item

RE: Destruction of Records

Department/Program: Administration

Explanation: A list of records kept during the normal course of business is presented to the Board as they have surpassed their retention date. A list of these records is attached.

Recommendation: Staff requests the Board's approval to destroy these records which have been kept per the Missouri Secretary of State - State Archives - Local Records Retention Schedule (August 2021).

Submitted By: Megan Freeman

Date: June 8, 2026

NOTICE OF DESTRUCTION OF RECORDS

Per the Missouri Secretary of State – State Archives – Local General Records Retention Schedule, August, 2025.

DESTRUCTION REQUESTS:

The following records must be retained through “completion of audit”:

- 2025 accounts payable vouchers and invoices – excluding court - paper (scanned files retained)
- 2025 cash receipts – excluding court - paper (scanned files retained)
- 2025 accounts receivable files – paper (scanned files retained)
- 2024 budget preparation records – paper
- 2025 escrow receipts and vouchers – paper (scanned files retained)
- 1999 - 2025 Sewer Lateral Reimbursements – paper (scanned files retained)

The following records must be retained through “completion of audit” plus 1 year:

- 2024 monthly bank reconciliations- other* – paper (scanned files retained)
- 2024 Investment statements (matured investments) – paper
- 2024 Check Registers – other* – paper (scanned files retained)

The following records must be retained for a period of 2 years after expiration:

- 04/01/2023 – 03/31/2024 contractor licenses – paper (scanned files retained)

The following records must be retained for a period of 3 years after completion:

- 2022 Sunshine Law Requests

The following records must be retained for a period of 3 years plus audit:

- 2022 payroll time sheets – paper (scanned files retained)
- 2022 Public notices – 6-month Revenue/Expenditure Statements
- 2022 Public notices – Budget Public Hearing

The following records must be retained for a period of 5 years

- 2020 monthly and end-of-year journal entries – paper (scanned files retained)
- 2020 monthly bank reconciliations- General and Bail Bond – paper (scanned files retained)
- 2020 Check Registers – General and Bail Bond – paper (scanned files retained)
- 2020 audit work papers
- 2020 Administration printing bids Accepted (Rejected also)

The following records must be retained through “completion of audit” and superseded.

- 2023 Disposed Fixed Assets records – paper (scanned files retained)

DATE OF DESTRUCTION:

To be destroyed June 9, 2026, following approval by the Board of Aldermen at its June 8, 2026 meeting.

Destruction follows specifications prescribed by the State of Missouri Local Records Board.

METHOD OF DESTRUCTION:

Place in trash receptacle. (Any confidential material will be removed and shredded).

Approved by the Board of Aldermen and recorded in meeting minutes of: _____.

* Other excludes General (5 yr), Bail Bond (5 yr), TDD (10 yr), and Special Allocations (10 yr) accounts.

NOTICE OF DESTRUCTION OF RECORDS

Per the Missouri Secretary of State – State Archives – Local General Records Retention Schedule, August, 2025.

DESTRUCTION REQUESTS:

The following records must be retained through “completion of audit” plus 1 year:

2024 NSF checks and files – paper

The following records must be retained for a period of 18 months:

2024 (January) – 2024 (December) Credit Card Receipts

The following records must be retained for a period of 2 years after expiration:

04/01/2023 – 03/31/2024 business licenses – paper (scanned files retained)

The following records must be retained for a period of 3 years after completion

2021-2022 Grants (Missouri Highway Safety, Rockwood Alcohol Compliance, OCTDEF)

The following records must be retained for a period of 5 years

2020 Cancelled Pointe Debit Contracts – paper (scanned files retained)

07/01/2020 - 06/30/2021 liquor licenses – paper (scanned files retained)

DATE OF DESTRUCTION:

To be destroyed July, 2026, following approval by the Board of Aldermen at its June 8, 2026 meeting.

METHOD OF DESTRUCTION:

Shred NSFs (Cancelled checks include Account Numbers and Signatures.)

Shred Credit Card Receipts (Contains minimal information)

Shred Business Licenses (May contain proprietary information on gross receipts.)

Shred Pointe Debit Contracts (Personal banking Information may be present on form.)

Approved by the Board of Aldermen and recorded in meeting minutes of: _____.

- Destruction follows specifications prescribed by the State of Missouri Local Records Board.



Consent Item

RE: Liquor License Renewals

Department/Program: Administration

Explanation: Each year, Ballwin businesses and restaurants must submit documentation to be able to sell liquor. Of note: Marie Nails and Spa is contingent upon receipt of record check, payment and approvals. The rest are renewals. The new liquor licenses will expire June 30, 2027.

Recommendation: Staff recommends Board approval for liquor licenses requested by Ballwin businesses and restaurants listed on the attachment.

Submitted By: Megan Freeman

Date: June 8, 2026

Licensee Business	Local Address	Licensee Name	License Holder	License Types
ALDI INC #21	14654 Manchester Rd	ALDI INC	Robert Jefferies	Package (Mon-Sat), Package Sunday
APPLEBEE'S #8108	14830 Manchester Rd	MID RIVER RESTAURANT LLC	Lorene Williams	Full (Mon-Sat), Full Sunday
BALLWIN ATHLETIC ASSOCIATION	1 Ballpark Dr	BALLWIN ATHLETIC ASSOCIATION	Joseph Flack	Malt only (Mon-Sun)
BALLWIN MEMORIAL VFW POST 6274	115 Mimosa Ln	BALLWIN VFW POST 6274	Karen Bolhuis	Full (Mon-Sat), Organization Sunday
BALLWIN RECREATION COMPLEX	333 Holloway Rd	CITY OF BALLWIN	Chris Conway	Full (Mon-Sat), Amusement Place Sunday
BALLWIN SNO CONE COMPANY	151 Ries Rd	BALLWIN SNO CONE COMPANY	Megan Hilbert	Full (Mon-Sat), Full Sunday
BEERSAUCE BALLWIN	14738 Manchester Rd B	S&DBEERSAUCE LLC	Steve Usery	Full (Mon-Sat), Full Sunday
BONES FRENCH QUARTER INC	14766 Manchester Rd	BONES FRENCH QUARTER INC	Gary Steck	Full (Mon-Sat), Full Sunday
BUFFALO WILD WINGS GRILL & BAR	15425 Manchester Rd, Ste 38	AMC BALLWIN INC	Lorene Williams	Full (Mon-Sat), Full Sunday
CHUNMI SUSHI	15583 Manchester Rd	HUA TENG LLC	Jin Hong Jian	Malt/Wine (Mon-Sat)
CIRCLE 7 RANCH	14412 Clayton Rd	RANCH INC	Loern Coy	Full (Mon-Sat), Full Sunday
CLANCY'S BUTCHER SHOP	930 Kehrs Mill Rd, Ste 101	CLANCY'S BUTCHER SHOP	Sean Clancy	Full (Mon-Sat)
CVS PHARMACY #2341	14400 Clayton Rd	MISSOURI CVS PHARMACY LLC	Lorene Williams	Package (Mon-Sat), Package Sunday, Wine Tasting
DIRT CHEAP #504	15221 Manchester Rd	WALLIS PETROLEUM LC	Rachael Andreasson	Package (Mon-Sat), Package Sunday, Wine Tasting
HOLY INFANT CHURCH	627 Dennison Dr	HOLY INFANT CHURCH	Edward J Stanger	Malt only (Mon-Sun), Malt/Wine (Mon-Sat)
KABUKI	15015 Manchester Rd	SHENG HENG LLC	Ling Z Wu	Full (Mon-Sat), Full Sunday
MARCELLA'S MIA SORELLA	14426 Clayton Rd	KB12 LLC	James Komorek	Full (Mon-Sat), Full Sunday
MARIA NAILS & SPA	14931 Manchester Rd	MARIA NAILS & SPA LLC	Khoi Nguyen	Malt/Wine (Mon-Sat), Full Sunday
MEADOWBROOK COUNTRY CLUB	200 Meadowbrook Country Clud Est	MEADOWBROOK COUNTRY CLUB	James Bahlinger	Full (Mon-Sat), Full Sunday
MI LUPITA MEXICAN RESTAURANT	100 Holloway Rd	CAMPSANCH INCORPORATED	Leticia Sanchez	Full (Mon-Sat), Full Sunday
MPC #10	15302 Manchester Rd	MIDWEST PETROLEUM COMPANY	James McNutt	Package (Mon-Sat), Package Sunday
ON THE RUN #523	14807 Manchester Rd	WALLIS PETROLEUM LC	Rachael Andreasson	Package (Mon-Sat), Package Sunday, Wine Tasting
QUIKTRIP #621	14800 Manchester Rd	QUIKTRIP CORPORATION	Jason Hasty	Package (Mon-Sat), Package Sunday
SCHNUCKS	15425 Manchester Rd, Ste 01	SCHNUCK MARKETS INC	Jed E Penny	Full (Mon-Sat), Full Sunday
SCHNUCKS	2511 Kehrs Mill Rd	SCHNUCK MARKETS INC	Jed E Penny	Full (Mon-Sat), Full Sunday
SKY MUSIC LOUNGE	930 Kehrs Mill Rd, Ste 201	THE BARN PARTNERS LLC	David Stolze	Full (Mon-Sat)
SPICE MANTRA	15221 Manchester Rd	SPICE MANTRA LLC	Harry Jasantha	Full (Mon-Sat), Full Sunday
ST LOUIS TACO AND PITA GRILL	15493 Manchester Rd	THE STAR GROUP LLC	Nawshad Kabir	Malt only (Mon-Sun), Malt/Wine (Mon-Sat)
TARGET STORE T-0026	15025 Manchester Rd	TARGET STORE T-0026	Lorene Williams	Package (Mon-Sat), Package Sunday
TEXAS ROADHOUSE	14870 Manchester Rd	TEXAS ROADHOUSE HOLDINGS LLC	Lorene Williams	Full (Mon-Sat), Full Sunday
THE WOLF CAFÉ	15480 Clayton Rd, Ste 210	VEGGIE COUPLE LLC	Robert Biribin	Full (Mon-Sat), Full Sunday
WALGREENS #10429	15253 Manchester Rd	WALGREENS CO	Robin Griffith	Package (Mon-Sat), Package Sunday
Rotary Club of West St Louis County	Ballwin Days	Rotary Club of West St Louis County	Joe Bartmess	Picnic License

Changes:
None

Issuance Contingent on Receipt of Record Check, Payment, and Approvals



Consent Item

RE: Medical Insurance Renewal

Department/Program: Administration

Explanation: The St. Louis Area Insurance Trust (SLAIT) Board adopted new rates for the policy year 7/1/26 – 6/30/27. These are based on claim results from the previous year. Ballwin’s claims exceeded premiums paid and is receiving the maximum increase that SLAIT has set, which is 6%.

The increase for the 2025/2026 year was 9.0%. The City budgeted a 9.0% rate increase for 2026.

Recommendation: Accept the 6.0% medical insurance premium increase from SLAIT.

Submitted By: Denise Keller

Date: June 2, 2026



Staff Report

RE: Pointe Furniture Purchase

Department/Program: Parks and Recreation

Explanation:

The 2026 Community Center Operating Budget includes \$50,000 for the purchase of new lobby furniture for The Pointe. Furniture was last purchased in 2015 and is showing signs of wear and tear. Additionally many of the pieces still located within The Pointe were purchased years before then and also showing wear and tear.

An RFP was utilized and detailed specifications were provided. Bidding closed on April 28, 2026 and four proposals were submitted.

Recommendation:

Staff's recommendation is to disqualify three of the proposals for not meeting key specifications listed in the RFP. Examples of missing specifications include, chairs without arm rests, incorrect configuration of sectional sofas, sofas having fabric armrests instead of wood armrest caps as specified.

Ci Select's proposal met all specifications on all pieces and the total cost is under budget with the upgraded fabric. For this reason I recommend Ci Select for the purchase in the amount of \$43,602.81 and an additional amount of \$600 to remove and dispose of the current furniture. Examples of the furniture are shown on the attached pages, however the colors reflected may not be the colors or designs chosen.

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

Date: 6/8/2026



ciselect

June 2026

City of Ballwin

Replacement of The Pointe at
Ballwin Commons Lobby Furniture

PRODUCTS

Lounge Chair

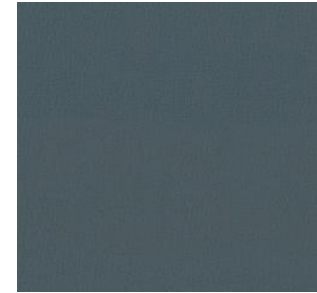
Qty: 9



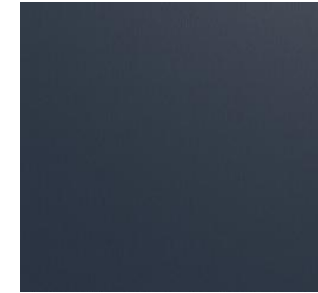
Optional Contrast Fabric
Textured Gr. 3 Fabric with
Solid Gr. 2 Fabric on Seat

- Manufacturer** SitOnt
- Model** Compositum Sharp Chair
- Dimensions** 34"H x 31"W x 28"D/Seat Depth 19.5"
- Fabric Pattern/Color** TBD
- Fabric Style** Breathable and Bleach-Cleanable
- Description** Wood Footings and Arm Caps
- Lead Time** 1-2 Weeks

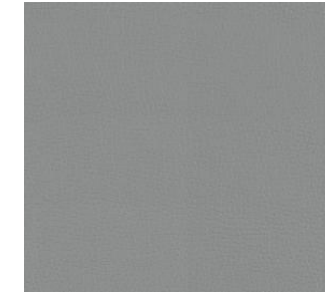
Textile Thought Starters:



Element H2O
(Gr.2)



Element Navy
(Gr.2)



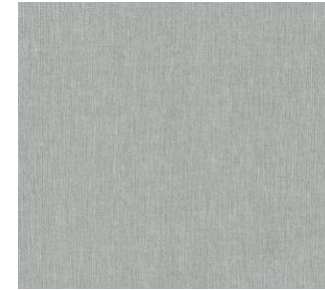
Element Platinum
(Gr.2)



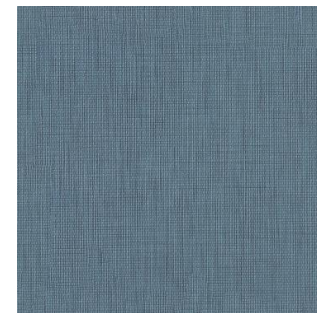
Affinity Steel
(Gr.3)



Affinity Denim
(Gr.3)



Affinity Ash (Gr.3)



Aline Plus
Waterfall (Gr.3)



Aline Plus Nickel
(Gr.3)



Medium Cherry
Wood

PRODUCTS

Lounge Sofa (3-cushion)

Qty: 1

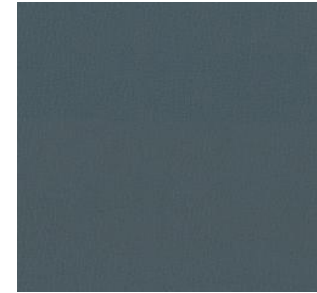


Optional Contrast Fabric
Textured Gr. 3 Fabric with
Solid Gr. 2 Fabric on Seat

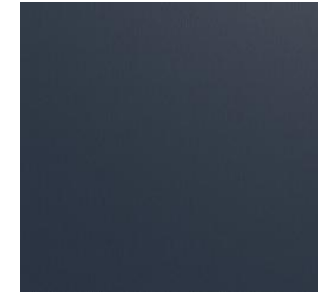


Manufacturer SitOnIt
Model Compositum Sharp Sofa
Dimensions 34"H x 75"W x 28"D/Seat Depth 19.5"
Fabric Pattern/Color TBD
Fabric Style Breathable and Bleach-Cleanable
Description Wood Footings and Arm Caps
Lead Time 1-2 Weeks

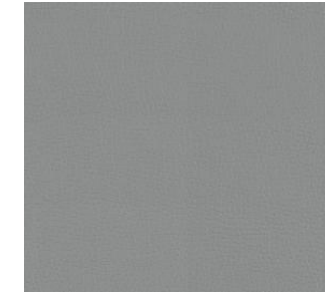
Textile Thought Starters:



Element H2O
(Gr.2)



Element Navy
(Gr.2)



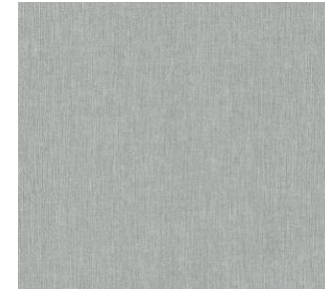
Element Platinum
(Gr.2)



Affinity Steel
(Gr.3)



Affinity Denim
(Gr.3)



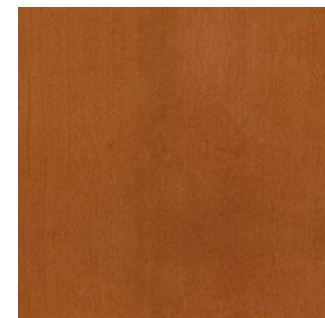
Affinity Ash (Gr.3)



Aline Plus
Waterfall (Gr.3)



Aline Plus Nickel
(Gr.3)



Medium Cherry
Wood

PRODUCTS

Lounge Sofa (2-cushion)

Qty: 1

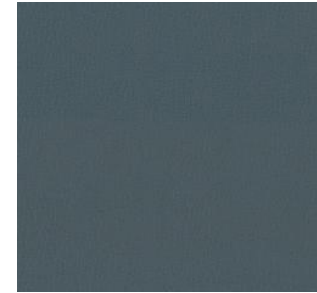


Optional Contrast Fabric
Textured Gr. 3 Fabric with
Solid Gr. 2 Fabric on Seat

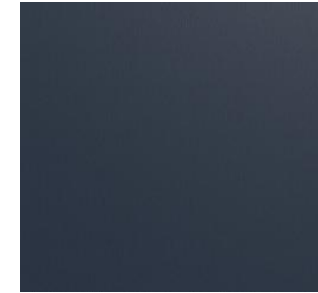


Manufacturer SitOnIt
Model Compositum Sharp Settee
Dimensions 34"H x 53"W x 28"D/Seat Depth 19.5"
Fabric Pattern/Color TBD
Fabric Style Breathable and Bleach-Cleanable
Description Wood Footings and Arm Caps
Lead Time 1-2 Weeks

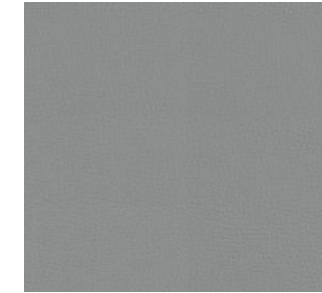
Textile Thought Starters:



Element H2O
(Gr.2)



Element Navy
(Gr.2)



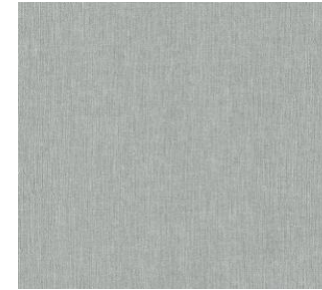
Element Platinum
(Gr.2)



Affinity Steel
(Gr.3)



Affinity Denim
(Gr.3)



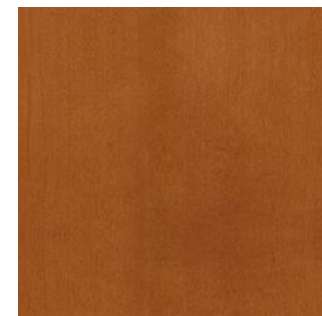
Affinity Ash (Gr.3)



Aline Plus
Waterfall (Gr.3)



Aline Plus Nickel
(Gr.3)



Medium Cherry
Wood

PRODUCTS

SitOnIt – Pasea (Solid Option)

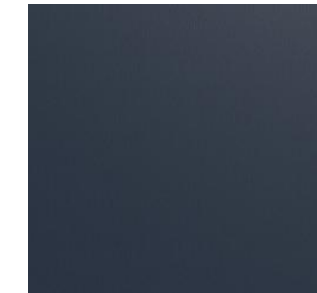
Qty: 2



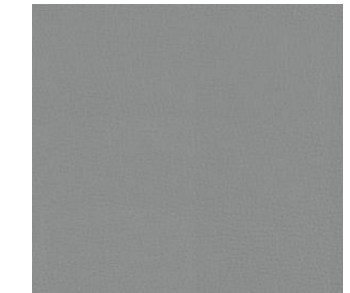
Textile Thought Starters:



Element H2O (Gr.2)



Element Navy (Gr.2)



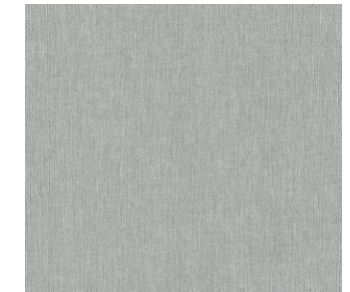
Element Platinum (Gr.2)



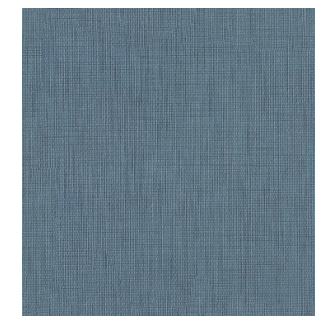
Affinity Steel (Gr.3)



Affinity Denim (Gr.3)



Affinity Ash (Gr.3)



Aline Plus Waterfall (Gr.3)



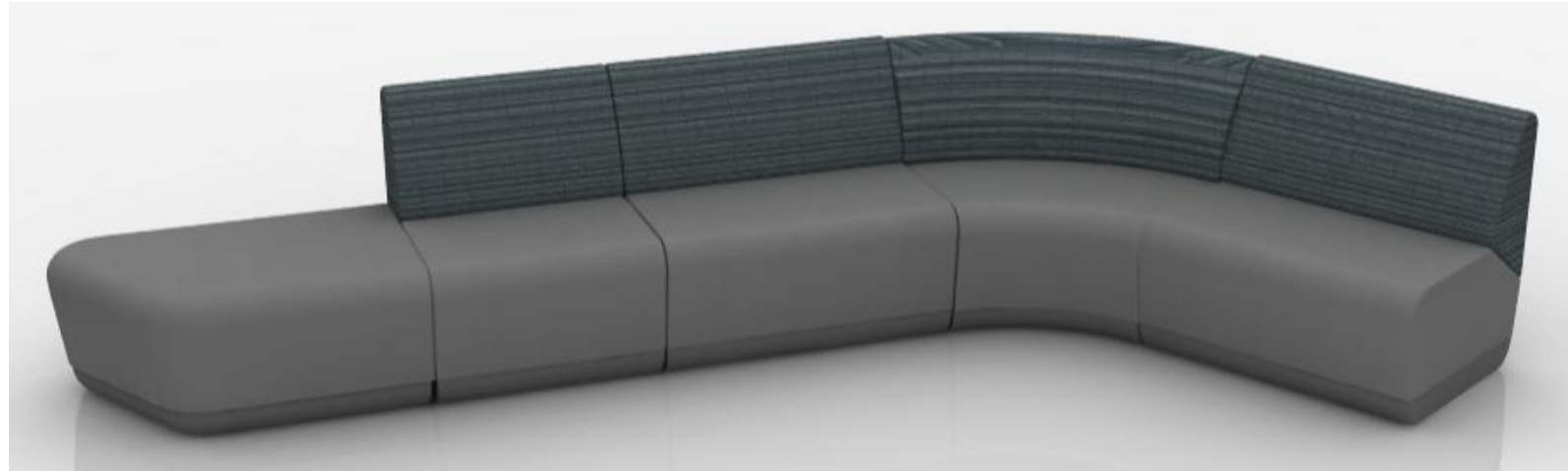
Aline Plus Nickel (Gr.3)

- Manufacturer** SitOnIt
- Model** Pasea Modular Lounge (Varies)
- Dimensions** 34”H x Width Varies x 27”D/Seat Depth 17.9”
- Fabric Pattern/Color** TBD
- Fabric Style** Breathable and Bleach-Cleanable
- Configuration** 5-Piece Lounge Sectional (1-Single Seat, 2-1.5 Seats, 1-Left Angled Bench, and 1-120 Degree Inner Seat)
- Description** No Power Option
- Lead Time** 1-2 Weeks

PRODUCTS

SitOnIt – Pasea (Pattern Back Option)

Qty: 2



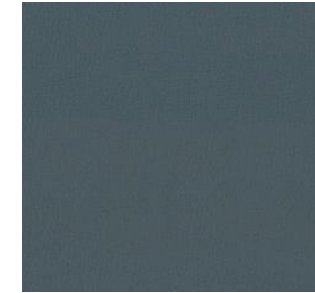
Element Platinum (Gr. 2) Seat and Frequency 2.0 Nautical Back (Gr.6)



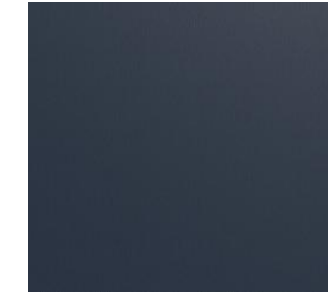
Element H2O (Gr. 2) Seat and Aline Plus Waterfall Back (Gr.3)

- Manufacturer** SitOnIt
- Model** Pasea Modular Lounge (Varies)
- Dimensions** 34”H x Width Varies x 27”D/Seat Depth 17.9”
- Fabric Pattern/Color** TBD
- Fabric Style** Breathable and Bleach-Cleanable
- Configuration** 5-Piece Lounge Sectional (1-Single Seat, 2-1.5 Seats, 1-Left Angled Bench, and 1-120 Degree Inner Seat)
- Description** No Power Option
- Lead Time** 1-2 Weeks

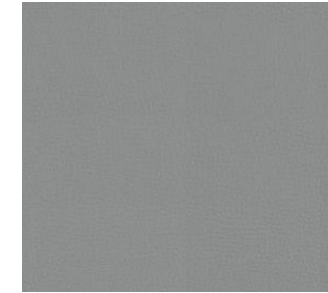
Textile Thought Starters:



Element H2O (Gr.2)



Element Navy (Gr.2)



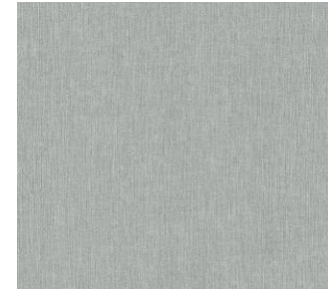
Element Platinum (Gr.2)



Affinity Steel (Gr.3)

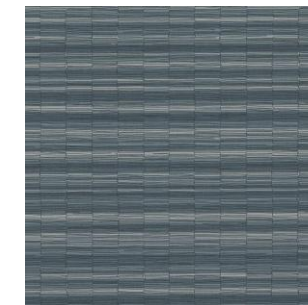


Affinity Denim (Gr.3)



Affinity Ash (Gr.3)

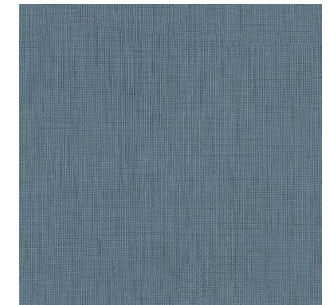
Optional Contrast Back Textiles:



Frequency 2.0 Nautical (Gr.6)



Anthology CV Surf (Gr.6)



Aline Plus Waterfall (Gr.3)

PRODUCTS

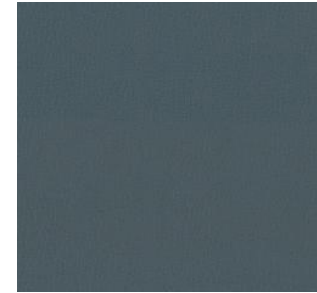
Women's Locker Room

Qty: 3

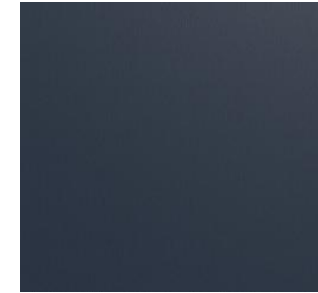


Manufacturer SitOnIt
Model Composium Double Bench
Dimensions 48"Wx 24"D x 18.5"H
Fabric Pattern/Color TBD
Fabric Style Breathable and Bleach-Cleanable
Description Double bench with metal leg
Lead Time 1-2 Weeks

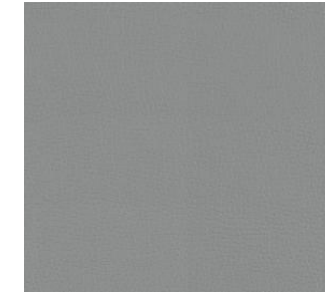
Textile Thought Starters:



Element H2O (Gr.2)



Element Navy (Gr.2)



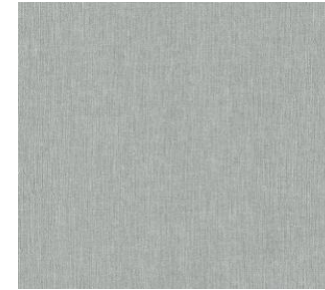
Element Platinum (Gr.2)



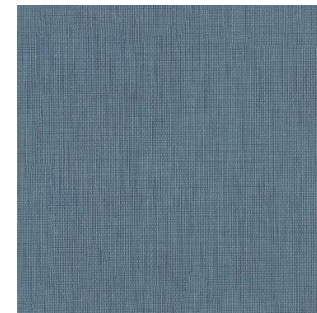
Affinity Steel (Gr.3)



Affinity Denim (Gr.3)



Affinity Ash (Gr.3)



Aline Plus Waterfall (Gr.3)



Aline Plus Nickel (Gr.3)

Thank you.



Staff Report

Subject: Asphalt Overlay - Mill and Repave

Department/Program: Public Works- Streets and Sidewalks

Explanation: This contract is to mill and repave streets by asphalt overlay. This is a larger bid than typical this year, due to the inclusion of the entirety of Claymont Drive. In addition to Claymont, Cedar Tree Ln, Garden Leaf Ct., Covert Ct, Spring Oaks Ct, Seven Trails Dr, Coral Terrace, Monroe Mill Dr, and Oak Run Ln will all receive this surface treatment.

Requests for bids were sent to several contractors. We also advertised in the St. Louis Business Journal and on the City’s website. Bid specifications are on file at the Public Works Department. On May 29th, 2026, seven bids were opened. Feedback received was that costs are higher due to high oil prices. The summary of bids received is as follows.

Bidder	Base Bid
Ford Asphalt	\$900,000.00
Asphalt Services LLC.	\$977,438.35
Spencer Contracting	\$958,393.42
E.Meier Contracting	\$982,340.26
Gershenson Construction	\$967,206.50
Pace Construction	\$994,784.00
Byrne & Jones	\$1,036,907.23
Budget	\$812,461.00

For the low bidder, Ford Asphalt, the breakdown of cost per street is as follows:

Proposed Streets	Cost Per Street
Cedar Tree Ln.	\$19,276.79
Garden Leaf Ct.	\$21,052.85
Covert Ct.	\$13,755.56
Spring Oaks Ct.	\$11,505.78
Seven Trails Dr.	\$107,460.54
Coral Terrace	\$55,806.30
Monroe Mill Dr.	\$85,873.10
Claymont Dr.	\$541,011.62
Oak Run Ln.	\$44,257.46
Total	\$900,000.00

Since the project is over budget, there is the option either to award the full bid and exceed budget, or to remove one or more streets from the list. Staff is recommending awarding the full contract for \$900,000; savings will be made up on other projects. If the Board wishes to lower the cost to get under budget, it is recommended that Seven Trails Drive be omitted for a savings of \$107,460, and that street can be paved in 2027 instead.

In addition, Winchester approached the City of Ballwin last fall about having one of their streets paved with pricing through our contract for 2026. This street is Lakeside Dr. We created an addendum so the bid would be priced as an alternate instead of within our contract. Results were given to the City of Winchester and we are awaiting their Boards approval. Winchester would pay the full cost of this addendum and no cost would be incurred by the City of Ballwin. If the low bidder, Ford Asphalt, is selected the cost of the addendum paid by Winchester would be \$50,000.

We have used Ford Asphalt company on several Missouri American Water restoration projects as well as Spire restoration projects. They also constructed the tennis court park lot expansion several years ago.

Ford Asphalt Company has no OSHA violations in the last 5 years.

Recommendation: We recommend awarding this contract at the unit bid price to the low bidder, Ford Asphalt, not to exceed \$900,000.00.

Submitted By: Jim Link

Date: 6/01/2026

Ballwin Government Center
1 Government Ctr, Ballwin, Missouri 63011
(p) 636-227-9000 (w) www.ballwin.mo.us



Staff Report

RE: Updates to the Code of Ordinances Chapter 15 Addressing E-bikes and Electric Motorcycles

Department/Program: Police Department

Explanation:

The popularity of electric bicycles (e-bikes) and electric motorcycles has increased significantly this year. As a result, the Ballwin Police Department is responding to calls almost daily regarding the operation of these vehicles on roadways and sidewalks.

Since January 2026, the City has experienced five crashes involving motor vehicles and e-bikes or electric motorcycles. In each case, the e-bike or e-motorcycle operator failed to follow the rules of the road and entered a roadway, intersection, or crosswalk without first ensuring it was safe to do so. Fortunately, most of the resulting injuries have been relatively minor.

Currently, Ballwin Ordinance 15-5 (Use of Toy Vehicles) and Article XI (Bicycles) do not adequately address the operation of e-bikes, electric motorcycles, and similar alternative transportation devices. We are requesting the Board of Aldermen authorize the City Attorney to draft legislation specifically governing these vehicles.

The updated ordinance should consider the following provisions:

- Define and classify electric bicycles, electric scooters, motorized bicycles, electric motorcycles, and other alternative transportation devices.
- Restrict Class 3 e-bikes (pedal-assist and throttle-equipped bicycles with a maximum pedal-assist speed of 28 mph and throttle speed of 20 mph) to operators age 16 or older.
- Require Class 3 e-bikes to be operated on roadways and prohibit their use on sidewalks, multi-use trails, and within City parks.
- Prohibit electric motorcycles and Razor-style minibikes from operating on public roadways and within City parks.
- Prohibit the operation of gas-powered minibikes and go-carts on roadways, sidewalks, and in City parks.
- Require helmets for all operators and passengers under 17 years of age.
- Establish age, registration, and licensing requirements as required by state law.
- Prohibit reckless operation, towing behind vehicles, and unauthorized operation on private property.
- Establish enforcement authority and penalties for ordinance violations.

Ultimately, parents and riders are responsible for the safe operation of e-bikes and electric motorcycles. Once the ordinance is updated, the Ballwin Police Department intends to conduct a comprehensive community education campaign to inform parents and riders about the rules, regulations, and safe operation of these vehicles.

Recommendation:

We recommend the Board of Aldermen authorize the City Attorney to draft legislation updating the Ballwin Ordinances governing electric bikes and motorcycles.

Submitted By: John Bergfeld, Chief of Police

Date: June 2, 2026