

## **AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
  - [a.](#) Minutes of the July 13, 2026 Board of Aldermen Meeting
- 5. Citizen Comments**
- 6. Old Business**
  - [a.](#) Bill 5057 – Adoption of 2024 International Building Codes
  - [b.](#) Bill 5058 – E-bike Code Updates
- 7. Legislation**
  - [a.](#) Bill 5059 – Arbor Crest Rezoning
  - [b.](#) Bill 5060 – Arbor Trails Rezoning
  - [c.](#) Bill 5061 – Oak Brook Elementary Rezoning
  - [d.](#) Resolution - Utility Tax Audit
- 8. Consent Items**
  - [a.](#) Public Works – Essen Court Street Acceptance
- 9. Mayor’s Report**
- 10. City Administrator’s Report**
- 11. City Attorney’s Report**
- 12. Aldermanic Comments**
- 13. Closed Session**
  - a. Pursuant to Section 610.022 RSMo., the Board may vote to move to closed session to discuss personnel matters and employee group negotiations under Section 610.021 (3) and (9).
- 14. 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

JULY 13, 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

Mayor Mark R. Stallmann  
Alderman Michael Finley  
Alderman Janet Rodriguez Judd  
Alderman Lori A. Kelling  
Alderman Tequila Gray  
Alderman Frank Fleming

Absent

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 June 8, 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.

CITIZEN COMMENTS

Olivia Pieknik of 385 Walnut Point Court, complimented the City on the events celebrating America 250. She noted she got emotional seeing all the flags placed around the City, noting she arrived in America 46 years ago in a refugee camp from Vietnam a few years after the fall of Saigon. She thanked the City for their celebrations.

Lori Stringer of 347 Oakleigh Woods Drive, asked the City about MSD stormwater grants in light of the July 4th storm. She noted her neighborhood does have an MSD ticket number but was wondering who the HOA



**BOARD OF ALDERMEN**  
**Meeting Minutes**

JULY 13, 2026

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

should speak with at MSD regarding getting something done about the creek nearby. She also brought information to the Board regarding rainscaping to help with excess water.

Stephen Rekas of 549 Rolling Glen Lane, spoke to the Board in opposition of his neighbor's garage at 539 Rolling Glen Lane. He noted the garage is large and is ready to be built.

### **OLD BUSINESS**

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**Bill 5057** - AN ORDINANCE REPEALING AND READOPTING NEW SECTIONS 7-41, 7-43, 7-44, 7-46, 7-47, 7-48, AND 7-49 OF THE MUNICIPAL CODE OF THE CITY OF BALLWIN, MISSOURI PERTAINING TO THE ADOPTION OF CONSTRUCTION AND TECHNICAL CODES, AND STATING THE PENALTY FOR THE VIOLATION THEREOF.

Mayor Mark Stallmann noted this bill was on the agenda just for informational purposes. He noted that there is a Google form on the City's website for the public to comment on the new code changes. The bill will be on the agenda for approval in September after the 90 day waiting period has passed.

Alderman Michael Finley asked if there had been any responses.

City Administrator Eric Serman noted there have been a few responses, but not a significant amount.

### **LEGISLATION**

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**Bill 5058**- AN ORDINANCE REPEALING CHAPTER 15, ARTICLE XI AND SECTION 15-5; AND ENACTING A NEW CHAPTER 15, ARTICLE XI, PERTAINING TO REGULATION OF BICYCLES, ELECTRIC BICYCLES, AND CERTAIN MOTORIZED AND NONMOTORIZED VEHICLES.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5058, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Frank Fleming read Bill Michael Finley, title only.

#### *Discussion:*

Alderman Frank Fleming thanked City Attorney Kyle Cronin for his effort to create this bill. He asked whether this proposed ordinance was in line with other cities nearby.

City Attorney Cronin noted Manchester has not adopted anything with these new types of vehicles, but he believes Ellisville has and this bill is in keeping with theirs and others nearby.

City Administrator Eric Serman noted he has spoken with other cities and many are in the process of discussing it right now.

**BOARD OF ALDERMEN**  
**Meeting Minutes**

JULY 13, 2026

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

Alderman Michael Finley noted City Attorney Cronin will take the feedback and rework the bill. He noted he was seeing a challenge in safety and allowing kids to have fun and wanted to make sure there was a balance. Alderman Finley asked what the radar detection the Police Department had was like.

Chief John Bergfeld noted it would depend on the size of the vehicle. It's hard to pick up a small person on a small vehicle on the radar, so police would have to use an educated guess as to how fast the electric vehicles were travelling.

City Attorney Cronin noted there will still be in place a duty for anyone operating a vehicle to operate it with care in appropriate conditions, which would be up to the officer to determine.

Alderman Finley noted there should be a sentence or clause added that anytime the word "bicycle" is in the ordinance, it also applies to tricycles and unicycles as well.

Alderman Lori Kelling noted her biggest concern is safety, but she is fine with scooters in the street as long as helmets are used. She noted she wants to make sure there's guidance from the Police Department as to how this bill is written.

City Attorney Cronin noted it may be prudent to limit the electric vehicles to lower speed roadways and exclude roadways that aren't appropriate.

Alderman Michael Finley agreed, noting it may be good to limit it to roadways 25 miles per hour or less.

Alderman Frank Fleming asked for confirmation as to what types of vehicles are allowed on roadways and sidewalks located in a commercial district, also asking about bicycles.

City Attorney Cronin noted the City already has an ordinance in place prohibiting anyone 15 and older from riding bicycles on the sidewalk. He noted it is up to the Board to decide whether to keep that in place.

Alderman Tequila Gray noted her biggest concern is age and speed. She also noted there are a lot of people who don't have access to cars and need bikes to get to where they need to go.

Mayor Mark Stallmann asked the Board to send comments to the City Attorney and the City Administrator, and noted the Board is not ready to vote on this issue yet.

Alderman Finley noted he's willing to have more checkmarks of allowing items in public roadways than prohibiting.

Alderman Kelling noted she wanted to make sure the Chief of Police was involved in the discussions.

Alderman Kelling made a motion to table Bill 5058. Alderman Janet Rodriguez Judd seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

**Resolution** - A RESOLUTION AUTHORIZING THE CITY OF BALLWIN TO APPLY FOR A MUNICIPAL PARKS GRANT TO HELP PAY FOR A NEW PLAYGROUND AT THE POINTE

*Discussion:*

Alderman Frank Fleming asked what the chances of receiving the grant were. Parks & Recreation Director Chris Conway noted chances were good but not guaranteed.





**BOARD OF ALDERMEN**  
**Meeting Minutes**

JULY 13, 2026

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

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for approval. A voice vote was taken with unanimous affirmative result and the motion passed.

**Resolution** - A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF BALLWIN AND ST. LOUIS COUNTY REGARDING THE COST OF DETENTION OF MUNICIPAL PRISONERS.

*Discussion:*

Police Chief John Bergfeld noted the cost per day for holding prisoners in St. Louis County was previously \$70, and was increased to \$75. He noted the City of Ballwin does not house that many prisoners in St. Louis County, typically only when they're sentenced on municipal charges.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for approval. A voice vote was taken with unanimous affirmative result and the motion passed.

**CONSENT ITEMS**

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**Administration – Employee Recreation Facility Use Update**

*Staff recommends approval of the updated Recreational Facility Use Policy.*

*Discussion:*

Alderman Tequila Gray noted she received a comment from a resident who was not in support of this item, saying it was bad optics with so many people struggling to afford this that employees and elected officials should not get it for free.

Alderman Michael Finley noted he respects that position from a resident, Boards & Commissions are on a volunteer basis, and that the Board's salary is only \$5,400, so he believes it is more than reasonable to consider this as a perk.

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

**Administration – Craft Beer Festival Liquor License**

*Staff recommends approval of the liquor license for the Craft Beer Festival on September 12, 2026.*

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.



**BOARD OF ALDERMEN**  
**Meeting Minutes**

JULY 13, 2026

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

**Administration – Six Month Cash Financials**

*Staff recommends that the Board approve the semi-annual statement of revenues and expenditures.*

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.

**MAYOR'S REPORT**

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Mayor Mark Stallmann noted he was hoping to have a strategic planning meeting at 6 p.m. before the first Board meeting in September at the Golf Course.

He also noted Ballwin has agreed to host the Municipal League of Metro St. Louis's September Membership Meeting on September 24th at the Ballwin Golf Course.

Mayor Stallmann gave a shoutout to the Parks Department for their fast work blocking off a sinkhole that appeared over the weekend.

He also thanked the Parks Department for the 30th anniversary celebration for The Pointe at Ballwin Commons. He noted during a meeting of the Lafayette Area Mayor's Association that several cities are looking at The Pointe for how to do renovations right.

**CITY ADMINISTRATOR'S REPORT**

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City Administrator Eric Serman noted the City is looking into hiring a firm to do a utility tax audit. He noted a utility tax is paid for by commercial and residential addresses, but the City does not receive a breakdown of where/how much per property. He noted the audit would help the City make sure it's getting the correct amount of utility tax funds. He noted there will be a resolution at the next Board meeting.

Alderman Frank Fleming asked how this would be paid for.

City Administrator Serman noted the firm would keep a percentage of any money recovered as a result of the audit.

**CITY ATTORNEY'S REPORT**

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City Attorney Kyle Cronin noted the Governor has signed several pieces of legislation with an August 1st implementation date. He noted his firm is looking at the impacts of these bills and will potentially be back at later meetings with legislation to ensure the City's Code of Ordinances is in line with state code.



**BOARD OF ALDERMEN**  
**Meeting Minutes**

JULY 13, 2026

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

**STAFF REPORTS**

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**Public Works – Tree Removal Bid Award**

*Staff recommends awarding the unit price contract to Ray's Tree Service not to exceed \$77,995.00 and to accept alternate bid #1 and #2.*

*Discussion:*

Public Works Director Jim Link noted there were 120 trees removed last year as a result of last year's bid. He noted there are the same amount of trees to remove this year, but the City received five bidders. The lowest bidder is Ray's Tree Service, at \$77,995. Ray's will take out 120 of the 131 dead trees that are still remaining in the City. He noted he believes Public Works staff will be able to get to the remaining 11 dead trees by the end of the year.

Alderman David Siegel asked if after this round of trees was removed if staff would be able to provide residents with a time frame on addressing their requests.

Public Works Director Link noted he believed that would be able to happen.

Alderman Tequila Gray asked what was done with the wood from the trees and whether that wood would be made available to the public.

Public Works Director Link noted it will, and the City has been doing that for several years by taking it to The Pointe for residents to take, both in chips and firewood form.

A motion was made by Alderman David Siegel 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**

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Alderman David Siegel called a Public Works Committee meeting to be held on August 10th at 6 p.m. to discuss MSD's stormwater grants.

City Administrator Eric Sterman noted the City has spoken to some engineering firms about stormwater master plans and will bring forth that information at the meeting.

Alderman Michael Finley asked if City Attorney Kyle Cronin had enough information from the Board to make revisions to the e-bikes bill.

City Attorney Cronin noted he did and will meet with City staff to discuss any questions.

Alderman Finley also thanked staff for their flag decorations around the City. He also discussed the flooding on July 4th and wondered what else can be done to mitigate it. He asked about the MSD grants and whether MSD had responded to any cities that had applied yet.



**BOARD OF ALDERMEN**  
**Meeting Minutes**

JULY 13, 2026

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

City Administrator Sterman noted the pot of money from MSD is on a grant basis, it's up to the City to decide to seek MSD's permission to spend that money with their approval. The funding the City is getting is a drop in the bucket compared to the portion that MSD is getting.

Alderman Finley asked if MSD could possibly recommend against a project the City has chosen to spend the grant money on.

City Administrator Sterman noted it is certainly possible, but MSD is most likely to not weigh in in terms of where a stormwater project should be done, they're mostly looking at whether or not a project is an appropriate use of the grant money.

Alderman Finley also asked about Maple Lane, noting the street has a very sharp decline near Manchester Road that the underside of cars is scraping against the road.

Public Works Director Jim Link noted that is MODOT's right of way up to 60 feet back from Manchester and MODOT is planning on redoing that street.

Alderman Frank Fleming asked if the City knew the exact amount of MSD funding yet and whether there were time frames for applying for the funding.

City Administrator Sterman noted it's around \$300,000, and there are no time frames, the City can save up the money as it will roll over to the next year. He noted it is not a "use it or lose it" type of funding stream. He noted he will get the latest projection on the MSD funds before the next meeting.

Alderman Tequila Gray asked if the grant can be applied for yearly.

City Administrator Sterman noted the money is allocated annually but can be built up into a pot, it is up to the City.

## **CLOSED SESSION**

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Pursuant to Section 610.022 RSMo., the Board may vote to move to closed session to discuss personnel matters and employee group negotiations under Section 610.021 (3) and (9).

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to move to closed session.

A roll call vote was taken on the move to closed session with the following results:

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

Nay: None

The meeting moved to closed session at 8:07 p.m.



**BOARD OF ALDERMEN  
Meeting Minutes**

JULY 13, 2026

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

**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 8:58 p.m.

\_\_\_\_\_ MARK R. STALLMANN, MAYOR

ATTEST:

\_\_\_\_\_ MEGAN FREEMAN, CITY CLERK



Bill No. 5057

Ordinance No. \_\_\_\_\_

INTRODUCED BY

ALDERMEN FINLEY, JUDD, GRAY, KELLING, FLEMING, WEAVER, SIEGEL, LEHMKUHL

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AN ORDINANCE REPEALING AND READOPTING NEW SECTIONS 7-41, 7-43, 7-44, 7-46, 7-47, 7-48, AND 7-49 OF THE MUNICIPAL CODE OF THE CITY OF BALLWIN, MISSOURI PERTAINING TO THE ADOPTION OF CONSTRUCTION AND TECHNICAL CODES, AND STATING THE PENALTY FOR THE VIOLATION THEREOF.

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**WHEREAS**, the City of Ballwin has adopted and is currently utilizing the 2015 versions of the International Building, Mechanical, Plumbing, Residential, Fuel Gas, and Property Maintenance Codes, and the 2014 National Electric Code, as the construction and technical codes of the City; and

**WHEREAS**, these versions of the codes are increasingly considered to be outdated, and the City's Building Commissioner has recommended that the City adopt the 2024 International Building, Mechanical, Plumbing, Residential, Fuel Gas, and Property Maintenance Codes, and the 2023 National Electric Code; and

**WHEREAS**, the Board of Aldermen finds that the adoption of these updated codes as the construction and technical codes of the City will maintain and enforce a high standard of construction and safety within the City and allow the City to remain in line with current industry and regulatory standards; and

**WHEREAS**, pursuant to Section 67.280 RSMo., a copy of each of the new codes to be adopted and the City's specific amendments thereto have been on file with the office of the City Clerk and been made available for public inspection for at least ninety days prior to the adoption of this ordinance, and a copy of each will thereafter remain available for public use, inspection, and examination.

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

**Section 1:** Chapter 7, Article III, Section 7-41 is hereby repealed, and in its place a new Section 7-41 is adopted, which shall read as follows:

**CHAPTER 7 – BUILDINGS AND STRUCTURES**

**ARTICLE III – ADOPTION OF CODES**

**SECTION 7-41 – BUILDING CODE**

Bill No. 5057

Ordinance No. \_\_\_\_\_

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Building Code, as published by the International Code Council, be and is hereby adopted as the building code of the City of Ballwin, in the State of Missouri; for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said building code are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in subsection (b) of this section.
- b) Additions, insertions, and changes. The following sections are hereby revised:

Section 101.1 – Insert: “City of Ballwin”.

Sections 103.1, 103.2, and 103.3 – Delete.

Section 103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Section 109.2 – Amend to read as follows: “Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.”

Sections 113.1, 113.2, 113.3, and 113.4 – Delete.

Section 113 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section 115.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

Section 1612.3 – Insert: “City of Ballwin”.

Section 1612.3 – Insert: “February 4, 2015”.

Bill No. 5057

Ordinance No. \_\_\_\_\_

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

**Section 2:** Chapter 7, Article III, Section 7-43 is hereby repealed, and in its place a new Section 7-43 is adopted, which shall read as follows:

## CHAPTER 7 – BUILDINGS AND STRUCTURES

### ARTICLE III – ADOPTION OF CODES

#### SECTION 7-43 – MECHANICAL CODE

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Mechanical Code, as published by the International Code Council, be and is hereby adopted as the mechanical code of the City of Ballwin, in the State of Missouri; for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems in the City of Ballwin, and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions, and terms of said mechanical code are hereby referred to, adopted, and made a part hereof as if fully set out in this section with the additions, insertions, deletions and changes, if any, prescribed in subsection (b) of this section.

- b) Additions, insertions, and changes. The following sections are hereby revised:

Section 101.1 – Insert: “City of Ballwin”.

Sections 103.1, 103.2, and 103.3 – Delete.

Section 103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Section 108.2 – Amend to read as follows: “Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.”

Sections 112.1, 112.2, 112.3, and 112.4 – Delete.

Section 112 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and



Bill No. 5057

Ordinance No. \_\_\_\_\_

interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section 113.1 – Delete.

Section 114.4 – Insert: “ordinance violation”, “\$1,000.00”, “90 days”.

Section 115.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

**Section 3:** Chapter 7, Article III, Section 7-44 is hereby repealed, and in its place a new Section 7-44 is adopted, which shall read as follows:

## CHAPTER 7 – BUILDINGS AND STRUCTURES

### ARTICLE III – ADOPTION OF CODES

#### SECTION 7-44 – PLUMBING CODE

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Plumbing Code, as published by the International Code Council, be and is hereby adopted as the plumbing code of the City of Ballwin, in the State of Missouri; for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the City of Ballwin, and providing for the issuance of permits and each and all of the regulations, provisions, conditions, and fully set out in this section with the additions, insertions, deletions, and changes, if any, prescribed in subsection (b) of this section.

- b) Additions, insertions, and changes. The following sections are hereby revised:

Section 101.1 – Insert: “City of Ballwin”.

Sections 103.1, 103.2, and 103.3 – Delete.

**Bill No.** 5057

**Ordinance No.** \_\_\_\_\_

Section 103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Section 108.2 – Amend to read as follows: “Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.”

Sections 112.1, 112.2, 112.3, and 112.4 – Delete.

Section 112 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section 113.1 – Delete.

Section 114.4 – Insert: “ordinance violation”, “\$1,000.00”, “90 days”.

Section 115.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

Section 305.4.1 – Insert: “30 inches” in both locations.

Section 903.1 – Insert: “10 inches”.

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

**Section 4:** Chapter 7, Article III, Section 7-46 is hereby repealed, and in its place a new Section 7-46 is adopted, which shall read as follows:

## **CHAPTER 7 – BUILDINGS AND STRUCTURES**

### **ARTICLE III – ADOPTION OF CODES**

#### **SECTION 7-46 – RESIDENTIAL CODE**

**Bill No.** 5057

**Ordinance No.** \_\_\_\_\_

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Residential Code, as published by the International Code Council, be and is hereby adopted as the residential code of the City of Ballwin, in the State of Missouri; for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said residential code are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in subsection (b) of this section.
- b) Additions, insertions, and changes. The following sections are hereby revised:

Section R101.1 – Insert: “City of Ballwin”.

Sections R103.1, R103.2, and R103.3 – Delete.

Section R103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Section R108.2 – Amend to read as follows: “Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.”

Sections R112.1, R112.2, R112.3, and R112.4 – Delete.

Section R112 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section R114.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

Table R301.2 Climatic and Geographic Design Criteria – Amend to insert the following table and footnotes:

| Ground Snow Load <sup>o</sup> | Wind Speed (mph) <sup>d</sup> | Seismic Design Category <sup>f</sup> | Weathering <sup>a</sup> | Frost Line Depth <sup>b</sup><br>;sup/sup; | Termite <sup>c</sup> | Winter Design Temp <sup>n</sup> | Ice Barrier Underlayment Required <sup>h</sup> | Flood Hazards <sup>g</sup> | Air Freezing Index <sup>i</sup><br>;sup/sup; | Mean Annual Temp <sup>j</sup> |
|-------------------------------|-------------------------------|--------------------------------------|-------------------------|--------------------------------------------|----------------------|---------------------------------|------------------------------------------------|----------------------------|----------------------------------------------|-------------------------------|
| 18                            | 107                           | C                                    | Severe                  | 30"                                        | Moderate to Severe   | 6° F                            | Yes                                            | 2/4/2015                   | 1,000 Days                                   | 54°F                          |

Bill No. 5057

Ordinance No. \_\_\_\_\_

<sup>a</sup> Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.

<sup>b</sup> Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

<sup>c</sup> The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

<sup>d</sup> The jurisdiction shall fill in this part of the table with the wind speed from the ultimate design wind speeds map [Figure R301.2(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

<sup>f</sup> The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

<sup>g</sup> The jurisdiction shall fill in this part of the table with: the date of the jurisdiction’s entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the title and date of the currently effective Flood Insurance Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.

<sup>h</sup> In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall fill in this part of the table with “NO.”

<sup>i</sup> The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”

<sup>j</sup> The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”

<sup>n</sup> The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.

<sup>o</sup> The jurisdiction shall fill in this section of the allowable stress design table using the Ground Snow Loads in Figure R301.2(3).

Bill No. 5057

Ordinance No. \_\_\_\_\_

Section R309.1 – Amend to read as follows: “Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses, in accordance with §67.281 of the Missouri Revised Statutes.”

Section R309.2 – Amend to read as follows: “One- and two-family dwellings automatic fire systems. A builder of a single-family dwelling or residence or multi-unit dwellings of four or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence, or unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a single-family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased by any code, ordinance, rule, regulation, order, or resolution by any county or other political subdivision. Any county or other political subdivision shall provide in any such code, ordinance, rule, regulation, order, or resolution the mandatory option for purchasers to have the right to choose and the requirement that builders offer to purchasers the option to purchase fire sprinklers in connection with the purchase of any single-family dwelling, residence, or multi-unit dwelling of four or fewer units.”

Section R317.5 – Amend to read as follows: “Fire sprinklers. Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table 302.1(2), Footnote a, and the homeowner has opted to purchase a fire sprinkler system for their residence, as per Missouri Revised Statutes 67.281. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft<sup>2</sup>. Garage doors shall not be considered obstructions with respect to sprinkler placement.”

Chapter 11 “[RE] Energy Efficiency” – Delete in its entirety.

Section M1503.6 – Amend to read as follows: “Makeup air required. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.”

Section P2801.7 – Amend to read as follows: “Water heater seismic bracing. In Seismic Design Categories D 0 , D 1 and D 2 , water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's

Bill No. 5057

Ordinance No. \_\_\_\_\_

recommendations.

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

**Section 5:** Chapter 7, Article III, Section 7-47 is hereby repealed, and in its place a new Section 7-47 is adopted, which shall read as follows:

## CHAPTER 7 – BUILDINGS AND STRUCTURES

### ARTICLE III – ADOPTION OF CODES

#### SECTION 7-47 – FUEL GAS CODE

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Fuel Gas Code, as published by the International Code Council, be and is hereby adopted as the fuel gas code of the City of Ballwin, in the State of Missouri; for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said fuel gas code are hereby referred to, adopted and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in subsection (b) of this section.

- b) Additions, insertions, and changes. The following sections are hereby revised:

Section 101.1 – Insert: “City of Ballwin”.

Sections 103.1, 103.2, and 103.3 – Delete.

Section 103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Section 108.2 – Amend to read as follows: “Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.”

Sections 112.1, 112.2, 112.3, and 112.4 – Delete.

Section 112 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and

Bill No. 5057

Ordinance No. \_\_\_\_\_

interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section 113.4 – Insert: “ordinance violation”, “\$1,000.00”, “90 days”.

Section 114.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

**Section 6:** Chapter 7, Article III, Section 7-48 is hereby repealed, and in its place a new Section 7-48 is adopted, which shall read as follows:

## **CHAPTER 7 – BUILDINGS AND STRUCTURES**

### **ARTICLE III – ADOPTION OF CODES**

#### **SECTION 7-48 – ELECTRICAL CODE**

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2023 National Electrical Code, published by the National Fire Protection Association, be and is hereby adopted as the electrical code of the City of Ballwin, in the State of Missouri, for the control of electrical systems and components as therein provided and each and all of the regulations, provisions, penalties, conditions and terms of said electrical code are hereby referred to, adopted and made a part hereof, as if fully set out in this section as though fully restated.
- b) The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.
- c) Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.
- d) Appeals of orders, decisions, or determinations by the Building Commissioner relative to the application and interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.



Bill No. 5057

Ordinance No. \_\_\_\_\_

- e) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

**Section 7:** Chapter 7, Article III, Section 7-49 is hereby repealed, and in its place a new Section 7-49 is adopted, which shall read as follows:

## CHAPTER 7 – BUILDINGS AND STRUCTURES

### ARTICLE III – ADOPTION OF CODES

#### SECTION 7-49 – PROPERTY MAINTENANCE CODE

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Property Maintenance Code, as published by the International Code Council, be and is hereby adopted as the property maintenance code of the City of Ballwin, in the State of Missouri; for the control of existing structures, premises and exterior property as herein provided, and each and all of the regulations, provisions, penalties, conditions and terms of said property maintenance code are hereby referred to, adopted and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in subsection (b) of this section.
- b) Additions, insertions, and changes. The following sections are hereby revised:

Section 101.1 – Insert: “City of Ballwin”.

Sections 103.1, 103.2, and 103.3 – Delete.

Section 103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Sections 106.1, 106.2, 106.3, and 106.4 – Delete.

Section 106 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section 108.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is





Bill No. 5057

Ordinance No. \_\_\_\_\_

directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

**Section 8:** It is hereby declared to be the intention of the Board of Aldermen that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof and that the Board of Aldermen intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect..

**Section 9:** 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 8th day of June, 2026.

\_\_\_\_\_  
*MARK R. STALLMANN, MAYOR*

APPROVED this 8th day of June, 2026.

\_\_\_\_\_  
*MARK R. STALLMANN, MAYOR*

ATTEST: \_\_\_\_\_  
*ERIC STERMAN, CITY ADMINISTRATOR*



## **Staff Report**

**Subject:** Updated Building Code Adoption

**Department/Program:** Administration/Inspections

**Explanation:**

Ballwin last updated the building code to the 2015 cycle back in 2018. While Ballwin and several other jurisdictions including St Louis County currently use the 2015 code, it is considered outdated as many throughout the state are updated every 6 years. The push for a statewide code has stalled for now and some of Ballwin's neighboring communities have begun updating their codes in lieu of this.

**Recommendation:**

After reviewing the 2021 and 2024 versions of the ICC building codes I recommend adoption of the 2024 ICC codes and the 2023 National Electric code. In the past Ballwin adopted the codes without amendment, and there were very few amendments to the last adopted code cycle. I recommend the same limited amendments to the residential code currently in place with a few possible considerations.

A building code was introduced in 2021 that allows for repurposing intermodal shipping containers for use as buildings or structures in both residential and commercial construction. If this is not desirable, an amendment would need to be looked at.

I am also including the current amendments in an addendum as well as some of the changes that have occurred during the latest code cycle revisions.

**Submitted by:** Seth Pecoraro, Building Commissioner

**Date:** 5/7/26



## STAFF REPORT ADDENDUM

### Current amendments:

**R302.5.1 Opening protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1¾ inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1¾ inches (35 mm) thick, or 20-minute fire-rated doors. Reason: A self-closing device on a garage door will be an unnecessary nuisance to homeowners. These devices may result in injuries to small children or the elderly, and contribute to the escaping of family pets. Additionally, for homeowners using wheelchairs or other mobility-assistance devices, entering or exiting through these doors may prove difficult because the self-closing function may not allow for the doors to stay open for the amount of time necessary.

**R309.5 Fire sprinklers.** Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table 302.1(2), Footnote a, and the homeowner has opted to purchase a fire sprinkler system for their residence, as per Missouri Revised Statutes 67.281. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft<sup>2</sup>. Garage doors shall not be considered obstructions with respect to sprinkler placement. Reason: Compliance with Missouri State law

**R313.1 Townhouse automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in townhouses, in accordance with §67.281 of the Missouri Revised Statutes. Reason: Compliance with Missouri State law.

**R313.2 One- and two-family dwellings automatic fire systems.** A builder of a single-family dwelling or residence or multi-unit dwellings of four or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence, or unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a single-family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased by any code, ordinance, rule, regulation, order, or resolution by any county or other political subdivision. Any county or other political subdivision shall provide in any such code, ordinance, rule, regulation, order, or resolution the mandatory option for purchasers to have the right to choose and the requirement that builders offer to purchasers the option to purchase fire sprinklers in connection with the purchase of any single-family dwelling, residence, or multi-unit dwelling of four or fewer units. Reason: Compliance with Missouri State law.

Delete *Chapter 11 Energy Efficiency* Reason: No safety benefit

*M1503.4 Makeup air required.* Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system. Reason: The provision for makeup air was increased to 600 cfm from 400 cfm. The original provision for makeup air would lower the threshold to the point that almost all kitchens would require a makeup air system. All of the provisions associated with installing such a system, including connections to the exhaust system, electrical interlocking, fan requirements, and a conditioner, would dramatically increase the cost of construction with little to no health or safety benefit for the homeowner.

*P2801.8 Water heater seismic bracing.* In Seismic Design Categories D 0 , D 1 and D 2 , water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's recommendations. Reason: Typical construction in the St. Louis region finds water heaters in basements where there is usually not a wall to which the appliance can be secured.

*P3002.1 Piping within buildings.* Drain, waste and vent (DWV) piping in buildings shall be as indicated in Tables P3002.1(1) and P3002.1(2) except that galvanized wrought-iron or galvanized steel pipe shall not be used underground and shall be maintained not less than 6 inches (152 mm) above ground. Allowance shall be made for the thermal expansion and contraction of plastic piping. Use of pipe thinner than schedule 40 PVC or its equivalent in the sewer lateral is prohibited. Reason: Protect sewer laterals for homes in Ballwin and to bring in line with requirements of the current sewer lateral repair program.

(Ord. No. 06-27, §§ 1, 2, 5-8-06; Ord. No. 11-55, §§ 1, 2, 11-28-11; Ord. No. 12-16, §§ 1, 2, 4-9-12; Ord. No. 18-22, §§ 1, 2, 12-10-18)

There have been several changes since the 2015 code cycle. Many were limited to clearing up language. Some examples of the newer codes that expanded on the current residential code would be:

- requiring emergency electrical service disconnects located on the exterior of the home, and expansion of gfcı protection including 125v-250v basement receptacles.
- The prescriptive deck codes and tables have also been expanded to allow more deck design options without requiring an architect or engineer.
- One change I am glad to see is the code now requires another means of electrical grounding be put in place before replacing any existing metal pipe used for grounding with PEX or some other non metallic pipe. This has been a concern in the past as one part of the house could be repaired at the expense of making another unsafe. Now the code language corrects that.

INTRODUCED BY

ALDERMEN FINLEY, JUDD, GRAY, KELLING, FLEMING, WEAVER, SIEGEL, LEHMKUHL

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AN ORDINANCE REPEALING CHAPTER 15, ARTICLE XI AND SECTION 15-5; AND ENACTING A NEW CHAPTER 15, ARTICLE XI, PERTAINING TO REGULATION OF BICYCLES, ELECTRIC BICYCLES, AND CERTAIN MOTORIZED AND NON-MOTORIZED VEHICLES.

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**WHEREAS**, the use and operation of motorized bicycles, devices, and vehicles on public roads, sidewalks, and parks have increased dramatically recently, creating dangerous situations for motorists and pedestrians alike; and

**WHEREAS**, use of these devices also poses a danger to the operators of such devices, which are not equipped with adequate safety devices to protect operators, especially young people, who often do not recognize the risk associated with operating these devices and treat them as benign toys; and

**WHEREAS**, parents who buy these devices for their children have a special responsibility to educate their children on when, where, and how to properly operate them to minimize risks to their children and the public, and to safely oversee access to and use of these devices by those for whom they are responsible; and

**WHEREAS**, the Board of Aldermen finds and believes that the regulations hereinafter adopted strike a reasonable balance among interests of public safety for motorists and pedestrians, the safety of operators of such devices, and the responsibilities of parents for the conduct of their children, and will enhance the safety of all persons who reside in or visit Ballwin.

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

**Section 1:** Chapter 15, Article XI, "BICYCLES", is hereby repealed, and a new Chapter 15, Article XI, "BICYCLES, ELECTRIC BICYCLES, AND RELATED DEVICES", is hereby enacted, which shall read as follows:

**CHAPTER 15 – MOTOR VEHICLES AND TRAFFIC**

**ARTICLE XI – BICYCLES, ELECTRIC BICYCLES, AND RELATED DEVICES**

**SECTION 15-441 – Definitions**

As used in this Article, the following terms shall mean:

**ALTERNATIVE VEHICLE:** Any Bicycles, Electric Bicycles, Electric MTDs, EPAMDs, Motorized Bicycles, Electric- or Gas-powered Scooters, Ride-On Toy Vehicles, Motorized Alternative Vehicles, and Non-Motorized Alternative Vehicles.

**BICYCLE:** Every vehicle propelled solely by human power upon which any person may ride, having two (2) tandem wheels, or two (2) parallel wheels and one (1) or two (2) forward or rear wheels, all of which are more than fourteen (14) inches in diameter, except scooters and similar devices.

**ELECTRIC BICYCLE:** An electric bicycle, an electrically assisted pedal cycle, or electrically powered assisted cycle, is a bicycle with an integrated electric motor used to assist propulsion. Said vehicles are further divided into three separate classes, as follows:

Class 1: Pedal assisted, no assistance without pedaling, with a maximum speed of 20 mph

Class 2: Throttle assisted, can be ridden without pedaling, maximum speed of 20 mph

Class 3: Pedal assisted/optional throttle, no assistance without pedaling, maximum speed of 28 mph. Must be sixteen (16) years of age or older to operate pursuant to this Article and to Section 307.194 RSMo.

**ELECTRIC MICROMOBILITY TRANSPORTATION DEVICES (Electric MTDs):**

Electric micromobility devices are small, lightweight, electric-powered transportation devices designed for play or short-distance travel. These devices include electric scooters (e-scooters), electric skateboards, one wheel self-balancing electric skateboards, and self-balancing boards (hoverboards).

**ELECTRIC PERSONAL ASSISTIVE MOBILITY DEVICE (EPAMD):** A self-balancing, two non-tandem wheeled device, designed to transport only one (1) person, with an electric propulsion system with an average power of seven hundred fifty (750) watts (one (1) horsepower), whose maximum speed on a paved level surface, when powered solely by such a propulsion system while ridden by an operator who weighs one hundred seventy (170) pounds, is less than twenty (20) miles per hour. This includes but is not limited to Segway-style devices.

**ELECTRIC SCOOTER:** Any two- or three-wheeled device that typically has one front

wheel and one or two rear wheels with a low footboard between, is steered by a handlebar, and has an electric motor with a power output of not more than 250 watts and is capable of propelling the device at a maximum speed of not more than twelve (12) miles per hour on level ground.

**GAS POWERED SCOOTER:** A self-propelled vehicle designed primarily for use on the roadways with not more than three wheels in contact with the ground, no manual clutch, and a gas-powered engine having a cylinder capacity not exceeding fifty cubic centimeters (50cc). A gas-powered scooter does not include any bicycle, electric-assisted bicycle, wheelchair, or any device designed to assist mobility impaired people who use pedestrian rights-of-way.

**GOLF CART:** A motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of twenty miles per hour.

**HIGH-SPEED ROADWAY:** Any roadway as defined by this article on which the speed limit is greater than twenty-five miles per hour (>25 mph).

**LOW-SPEED ROADWAY:** Any roadway as defined by this article on which the speed limit is less than or equal to than twenty-five miles per hour ( $\leq$ 25 mph).

**MOTOR VEHICLE:** A mechanical device on wheels designed primarily for use on public rights-of-way and required by Missouri law to be licensed such as an automobile, but excluding any motorized alternative vehicles, golf carts, and EPAMDs.

**MOTORIZED ALTERNATIVE VEHICLES:** A coaster, unicycle, bicycle, tricycle, electric scooter, gas powered scooter or other similar vehicle which is not otherwise defined by this Article, including mini-motorcycles, pocket bikes, motorized go-carts, or motorized minibikes, having an electric motor or a gas engine with a cylinder capacity of not more than fifty (50) cubic centimeters, which produces less than three (3) gross brake horsepower and is capable of propelling the device at a minimum speed of five (5) miles per hour; provided however, that this term shall not include motorized wheelchairs or other similar motorized devices designed for and primarily used by a person with physical disabilities.

**MOTORIZED BICYCLE:** Any two- or three-wheeled device having an automatic transmission and a motor with a cylinder capacity of not more than fifty (50) cubic centimeters, which produces less than three (3) gross brake horsepower and is capable of propelling the device at a maximum speed of not more than thirty (30) miles per hour on level ground. A motorized bicycle shall be considered a motor vehicle for purposes of any homeowners' or renters' insurance policy. Any vehicle which can travel at a speed greater



than thirty (30) miles per hour shall only be permitted to operate on a lawful roadway and shall be regulated by and subject to the laws or the City and State pertaining to motor vehicles (cars) or motorcycles, as is pertinent.

**NON-MOTORIZED ALTERNATIVE VEHICLE:** Any device or mechanism with wheels and designed for transportation or recreation that is not a motor vehicle or a motorized alternative vehicle; such vehicles include roller skates, roller blades, skateboards, scooters, or any similar non-motorized devices, but shall not include bicycles.

**PUBLIC RIGHT-OF-WAY:** A road, street or highway designed primarily for the use of motor vehicles, excluding sidewalks and paved walking trails.

**ROADWAY:** The portion of a street or highway ordinarily used for vehicular travel, including the berm or shoulder.

**SIDEWALK:** Any sidewalk, trail or path, paved or unpaved, designed primarily for the use of pedestrians.

**SCOOTER:** Any two-, three- or four-wheeled device that typically has one front wheel and one or two rear wheels with a low footboard between, is steered by a handlebar, and is propelled by pushing one foot against the ground while resting the other foot on a footboard.

**RIDE-ON TOY VEHICLE:** Any powered ride-on vehicle intended for use by young children (typically between three and six years old) and which has a maximum speed of five (5) miles per hour.

**SECTION 15-442 – Riding on Sidewalks - Limitations - Motorized Bicycles Prohibited; Emerging from Alleys or Driveways**

1. Whenever any person is operating or riding any Alternative Vehicle upon a sidewalk, such person shall yield the right-of-way to any pedestrian and shall give audible signal before overtaking and passing such pedestrian.
2. Bicycles, Class I and II electric bicycles, electric MTDs, EPAMDs, and non-motorized alternative vehicles may be ridden or operated on paved sidewalks.
3. No person shall ride any Class III electric bicycle, motorized alternative vehicles, motorized bicycle, moped, gas powered scooter, electric or gas powered minibike, or any electric or gas-powered go-kart upon any sidewalk.



4. When emerging from an alley, driveway, or building, the operator of any Alternative Vehicle shall, upon approaching a sidewalk or the sidewalk area extending across any alleyway, yield the right-of-way to all pedestrians approaching on the sidewalk or sidewalk area, and upon entering the roadway, shall yield the right-of-way to all vehicles approaching on the roadway.

#### **SECTION 15-443 – Certain Operators and Passengers Required to Wear Helmets**

1. It shall be unlawful for any individual under the age of seventeen (17) to operate or be a passenger on a bicycle, electric bicycle, or motorized alternative vehicle unless the individual wears protective headgear that properly fits and is fastened securely upon the head of the operator or passenger.
2. It shall be unlawful for a parent or guardian to permit a child under the age of seventeen (17) years to operate or be a passenger on a bicycle, electric bicycle, or motorized alternative vehicle unless the child shall wear protective headgear which properly fits and is fastened securely upon the head of the operator or passenger.
3. The headgear required by this Section shall meet or exceed the impact standard for protective bicycle helmets set by the U.S. Consumer Products Safety Commission, the American National Standards Institute (ANSI), the Snell Memorial Foundation or the American Society of Testing and Materials (ASTM).

#### **SECTION 15-444 – Lights and Reflectors**

Every bicycle, electric bicycle, and motorized bicycle when in use on a roadway, street, or highway during the period from one-half hour after sunset to one-half hour before sunrise shall be equipped with the following:

- 1) A front-facing lamp on the front or carried by the rider which shall emit a white light visible at night under normal atmospheric conditions on a straight, level, unlighted roadway at 500 feet;
- 2) A rear-facing red reflector, at least two square inches in reflective surface area, on the rear which shall be visible at night under normal atmospheric conditions on a straight, level, unlighted roadway when viewed by a vehicle driver under the lower beams of vehicle headlights at 600 feet;
- 3) Colorless or amber reflectors on both the front and rear surfaces of all pedals. Each pedal reflector shall be recessed below the plane of the pedal or reflector housing. Each reflector shall be at least 90/100 square inch in projected effective reflex area, and must be visible at night under normal atmospheric conditions on a straight,

level, unlighted roadway when viewed by a vehicle driver under the lawful lower beams of vehicle headlights at 200 feet; and

- 4) A side-facing colorless or amber reflector visible on each side of the wheel mounted on the wheel spokes of the front wheel within three inches of the inside of the wheel rim and a side-facing essentially colorless or red reflector mounted on the wheel spokes of the rear wheel within three inches of the inside of the wheel rim, or continuous retroreflective material on each side of both tires which shall be at least 3/16 of an inch wide. All such reflectors or retroreflective tire sidewalls shall be visible at night under normal atmospheric conditions on a straight, level, unlighted roadway when viewed by a vehicle driver under the lawful lower beams of vehicle headlights at 300 feet. The provisions of this subdivision shall not apply to motorized bicycles which comply with National Highway Traffic and Safety Administration regulations relating to reflectors on motorized bicycles.

#### **SECTION 15-445 – Brakes Required**

Every bicycle, electric bicycle, and motorized bicycle shall be equipped with a brake or brakes which will enable its operator to stop it within twenty-five feet from a speed of ten miles per hour on dry, level, clean pavement.

#### **SECTION 15-446 – Non-Functional Pedals Prohibited**

No Alternative Vehicle shall be equipped with any pedals which are non-functional when ridden or operated on any roadway, sidewalk, trail or path, or within any park.

#### **SECTION 15-447 – Obedience to Traffic Control Signs and Signals**

1. Any person operating any Alternative Vehicle which is permitted to be ridden on a roadway shall obey the instructions of official traffic control signals, signs, and other control devices applicable to vehicles, unless otherwise directed by a police officer.
2. Whenever authorized signs are erected indicating that no right turn, left turn or U-turn is permitted, no person operating any Alternative Vehicle shall disobey the direction of any such sign, except where such person dismounts from the device or vehicle to make any such turn, in which event such person shall then obey the regulations applicable to pedestrians.

#### **SECTION 15-448 – Duty to Operate with Care and At Appropriate Speed**

1. Any person who shall ride, use, operate, or permit to be ridden, used or operated any Alternative Vehicle, shall do so in a careful and prudent manner and not in a manner so as to cause or be likely to cause danger to any person or property. Holding onto any moving motor vehicle while riding on or operating an Alternative Vehicle is strictly prohibited.
2. No person shall ride or operate any Alternative Vehicle at a speed greater than the speed limit, nor at a speed greater than which is safe, reasonable, and prudent given the conditions present at that time and place, including the presence of pedestrians.

#### **SECTION 15-449 – Operation and Conduct in Parks and Public Golf Course**

1. The following devices and vehicles are permitted to be ridden or operated in parks within the City, subject to the restrictions contained in this Section: bicycles, Class 1 and Class 2 electric bicycles, stand-on electric motorized scooters, non-motorized alternative vehicles, ride-on toy vehicles, electric MTDs, and EPAMDs.
2. No person shall ride or operate any of the devices or vehicles permitted by Subsection 1 on any surface within a park other than a (1) paved roadway, (2) paved sidewalk, trail, or path which is not designated solely for pedestrian use, or (3) on an unpaved sidewalk, trail, or path which is specifically designated to permit such riding or operation.
3. A rider or operator shall be permitted to wheel, push, or carry any such device or vehicle across or through any grassy area, wooded trail, or any paved area reserved for pedestrian use.
4. No person shall leave a device or vehicle permitted by Subsection 1 lying on the paving, or in any place or position where other persons may trip over or be injured by it. All such devices and vehicles shall be stored on a storage or parking rack when such is provided and there is a space available.
5. Nothing Permitted to be Ridden or Used within Golf Course - In addition to the prohibition set forth in Section 18-64, no Bicycle, Electric Bicycle, or other Alternative Vehicle as defined by this Article shall be permitted to be ridden or operated within a public golf course other than as necessary by a City employee acting within the scope of their duties and responsibilities. This is not intended to prohibit the operation of golf carts rented to users of the course in accordance with the rules established for the use of such carts.

6. Notwithstanding any other provision of this Article, the Chief of Police, the Director of Parks and Recreation, or their designee(s) are permitted to prohibit the use of any device or vehicle regulated by this Article from being used or ridden in any park or portion thereof due to an event or other condition which could render such use unsafe.

**SECTION 15-450 – Bicycles and Electric Bicycles – Traffic Laws Shall Apply – Rights and Duties**

Every person riding a bicycle or electric bicycle upon a roadway shall be granted all of the rights and be subject to all of the duties applicable to the driver of a vehicle by the laws of the state, including those contained Chapter 304 RSMo., declaring rules of the road applicable to vehicles, and by the traffic ordinances of the city applicable to the driver of a vehicle, except as to special regulations in this Article and except as to those provisions of laws and ordinances which by their nature can have no application.

**SECTION 15-451 – Electric Bicycles - Rights and Privileges; Label Requirements and Modifications Thereto; Safety Standards; Where Authorized to Ride and Exceptions; Special Provisions Pertaining to Class 3 Electric Bicycles**

1. Except as otherwise provided in this Section, every person riding an electric bicycle shall be granted all of the rights and shall be subject to all of the duties applicable to the operator of a bicycle. An electric bicycle shall be considered a vehicle to the same extent as a bicycle.
2. Beginning August 28, 2021, manufacturers and distributors of electric bicycles shall apply a permanent label to each electric bicycle. The label, which shall be affixed to the electric bicycle in a prominent location, shall contain the classification number, top assisted speed, and motor wattage of the electric bicycle. The text on the label shall be Arial font and in at least nine-point type.
3. No person shall tamper with or modify an electric bicycle so as to change the motor-powered speed capability or engagement of an electric bicycle unless he or she replaces the label required under Subsection (3) of this Section with a new label indicating the new classification.
4. An electric bicycle shall comply with the equipment and manufacturing requirements for bicycles adopted by the United States Consumer Product Safety Commission, 16 CFR 1512.
5. An electric bicycle shall operate in a manner so that the electric motor is disengaged or ceases to function when the rider stops pedaling or when the brakes are applied.

6. An electric bicycle may be ridden where bicycles are permitted to travel, subject to the following provisions:
  - a. A Class 1 or Class 2 electric bicycle may be ridden on bicycle or multi-use paths where bicycles are permitted.
  - b. Class 3 electric bicycles may only be ridden on roadways and shall not be used on any sidewalk, multi-use trail or path, or within any park or public golf course in the City.
7. The use of Class 3 electric bicycles shall be subject to the following provisions:
  - a. No person under sixteen (16) years of age shall operate a Class 3 electric bicycle. A person under sixteen (16) years of age may ride as a passenger on a Class 3 electric bicycle that is designed to accommodate passengers.
  - b. All Class 3 electric bicycles shall be equipped with a speedometer that is capable of clearly displaying the speed an electric bicycle is traveling in miles per hour.

**SECTION 15-452 – Duty to Utilize Bicycle Lanes, Keep Right, Ride in Same Direction as Vehicles, and to Signal**

Every person operating or riding on any Alternative Vehicle upon a roadway:

1. Shall ride in a designated bicycle lane when available, or in the event that no designated bicycle lane exists, shall ride as near to the right side of the roadway as safe and practicable, unless when making a left turn, when avoiding hazardous conditions, when the lane is too narrow to share with another vehicle, or when on a one-way street;
2. Shall ride in the same direction as motor vehicles are required to be driven upon the roadway, and shall exercise due care when passing a standing vehicle or one proceeding in the same direction; and
3. Shall signal by hand or by electric signal device as required by Section 15-162, except that a signal by hand need not be given continuously if the hand is needed to control or operate the bicycle or electric bicycle.

**SECTION 15-453 – Riding Abreast**

Persons riding bicycles upon a roadway shall not ride more than two abreast except on paths or parts of roadways set aside for the exclusive use of bicycles. Electric bicycles shall

not be ridden more than single file except upon roadways where they are otherwise permitted to be ridden, whereupon they can be ridden no more than two abreast. Stand-on motorized scooters shall not be ridden more than single file.

**SECTION 15-460 – Motorized Alternative Vehicles; Electric MTDs, EPAMDs, Non-Motorized Alternative Vehicles - License Required; Gas-Powered Minibikes and Go-Carts Prohibited**

1. The permitted and prohibited operation of the various types of Alternative Vehicles and devices regulated by this Article is set forth in this Article and in Table A as appended hereto and incorporated herein by reference.
2. No person shall operate a motorized alternative vehicle on any highways, streets, or roadways in this City unless the person has a valid license to operate a motor vehicle and has said physical license in their possession during such operation.
3. No motorized alternative vehicle may be operated on any high-speed roadway or sidewalk within the City, within any park, nor on any public thoroughfare located within this City which has been designated as part of the Federal interstate highway system.
4. No person shall operate or use an electric MTD, EPAMD, stand-on motorized scooter, electric-powered minibikes or go-karts, or non-motorized alternative vehicle on any high-speed roadway, except while crossing a street at a crosswalk, and when so crossing such person shall be subject to all laws applicable to pedestrians.
5. No person shall operate any gas-powered minibike or gas-powered go-carts within the City except on private property with consent of the owner.
6. A person may operate or use bicycles, electric bicycles, electric MTDs, EPAMDs, and motorized and non-motorized alternative vehicles on private property with the permission of the owner.

**SECTION 15-461 – Ride-On Toy Vehicles – May Be Operated Where**

Ride-On Toy Vehicles as defined by this Article shall not be ridden on or across any roadway. Ride-On Toy Vehicles are permitted to be ridden on sidewalks, on paved trails or paths located in parks, or on private property with the owner's consent.

**SECTION 15-462 – Equipment Required for Gas-Powered Scooters and Mopeds**

No person shall operate a moped or gas-powered scooter on any highways, streets or roadways in the City unless it is equipped in accordance with the minimum requirements for construction and equipment of MOPEDS, Regulation VESC-17, approved July 1977, as promulgated by the Vehicle Equipment Safety Commission.

**SECTION 15-463 – Electric Scooters – May Be Operated Where**

No person shall operate an electric scooter on any street or roadway in the City unless the operator has a valid driver's license. Electric scooters may be operated on any sidewalk, bicycle trail, or multi-use path.

**SECTION 15-646 – Golf Carts Prohibited, Except When**

No person shall operate any golf cart within the City except on private property with consent of the owner or on a public golf course in line with the requirements contained in Section 18-64.

**SECTION 15-470 – Penalty for Violation**

1. Any person who is the age of seventeen (17) or older who violates any provision of this Article is guilty of an ordinance violation and, upon conviction thereof, shall be punished pursuant to the terms of Section 1-6 of this Code. If a person violating the provisions of this Article is, by reason of age, not subject to the jurisdiction of the Ballwin Municipal Court, then said person may be prosecuted through the St. Louis County Juvenile Court. A parent or guardian of a juvenile who commits a violation of this Article may also be charged with an ordinance violation pursuant to Section 17-10 pertaining to parental responsibility.
2. If any minor violates any provision of this Article in the presence of a Police Officer, and if a parent, guardian, or responsible adult having custody or control of that minor fails to take possession of the device or vehicle used by the minor in committing the violation within a reasonable time, the officer may cause the vehicle to be towed to the owner's residence at the owner's expense.
3. If any person violates any provision of this Article in the presence of a Police Officer, the officer may, in their discretion, impound the device or vehicle involved for a period not to exceed five (5) days upon issuance of a receipt to the person riding it or to its owner.

**TABLE A: Permitted and Prohibited Operation of Alternative Vehicles and Devices**



In Accordance with Chapter 15, Article XI, the use of various Alternative Vehicles and Devices on the roadways, streets, sidewalks, multi-use trails and paths, and parks of the city shall be as indicated as set forth below. A checkmark (✓) shall indicate that a use is permitted, while an X shall indicate that a use is prohibited.

|                                                                                   | High-Speed Roadways<br>(greater than 25 mph) | Low-Speed Roadways<br>(25 mph or less) | Sidewalks | Parks and Multi-Use Trails or Paths Within | Public Golf Course | Private Property (with owner's consent) |
|-----------------------------------------------------------------------------------|----------------------------------------------|----------------------------------------|-----------|--------------------------------------------|--------------------|-----------------------------------------|
| Bicycle                                                                           | ✓                                            | ✓                                      | ✓         | ✓                                          | X                  | ✓                                       |
| Electric Bicycle (Classes 1 and 2)                                                | ✓                                            | ✓                                      | ✓         | ✓                                          | X                  | ✓                                       |
| Electric Bicycle (Class 3) – age 16 or older required                             | ✓                                            | ✓                                      | X         | X                                          | X                  | ✓                                       |
| Electric Bicycle (Class 3) – age 15 or younger                                    | X                                            | X                                      | X         | X                                          | X                  | X                                       |
| Sit-on (Vespa style) motorized scooter (49cc or less) with valid driver's license | ✓                                            | ✓                                      | X         | X                                          | X                  | ✓                                       |
| Stand-on motorized scooter                                                        | X                                            | ✓                                      | ✓         | ✓                                          | X                  | ✓                                       |
| Motorized Alternative Vehicles                                                    | X                                            | ✓                                      | X         | X                                          | X                  | ✓                                       |
| Minibikes, Pocket Motorbikes, Go-Karts (electric)                                 | X                                            | ✓                                      | X         | X                                          | X                  | ✓                                       |
| Minibikes, Pocket Motorbikes, Go-Karts (gas-powered)                              | X                                            | X                                      | X         | X                                          | X                  | ✓                                       |



|                                                                                                              |   |   |   |   |                           |   |
|--------------------------------------------------------------------------------------------------------------|---|---|---|---|---------------------------|---|
| Non-Motorized Alternative Vehicles (roller skates, roller blades, skateboards, non-motorized scooters, etc.) | X | ✓ | ✓ | ✓ | X                         | ✓ |
| Ride-on Toy Vehicles (maximum speed of 5 mph or less)                                                        | X | X | ✓ | ✓ | X                         | ✓ |
| Electric MTDs (such as hoverboards, electric skateboards, and similar devices)                               | X | ✓ | ✓ | ✓ | X                         | ✓ |
| EPAMDs (Segways and similar devices)                                                                         | X | ✓ | ✓ | ✓ | X                         | ✓ |
| Golf Carts                                                                                                   | X | X | X | X | X (except per Sec. 18-64) | ✓ |

**Section 2:** Chapter 15, Article I, Section 15-5, “Use of Toy Vehicles”, is hereby repealed in its entirety.

**Section 3:** It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof, and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

**Section 4:** 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.



**Bill No. 5058**

**Ordinance No. \_\_\_\_\_**

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
***MARK R. STALLMANN, MAYOR***

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
***MARK R. STALLMANN, MAYOR***

**ATTEST:** \_\_\_\_\_  
***ERIC STERMAN, CITY ADMINISTRATOR***

DRAFT



**Bill No.** 5059

**Ordinance No.** \_\_\_\_\_

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

---

AN ORDINANCE APPROVING A ZONING CHANGE FROM ST. LOUIS COUNTY R-2 AND FPR-2 TO CITY OF BALLWIN R-2A FOR THE ARBOR CREST SUBDIVISION.

---

**WHEREAS**, a petition was received from the City of Ballwin for a zoning change from St. Louis County R-2 and FPR-2 to City of Ballwin R-2A for the Arbor Crest Subdivision with the additional condition that certain development standards as established on the original plat be retained; and

**WHEREAS**, said petition was duly referred to the Planning and Zoning Commission for its consideration and recommendation; 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 August 3, 2026, upon said petition; and

**WHEREAS**, the Planning and Zoning Commission has submitted its report recommending approval of the re-zoning request in accordance with the petition received to the Board of Aldermen.

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

**Section 1:** A zoning change from St. Louis County R-2 and FPR-2 to City of Ballwin R-2A is hereby granted and approved for the Arbor Crest Subdivision.

**Section 2:** The minimum lot size, minimum lot width, and building setbacks as established on the original plat, which is attached hereto, shall continue to apply to the Arbor Crest Subdivision. Otherwise, all regulations and standards of Ballwin R-2A shall apply.

**Section 3:** 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 10th day of August, 2026.

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***MARK R. STALLMANN, MAYOR***



**Bill No.** 5059

**Ordinance No.** \_\_\_\_\_

APPROVED this 10th day of August, 2026.

\_\_\_\_\_  
*MARK R. STALLMANN, MAYOR*

ATTEST: \_\_\_\_\_  
*ERIC STERMAN, CITY ADMINISTRATOR*

BOOK 319 PAGE 52  
FILED FOR RECORD  
JUN 17 1993  
At 3:30 o'clock P.M.  
RECORDED BY DEEDS  
ST. LOUIS COUNTY, MO.

DOCUMENT \$ 150.00  
STATE USER \$ 4.00  
FAIR FUND \$ 2.00  
TOTAL \$ 156.00

# ARBOR CREST

BEING IN PART OF SECTION 11, TOWNSHIP 44 NORTH,  
RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI.  
A P.E.U. LOCATED IN R-2 AND FPR-2 PER  
ORDINANCE NO. 16040  
LOCATOR NO.: 25'R431619

Section 7, Item a.

SCALE: 1" = 50'

TYPICAL LOT DETAIL  
(NOT TO SCALE)

N/F  
MISSOURI SAVINGS ASSOCIATION F.A.  
8626/1652

THE RESUBDIVISION OF THE  
CASCADES PLAT TWO  
P.B. 266, PG. 68

N/F  
PARKWAY C-2 SCHOOL DISTRICT  
8523/159

## GENERAL NOTES:

- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.
- THE BASIS OF BEARINGS: THE SOUTHERLY LINE OF "THE RESUBDIVISION OF THE CASCADES PLAT 2," AS RECORDED IN PLAT BOOK 266, PAGE 68, OF THE ST. LOUIS COUNTY RECORDS. (NORTH BY DECIMES 37 MINUTES 23 SECONDS EAST).
- UNLESS NOTED OTHERWISE, DISTANCES SHOWN HEREON ARE SURVEYED AND RECORDED.
- MONUMENTS DESIGNATED AS "TO BE SET" WILL BE SET AT THE COMPLETION OF FINAL SITE GRADING.

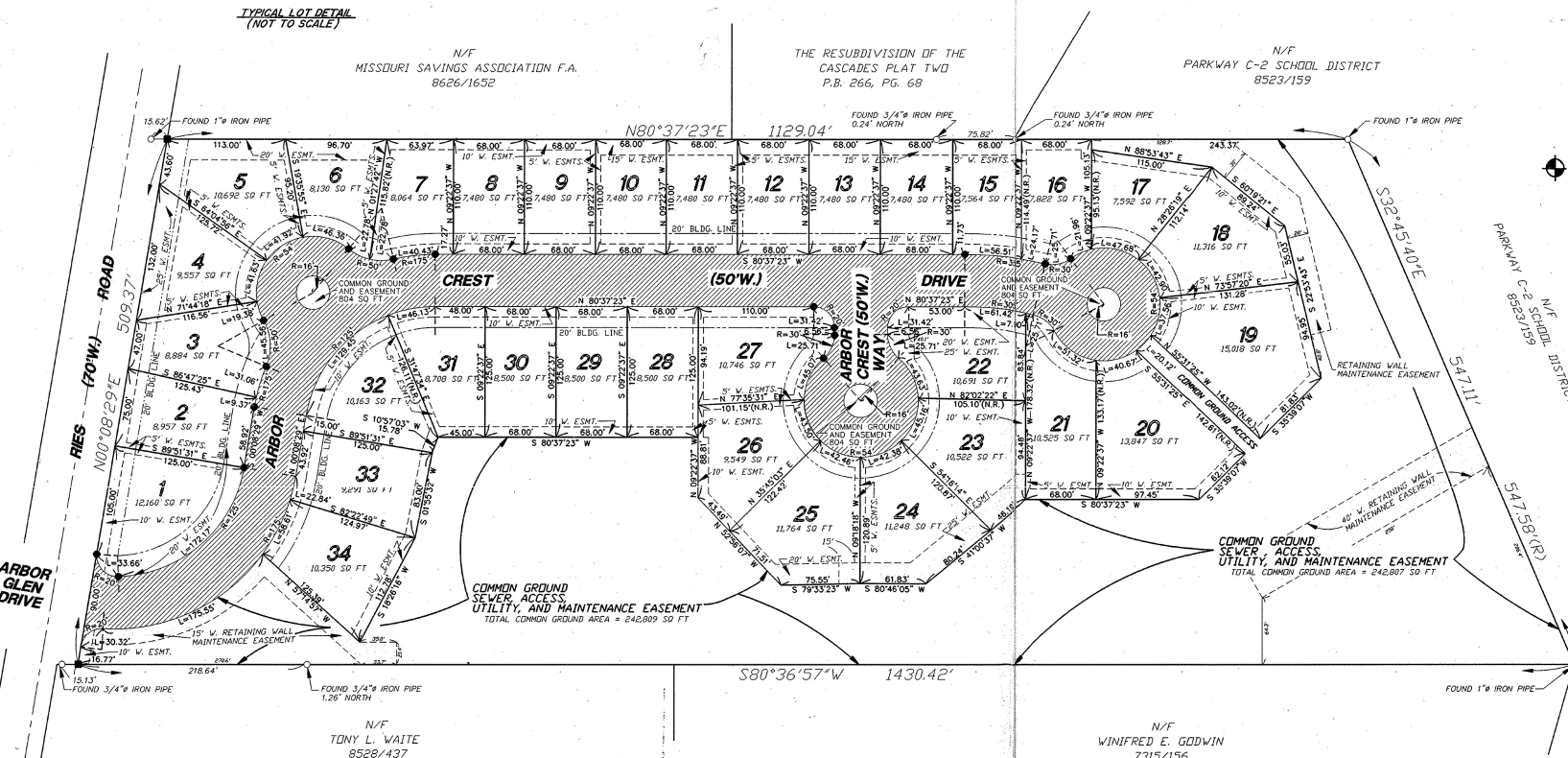
## BENCHMARK INFORMATION

MSD BENCHMARK 444-34 (USGS ELEVATION: 527.54 FEET)  
"C" CUT ON THE SOUTHEAST CORNER OF A CONCRETE HEADWALL, 12 FEET SOUTH OF THE CENTERLINE OF OAK STREET, 55 FEET WEST OF THE INTERSECTION OF BIES ROAD AND OAK STREET.

SITE BENCHMARK (USGS ELEVATION: 524.75 FEET)  
SET BENCHMARK STAKE ON NORTHEAST FACE OF POWER POLE, 1 FOOT, MORE OR LESS, ABOVE GRADE, 50 FEET, MORE OR LESS, WEST OF THE CENTERLINE OF BIES ROAD, 150 FEET, MORE OR LESS, NORTH OF THE CENTERLINE OF ARBOR GLEN DRIVE.

## LEGEND

- DENOTES EXISTING MONUMENT (AS LABELED)
- DENOTES MONUMENT TO BE SET
- DENOTES SEMI-PERMANENT MONUMENT TO BE SET
- (R) DENOTES RECORD DIMENSION
- (N.R.) DENOTES NON-RADIAL LOT LINE



## OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREINAFTER BE KNOWN AS "ARBOR CREST," ARBOR CREST DRIVE, 50 FOOT WIDE, ARBOR CREST WAY, 50 FOOT WIDE, TOGETHER WITH ALL CURBS, DITCHES AND BOUNDARIES LOCATED AT THE STREET INTERSECTIONS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED ON THIS PLAT, ARE HEREBY DEDICATED TO ST. LOUIS COUNTY FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING OF STORMWATER DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES AND CONSTRUCTION OF PERMANENT STRUCTURES ON ADJACENT GROUND.

THE STORMWATER CONTROL EASEMENTS AND ACCESS EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING OF STORMWATER DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF DRAINAGE FACILITIES. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THE STORMWATER CONTROL EASEMENT AND ACCESS EASEMENT WITHOUT SUBMITTAL OF CONSTRUCTION PLANS AND THE WRITTEN PERMISSION OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND FIRST LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC. ALL OTHER UTILITY EASEMENTS HEREBY OFFERED AS BEING WITHIN THE STORMWATER CONTROL EASEMENT AND ACCESS EASEMENT ARE HEREBY MADE SUBJECT TO AND SUBORDINATE TO THIS EASEMENT AS GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

ALL COMMON GROUND EASEMENTS, SUCH AS CURB, DITCH, ISLANDS OR DIVIDED STREET ISLANDS OR MEDIAN STRIPS, ARE HEREBY DEDICATED TO THE TRUSTEES OF THE APPOINTMENTED SUBDIVISION FOR LANDSCAPE MAINTENANCE. HOWEVER, NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS MAY BE CONSTRUCTED OR INSTALLED WITHIN A CURB, DITCH, ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP, WITHOUT AUTHORIZATION BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT.

BUILDING LINES, AS SHOWN ON THIS PLAT, ARE HEREBY ESTABLISHED.

THE RETAINING WALL LYING IN THE PERMANENT WALL MAINTENANCE EASEMENT WHICH FOR BETTER IDENTIFICATION IS SHOWN ON THIS PLAT IS TO BE MAINTAINED BY THE "ARBOR CREST" HOME OWNERS ASSOCIATION.

IN WITNESS WHEREOF, I HAVE HEREunto SET MY HAND ON THIS 17th DAY OF JUNE 1993  
TAYLOR-MORLEY, INC.  
BY: Benton Taylor  
BENTON TAYLOR  
Chairman of the Board

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }

ON THIS 17th DAY OF JUNE, 1993, BEFORE ME APPEARED Joseph A. Canato, to ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY HE IS THE Planning Director OF THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID Joseph A. Canato ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREunto SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE OF AFORESAID, ON THIS DAY AND YEAR FIRST ABOVE WRITTEN.

BY: Joseph A. Canato  
NOTARY PUBLIC  
EXPIRATION DATE: 10/10/94

## LIN HOLDERS CERTIFICATE

THE UNDERSIGNED LEGAL OWNER AND HOLDER OF NOTES SECURED BY DEED OF TRUST RECORDED IN DEED BOOK 319 PAGE 52 OF THE ST. LOUIS COUNTY RECORDS DOES HEREBY JOIN IN AND APPROVE THE FOREGOING SUBDIVISION ALL AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, I HAVE HEREunto SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS 17th DAY OF JUNE, 1993  
AT ST. LOUIS, MISSOURI  
BY: Raymond C. Armstrong  
RAYMOND C. ARMSTRONG, PRES

## COUNTY COUNCIL CERTIFICATE

APPROVED FOR RECORDING BY THE ST. LOUIS COUNTY COUNCIL THIS 10th DAY OF JUNE, 1993

Joseph A. Canato (Glenn Powers)  
PLANNING DIRECTOR

STATE OF Missouri }  
County of St. Louis }  
I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on the 17th day of JUNE, A.D. 1993 at 2:38 o'clock P.M. and is truly recorded in Plat Book 319 Page 52

Witness my hand and official seal on the day and year aforesaid.

Frank J. Knecht  
Recorder of Deeds

STATE OF Missouri }  
County of St. Louis }  
ON the 13th Day of June 1993 before ME APPEARED PETER C. BIRSON to ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE VICE PRESIDENT of Kenith Balk & Associates, Inc. and THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL of said corporation and that SAID INSTRUMENT WAS SIGNED and SEALED in BEHALF of SAID CORPORATION by authority of its Board of Directors and that SAID INSTRUMENT WAS TO BE THE FREE ACT AND DEED of SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREunto SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THIS DAY AND YEAR FIRST ABOVE WRITTEN.

BY: Kenith Balk & Associates, Inc.  
RAYMOND C. ARMSTRONG, PRES

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }

IN WITNESS WHEREOF, I HAVE HEREunto SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE OF AFORESAID, ON THIS DAY AND YEAR FIRST ABOVE WRITTEN.

BY: Kenith Balk & Associates, Inc.  
RAYMOND C. ARMSTRONG, PRES

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }

IN WITNESS WHEREOF, I HAVE HEREunto SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE OF AFORESAID, ON THIS DAY AND YEAR FIRST ABOVE WRITTEN.

BY: Kenith Balk & Associates, Inc.  
RAYMOND C. ARMSTRONG, PRES

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS }

IN WITNESS WHEREOF, I HAVE HEREunto SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE OF AFORESAID, ON THIS DAY AND YEAR FIRST ABOVE WRITTEN.

BY: Kenith Balk & Associates, Inc.  
RAYMOND C. ARMSTRONG, PRES

TAILORED BY INC.  
2224 FERN RIDGE PARKWAY  
ST. LOUIS, MISSOURI 63114  
PROJECT: ARBOR CREST  
DATE: 6/17/93  
BY: [Signature]  
CHECKED: [Signature]  
DATE: 6/17/93  
PROJECT: ARBOR CREST



Bill No. 5060

Ordinance No. \_\_\_\_\_

INTRODUCED BY

ALDERMEN FINLEY, JUDD, GRAY, KELLING, FLEMING, WEAVER, SIEGEL, LEHMKUHL

---

AN ORDINANCE APPROVING A ZONING CHANGE FROM ST. LOUIS COUNTY R-3 TO CITY OF BALLWIN R-3 FOR THE ARBOR TRAILS SUBDIVISION.

---

**WHEREAS**, a petition was received from the City of Ballwin for a zoning change from St. Louis County R-3 to City of Ballwin R-3 for the Arbor Trails Subdivision with the additional condition that certain development standards as established on the original plat be retained; and

**WHEREAS**, said petition was duly referred to the Planning and Zoning Commission for its consideration and recommendation; 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 August 3, 2026, upon said petition; and

**WHEREAS**, the Planning and Zoning Commission has submitted its report recommending approval of the re-zoning request in accordance with the petition received to the Board of Aldermen.

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

**Section 1:** A zoning change from St. Louis County R-3 to City of Ballwin R-3 is hereby granted and approved for the Arbor Trails Subdivision.

**Section 2:** The minimum lot size, minimum lot width, and building setbacks as established on the original plat, which is attached hereto, shall continue to apply to the Arbor Trails Subdivision. Otherwise, all regulations and standards of Ballwin R-3 shall apply.

**Section 3:** 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 10th day of August, 2026.

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***MARK R. STALLMANN, MAYOR***



**Bill No.** 5060

**Ordinance No.** \_\_\_\_\_

**APPROVED** this 10th day of August, 2026.

\_\_\_\_\_  
***MARK R. STALLMANN, MAYOR***

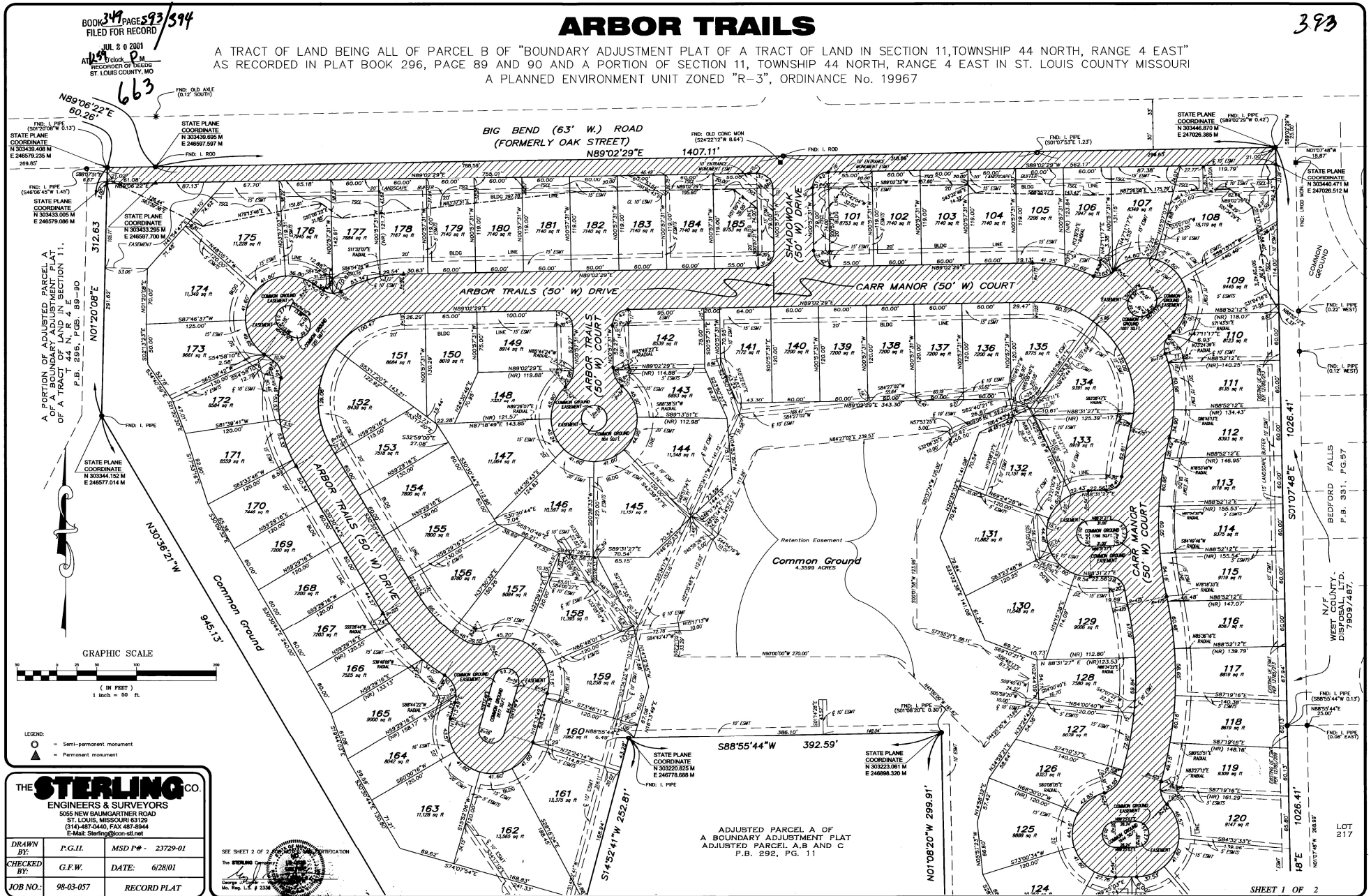
**ATTEST:** \_\_\_\_\_  
***ERIC STERMAN, CITY ADMINISTRATOR***



393

# ARBOR TRAILS

A TRACT OF LAND BEING ALL OF PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST" AS RECORDED IN PLAT BOOK 296, PAGE 89 AND 90 AND A PORTION OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST IN ST. LOUIS COUNTY MISSOURI  
A PLANNED ENVIRONMENT UNIT ZONED "R-3", ORDINANCE No. 19967



# ARBOR TRAILS

A TRACT OF LAND BEING ALL OF PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST" AS RECORDED IN PLAT BOOK 296, PAGE 89 AND 90 AND A PORTION OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST IN ST. LOUIS COUNTY MISSOURI A PLANNED ENVIRONMENT UNIT ZONED "R-3", ORDINANCE No. 19967

394

N/F  
PARKWAY C-2 SCHOOL DISTRICT  
D.B. 8523, PGS. 159-161

We, the undersigned, owners of a tract of land herein platted and further described in the foregoing surveyors certification have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "ARBOR TRAILS". Arbor Trails (50' W) Drive, Arbor Trails (50' W) Court, Carr Manor (50' W) Court, ~~SHAWNEE~~ (50' W) Drive, and the 21 foot wide strip along the South line of Big Bend Road (53' W), together with all cul-de-sacs and roundings located at the street intersections which for better identification are shown hatched on this plat, are hereby dedicated to St. Louis County for public use forever.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to St. Louis County, Missouri, St. Louis County Water Company, Laclede Gas Company, Ameren UE, Southwestern Bell Telephone Company, Metropolitan St. Louis Sewer District, the relevant cable television company, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.

The entrance monument easement as shown hereon are hereby dedicated to the Arbor Trails Homeowner's Association, its successors and assigns, for the purpose of erecting subdivision signs/monuments and landscape maintenance, and becomes the sole ownership and maintenance, responsibility of the Arbor Trails Homeowner's Association, and its successors and assigns.

The Landscape Buffers are hereby dedicated to the Arbor Trails Homeowner's Association, and its successors and assigns, for the purpose of installation and maintenance of landscaping, and ~~FENCING BECOMES THE SOLE~~ responsibility of the Arbor Trails Homeowner's Association, and its successors and assigns.

All common ground easements, such as cul-de-sac islands, and divided street island, or median strips, are hereby dedicated to the Arbor Trails Homeowner's Association, its successors and assigns, and becomes The Arbor Trails Homeowner's Association's sole ownership and maintenance responsibility. However, no above ground structure, other than required street lights or other public utilities in accordance with the approved improvement plans may be constructed or installed within a cul-de-sac island, divided street island, or median strip, without authorization and approval by the St. Louis County Department of Highways and Traffic through the issuance of a Special Use Permit.

The Temporary Slope Construction Licenses (T.S.C.L.) shown hereon are for the purpose of making cuts, fills, sloping embankment, constructing drives, providing work room, and implementing any and all other related construction items until such time as construction may be completed and accepted by St. Louis County, Missouri. Upon granting acceptance by St. Louis County, Missouri or its assigns, this easement shall terminate.

The Retention Easements as shown on this plat is hereby given, granted, extended and conveyed to the Arbor Trails Homeowner's Association for exclusive right to build and maintain a sewer or sewers, including stormwater improvements, on the strip or strips of ground which have been identified on this plat, and to use such additional space adjacent to the easement so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned sewer or sewers, including stormwater improvements, and may assign its rights in this easements to the State, County, City or other political subdivision of the State.

Building lines as shown on this plat are hereby established. This subdivision is subject to conditions and restrictions recorded in an Indenture of Trust and Restrictions filed on the 20th day of July, 2001 as Daily No. 166 in the St. Louis County Records.

The common ground shown on this plat has been conveyed forever to the Arbor Trails Homeowner's Association, its successors and assigns, by General Warranty Deed recorded the 20th day of July, 2001 as daily no. 166 in the St. Louis County Records.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

IN WITNESS THEREOF, I have hereunto set my hand this 20th day of June, 2001.

McBRIDE & SON HOMES, INC.

By: James R. Piper  
James R. Piper  
Vice President

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS

On this 20th day of June, 2001, before me personally appeared James R. Piper to me personally known, who, being by me duly sworn, did say that he is the Vice President of McBride & Son Homes Inc., a Corporation of the State of Missouri and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and the said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said James R. Piper acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, and the day and year first above written.

Donna L. Kene  
Notary Public

My Commission Expires: \_\_\_\_\_

DONNA L. KENE  
Notary Public - Notary Seal  
STATE OF MISSOURI  
ST. LOUIS COUNTY  
MY COMMISSION EXPIRES: DEC. 4, 2003

**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5055 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63129  
(314)-487-0440, FAX 487-8944  
E-Mail: Sterling@icon-stl.net

|             |           |                   |
|-------------|-----------|-------------------|
| DRAWN BY:   | P.G.H.    | MSD P# - 23729-01 |
| CHECKED BY: | G.F.W.    | DATE: 6/28/01     |
| JOB NO.:    | 98-03-057 | RECORD PLAT       |

LEGEND:  
○ = Semi-permanent monument  
▲ = Permanent monument

STATE OF MISSOURI }  
County of St. Louis } SS

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on this 20th day of June, A.D. 2001, at 3:45 o'clock P.M. and is duly recorded in Plat Book 394 Page 393-394

Witness my hand and official seal on the day and year aforesaid.

By: James M. Hammonds  
Deputy Recorder

WHEREAS, UNION PLANTERS BANK, N.A., by a deed of trust, dated April 22, 1997, and recorded in the Recorder's Office, in and for the County of St. Louis and State of Missouri, in Book 11142, Page 1150 conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth; and whereas, said deed of trust and note or notes has or have been partly paid and satisfied.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes, does hereby REMISE, RELEASE AND QUITCLAIM unto the present owners, PART of the real estate in said deed of trust described, situated in the County of St. Louis and State of Missouri, to wit: All common ground or common land shown on this plat and all streets, public or private, or roadway easements on this plat.

TO HAVE AND TO HOLD same, with all appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS THEREOF, the undersigned has executed these presents this 12th day of July, 2001.

Union Planters Bank  
By: James R. Piper  
Senior Vice President

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS

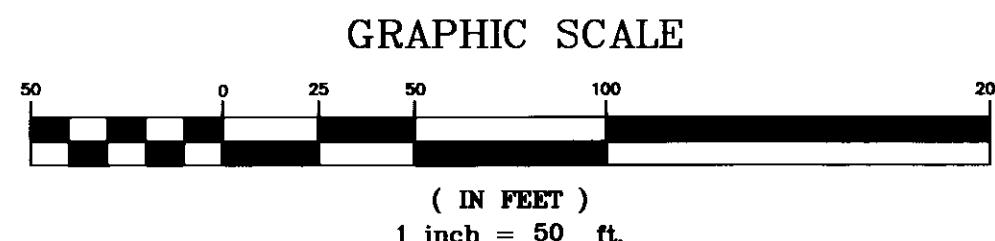
On this 12th day of July, 2001, before me personally appeared James R. Piper to me personally known, who, being by me duly sworn, did say that he is the Senior Vice President of UNION PLANTERS BANK, N.A., a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and the said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said James R. Piper acknowledged said instrument to be the free act and deed of said corporation. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, and the day and year first above written.

Cheryl A. O'Neal  
Notary Public  
John Shannon-Ranson  
My Commission Expires: August 22, 2002

CHERYLE A. O'NEAL  
Notary Public - Notary Seal  
STATE OF MISSOURI  
St. Louis County  
My Commission Expires: August 22, 2002

This is to certify that the subdivision of "Arbor Trails" was approved by the St. Louis County Council on this 20th day of July, 2001.

St. Louis County Planning Department  
Glenn A. Powers (gdp)  
Glenn A. Powers - Director of Planning



Partial Release of Deed of Trust

Partial Release of Deed of Trust

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Union Planters Bank  
By: James R. Piper  
Senior Vice President

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS

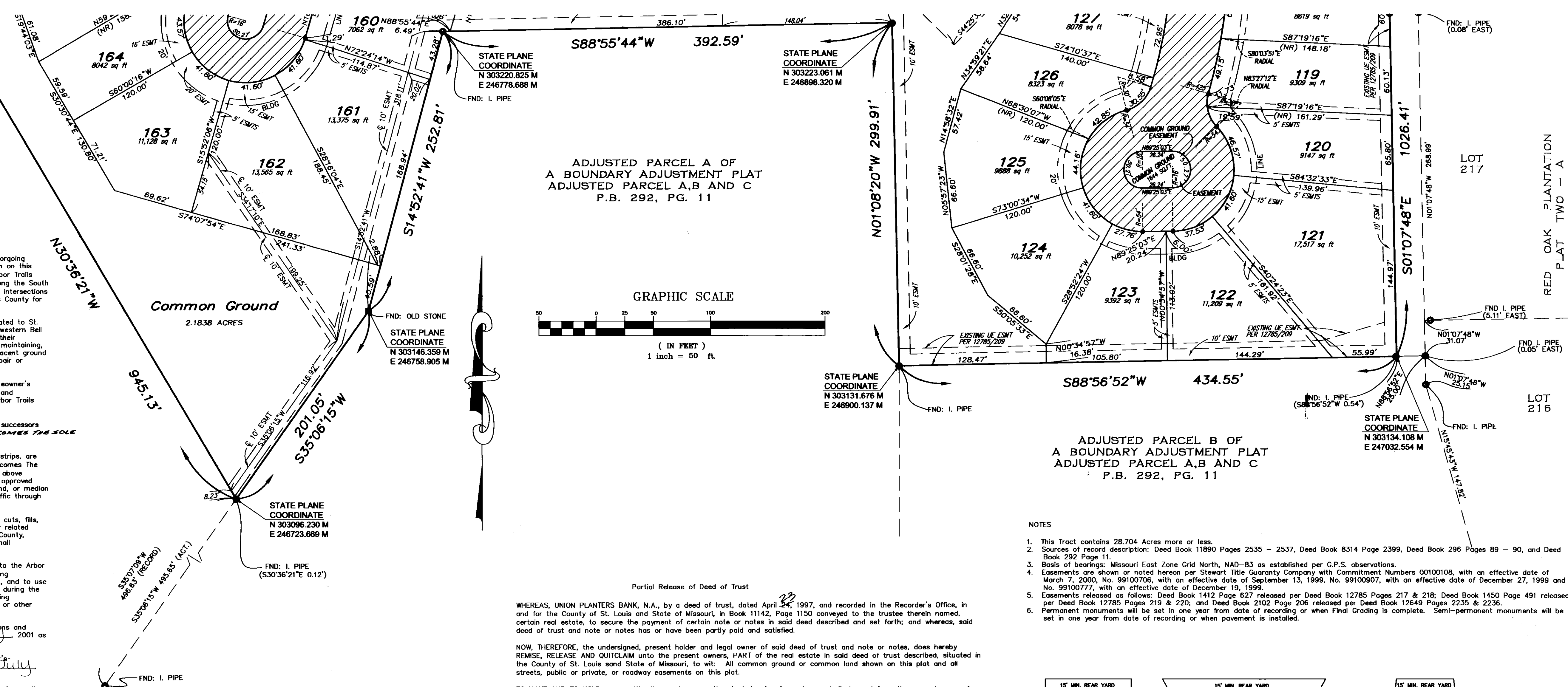
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Cheryl A. O'Neal  
Notary Public  
John Shannon-Ranson  
My Commission Expires: August 22, 2002

CHERYLE A. O'NEAL  
Notary Public - Notary Seal  
STATE OF MISSOURI  
St. Louis County  
My Commission Expires: August 22, 2002

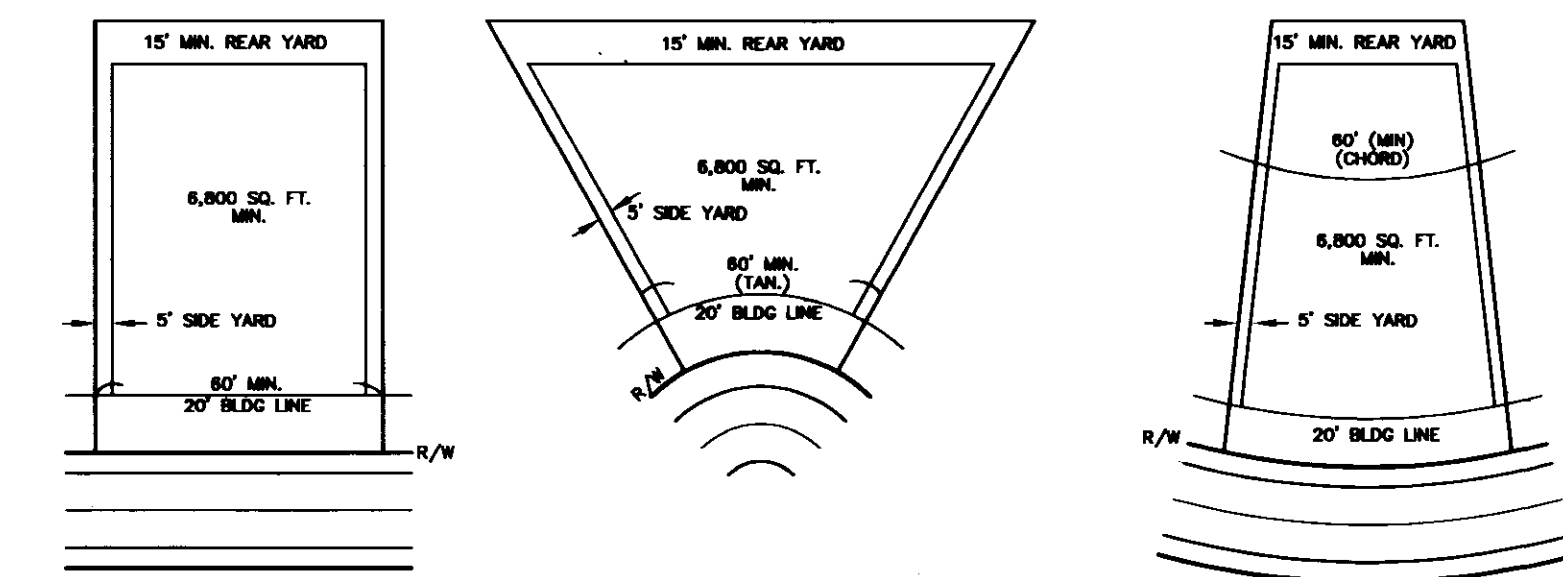
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St. Louis County Planning Department  
Glenn A. Powers (gdp)  
Glenn A. Powers - Director of Planning



## NOTES

- This Tract contains 28,704 Acres more or less.
- Sources of record description: Deed Book 11890 Pages 2535 - 2537, Deed Book 8314 Page 2399, Deed Book 296 Pages 89 - 90, and Deed Book 292 Page 11.
- Basis of bearings: Missouri East Zone Grid North, NAD-83 as established per G.P.S. observations.
- Easements are shown or noted hereon per Stewart Title Guaranty Company with Commitment Numbers 00100108, with an effective date of March 7, 2000, No. 99100706, with an effective date of September 13, 1999, No. 99100907, with an effective date of December 27, 1999 and No. 99100777, with an effective date of December 19, 1999.
- Easements released as follows: Deed Book 1412 Page 627 released per Deed Book 12785 Pages 217 & 218; Deed Book 1450 Page 491 released per Deed Book 12785 Pages 219 & 220; and Deed Book 2102 Page 206 released per Deed Book 12649 Pages 2235 & 2236.
- Permanent monuments will be set in one year from date of recording or when Final Grading is complete. Semi-permanent monuments will be set in one year from date of recording or when pavement is installed.



TYPICAL LOTS  
NTS

ORDER NUMBER: 98-03-057  
THE STERLING COMPANY  
5055 New Baumgartner Road,  
St. Louis MO 63129 (314)487-0440

This is to certify that we have during the months of February 2000 and January 2001, by order of McBride and Son Homes, Inc., made a survey and subdivision on "A TRACT OF LAND BEING ALL OF PARCEL B OF 'BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST' AS RECORDED IN PLAT BOOK 296, PAGES 89 AND 90 AND A PORTION OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST IN ST. LOUIS COUNTY, MISSOURI", and that results of said survey and subdivision are represented on this plat. This survey meets the "Missouri Minimum Standards for Property Boundary Surveys" (10 CSR 30-2 and 4 CSR 30-16, effective date December 30, 1994) as an "URBAN PROPERTY".

THE STERLING COMPANY  
NO. 18, 2001  
By: Glenn A. Powers  
Glenn A. Powers - Director of Planning  
SHEET 2 OF 2



**Bill No.** 5061

**Ordinance No.** \_\_\_\_\_

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

---

AN ORDINANCE APPROVING A ZONING CHANGE FROM ST. LOUIS COUNTY NU NON-URBAN AND R-4 TO CITY OF BALLWIN R-3 FOR OAK BROOK ELEMENTARY SCHOOL.

---

**WHEREAS**, a petition was received from the City of Ballwin for a zoning change from St. Louis County NU Non-Urban and R-4 to City of Ballwin R-3 for Oak Brook Elementary School; and

**WHEREAS**, said petition was duly referred to the Planning and Zoning Commission for its consideration and recommendation; 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 August 3, 2026, upon said petition; and

**WHEREAS**, the Planning and Zoning Commission has submitted its report recommending approval of the re-zoning request in accordance with the petition received to the Board of Aldermen.

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

**Section 1:** A zoning change from St. Louis County NU Non-Urban and R-4 to City of Ballwin R-3 is hereby granted and approved for Oak Brook Elementary School.

**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 10th day of August, 2026.

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***MARK R. STALLMANN, MAYOR***

**APPROVED** this 10th day of August, 2026.

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***MARK R. STALLMANN, MAYOR***



**Bill No.** 5061

**Ordinance No.** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_  
*ERIC STERMAN, CITY ADMINISTRATOR*



# Resolution

## City of Ballwin, Missouri

INTRODUCED BY

ALDERMEN FINLEY, JUDD, GRAY, KELLING, FLEMING, WEAVER, SIEGEL, LEHMKUHL

---

### A RESOLUTION OF THE BOARD OF ALDERMEN DESIGNATING AZAVAR AUDIT SOLUTIONS, INC. AS THE AUTHORIZED AGENT OF THE BOARD OF ALDERMEN TO INVESTIGATE AND AUDIT COMPLIANCE WITH THE CITY'S GAS UTILITY LICENSE TAX UNDER BALLWIN CODE §§ 14-231 TO 14-235

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**WHEREAS**, the City of Ballwin, Missouri (the “City”) levies a license or occupational tax equal to seven percent (7%) of the gross receipts derived from the business of supplying or furnishing gas or gas service or power within the City, pursuant to Ballwin Code of Ordinances Chapter 14, Article V, Division 3 (§§ 14-231 to 14-235) (the “Gas Utility Tax Ordinance”); and

**WHEREAS**, Ballwin Code § 14-233 authorizes the City Finance Officer and such other persons as may be designated by the Board of Aldermen from time to time to investigate the correctness and accuracy of the gross-receipts statements filed under the Gas Utility Tax Ordinance, and to have access at all reasonable times to the books, documents, papers, and records of any person making such a statement; and

**WHEREAS**, the Board of Aldermen desires to designate a qualified outside firm to conduct such investigation and audit with respect to Spire Missouri Inc. (“Spire”), as successor-in-interest to the gas utility serving the City, for the period January 1, 2021 through December 31, 2025 (the “Audit Period”); and

**WHEREAS**, Azavar Audit Solutions, Inc. (“Azavar”) is a qualified municipal revenue audit firm and the City desires to designate Azavar as the Board of Aldermen’s authorized agent for this purpose;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, SAINT LOUIS COUNTY, MISSOURI AS FOLLOWS:

1. The Board of Aldermen hereby designates and authorizes Azavar Audit Solutions, Inc. as the Board’s authorized agent, pursuant to Ballwin Code § 14-233, to investigate and audit Spire’s compliance with the Gas Utility Tax Ordinance for the Audit Period.
2. In furtherance of this designation, Azavar is authorized to access at all reasonable times the books, documents, papers, and records of Spire pertaining to the gas utility license tax; to request and receive such records in electronic form as the audit reasonably requires; to communicate directly with Spire on the City’s behalf regarding the audit; and to prepare and present findings, assessments, and remediation recommendations to the City.
3. The City Finance Officer is authorized to execute a Letter of Agency and such other documents as are reasonably necessary to effectuate this designation, consistent with the authority granted by this Resolution.

- 4. This designation shall remain in effect until the audit and any resulting compliance proceedings are concluded, or until modified or revoked by the Board of Aldermen.
- 5. This Resolution shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
**MARK R. STALLMANN, MAYOR**

**ATTEST:** \_\_\_\_\_  
**CITY CLERK**







# Consent Item

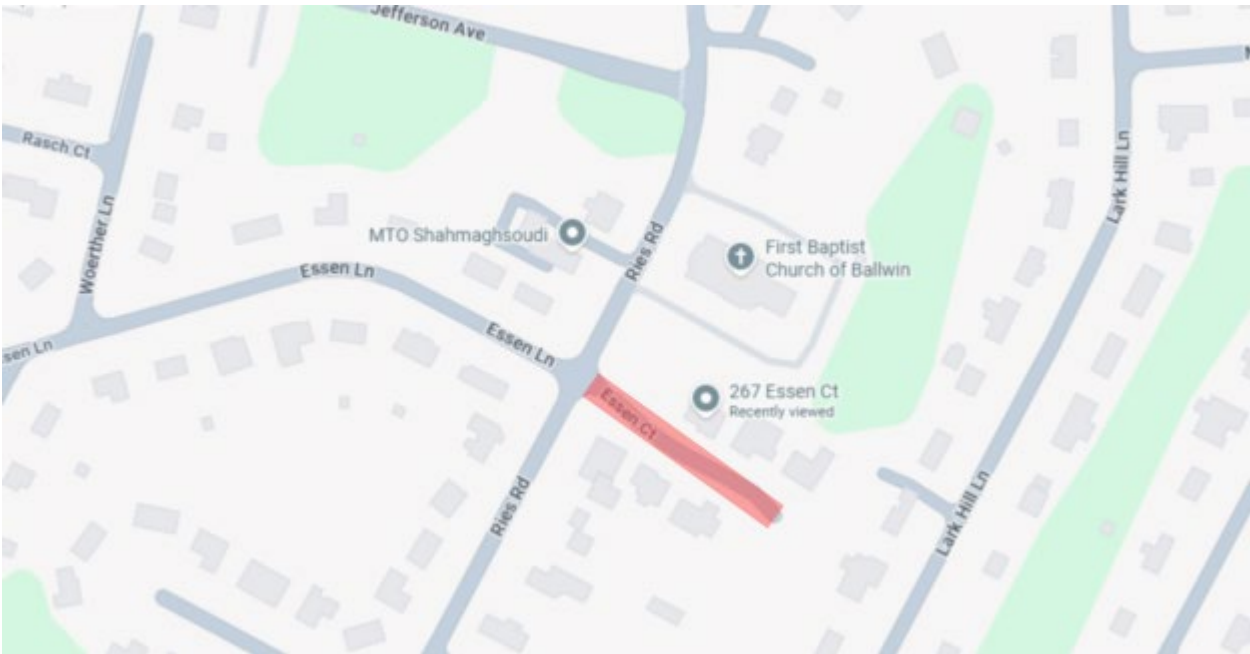
**RE:** Street Acceptance

**Department/Program:** Public Works/ Engineering

**Explanation:** The developer of Essen Estates/ Essen Ct, Vanderbilt Homes has requested that Essen Estates/ Essen Ct. be accepted for City of Ballwin maintenance. All public improvements have been completed and are to City Standards. A vote of the Board of Aldermen, is required accepting this street within the rights-of-way for City maintenance.

The MSD letter accepting the storm and the sanitary sewers for their maintenance is attached.

**Recommendation:** Staff recommends we accept Essen Estates/ Essen Ct. for maintenance.



**Submitted By:** Jim Link, Director of Public Works

**Date:** 7/27/2026