

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - [a.](#) Minutes of the February 23, 2026 Board of Aldermen Meeting
- 5. Citizen Comments**
- 6. Consent Items**
 - [a.](#) Administration – 265 Steamboat Lane SUE Extension
 - [b.](#) Administration – 15069 Manchester Road SUE Transfer
 - [c.](#) Public Works – Concrete Ready Mix Bid Award
 - [d.](#) Public Works – Crushed Rock and Stone Bid Award
- 7. Mayor’s Report**
- 8. City Administrator’s Report**
- 9. City Attorney’s Report**
- 10. Staff Reports**
 - [a.](#) Public Works – Hot Mix Asphalt Bid Award
 - [b.](#) Public Works – Portland Cement Bid Award
 - [c.](#) Public Works – Ready Mix Sand Bid Award
 - [d.](#) Public Works – Street Sweeping Bid Award
 - [e.](#) Public Works – Street Striping Bid Award
- 11. Aldermanic Comments**
- 12. 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**

FEBRUARY 23, 2026

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

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

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

ROLL CALL

Present

Absent

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

Alderman David Siegel

- Alderman Jim Lehmkuhl
- City Administrator Eric Sterman
- City Attorney Kyle Cronin

The Pledge of Allegiance was recited.

MINUTES

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

CITIZEN COMMENTS

None.



**BOARD OF ALDERMEN
Meeting Minutes**

FEBRUARY 23, 2026

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

LEGISLATION

Bill 5052 - AN ORDINANCE EXEMPTING THE CITY OF BALLWIN FROM THE PROVISIONS OF SECTION 311.2026 OF THE REVISED STATUTES OF MISSOURI RELATING TO THE SALE OF LIQUOR DURING THE 2026 FIFA WORLD CUP.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5052, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5052, title only.

Discussion:

Alderman Frank Fleming noted his normal inclination was to allow others to do what they wanted to do, but noted this is a tourism event for a two to two and a half hour radius around Kansas City. He noted Kansas City relaxed a lot of their rules relating to storefronts and AirBnB’s for the World Cup, but this was something the state did to help out. He noted he believes the City doesn’t need to go out of our way to participate in this and doesn’t believe it provides any benefit to our residents because we’re too far removed from Kansas City to see the tourism effects.

Mayor Mark Stallmann noted current liquor laws allow for operation from 6 a.m. to 1:30 p.m., this bill from the legislature would allow for sales between 6 a.m. and 5 a.m.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5052, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5052, title only.

A roll call vote was taken for passage and approval of Bill 5052 with the following results:

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

Nay:Alderman Weaver

Bill No. 5052 was approved and became Ordinance No. 26-09.

CONSENT ITEMS

Administration – Merit Raises

Staff recommends that the Board approve a salary increase of 3% for all full-time staff effective April 1, 2026 as was budgeted.

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**

FEBRUARY 23, 2026

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

Parks & Recreation – Median Maintenance Bid Award

Staff recommends awarding Landdesign Plus the contract for Median Maintenance for 2026 for \$17,266.07.

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

Mayor Mark Stallmann congratulated Chief John Bergfeld and the Police Department for receiving the Blue Shield Award from the state.

He also noted he, City Administrator Eric Sterman and Alderman Tequila Gray had a good meeting in Jefferson City for the MML conference with Representative Oehlerking and Senator Gregory, who were receptive to the City’s opposition to grocery sales tax elimination.

CITY ADMINISTRATOR’S REPORT

City Administrator Sterman noted the City has engaged with a lobbyist for the City’s interest in opposing grocery sales tax elimination. Ladue, Town & Country and Creve Coeur have joined with the City to lobby. He noted there will be a Public Works Committee meeting at 6 p.m. on March 9th to discuss the MSD tax funding grants.

Alderman Tequila Gray asked for a dollar amount for the lobbyist.

City Administrator Sterman noted it’s an amount not to exceed \$5,000.

Alderman Gray asked about the Clarkson Valley sidewalk submission.

City Administrator Sterman noted Clarkson Valley has submitted their application to East-West Gateway Council of Governments, the next step is to apply to MODOT in April.

Alderman Gray asked if there was a \$100,000 cap placed on the City’s contribution. City Administrator Sterman noted there is.

CITY ATTORNEY’S REPORT

None.

STAFF REPORTS

Administration – Parks Staff Adjustments

Staff recommends the Board make a motion to eliminate one full time custodial position, add a full time marketing and communications position, and award the custodial bid for the Government Center to US Supreme Cleaning.



BOARD OF ALDERMEN
Meeting Minutes

FEBRUARY 23, 2026

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

Discussion:

City Administrator Eric Sterman noted this was a shuffle of positions, not an addition of full time staff. He noted this would add a marketing & communications position in the Parks Department, which is where the Communications & Marketing Specialist position originated when it was created around 10 years ago before it was moved to Administration. He noted because of the demand on the Communications & Marketing Specialist and the increase in the City's presence on Social Media, it's necessary to add another position. He noted the full time position would be moved from a janitorial position to marketing. It would most likely be an addition of around \$12,000 yearly going forward.

Alderman Michael Finley asked what the process was for making sure the custodian company hired would be fully vetted.

City Administrator Sterman noted it is up to the City, but background checks would be completed since this person would have access to the building & computers.

Alderman Gray asked if there would be additional duties moved from the Communications & Marketing Specialist to the Parks Marketing Coordinator.

City Administrator Sterman noted there could potentially be, depending on the workload.

Mayor Stallmann urged the Board to move forward with this, noting there is a renewed emphasis on marketing the City and to take our branding and messaging in the direction the Board wants.

Alderman Janet Judd noted she wants to make sure the new hire works well with the Marketing & Communications Specialist.

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

Parks & Recreation – Day Camp Transportation Bid Award

Staff recommends awarding First Student Inc. the 2026 contract in the amount of \$16,731.

Discussion:

Parks & Recreation Director Chris Conway noted the City was shopping around for transportation for day campers on Wednesdays for summer camp. \$17,000 was budgeted and three bids were received. City staff is recommending the second lowest bidder because of previous work with them and knowing they're on time. The City has worked with the lowest bidder before and has not had good experiences with them being on time.

Alderman Michael Finley thanked staff for their work on the bid and noted the difference between the two bidders is minimal when kids safety is considered.

Alderman Janet Judd asked if the company has worked for other municipalities before. Parks Director Conway noted the company has.

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**

FEBRUARY 23, 2026

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

ALDERMANIC COMMENTS

None.

ADJOURNMENT

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 7:18 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK



Consent Item

RE: 265 Steamboat Lane

Department/Program: Administration/Planning

Explanation: Special Use Exception Extension

The Petitioner is requesting approval of a four (4) month extension of the Special Use Exception that was approved on March 10, 2025, and granted to SG MF Rockwood Investors LLC for Caravel Autism Health. The Special Use Exception permits front yard parking and the operation of a nursery, pre-kindergarten, and day care/play school at 265 Steamboat Lane.

According to Appendix A, Article XIV, Section 4(11): In the event that a special use exception grantee fails to proceed with the allowed use or construction and/or development, within a period of one year following the effective date of said special use exception, and no extension of time is granted by the Board of Aldermen, said grantee shall be deemed to have abandoned the special use exception and it shall terminate.

Caravel Autism Health has submitted an application for a building permit, which is currently under review. Issuance of the permit is contingent upon the recording of the amended development plan previously approved as part of this project.

One of the conditions of approval requires construction of a twenty-one (21) space parking lot, including a cross-access easement between the adjacent property and this site. The parking lot improvements have been approved by the Metropolitan Sewer District and must be completed prior to Caravel Autism Health occupying the building.

At this time, the Petitioner is requesting a four (4) month extension of the Special Use Exception.

Recommendation:

Staff recommends approval of the requested four (4) month extension. Should substantial progress not be made within that timeframe, an additional extension request will be required.



SPECIAL USE EXCEPTION EXTENSION PETITION

CITY OF BALLWIN }
COUNTY OF ST. LOUIS }
STATE OF MISSOURI }

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: Zoning

Nursery, pre-kindergarten, day care school/play school with front yard parking, per Appendix A, Section XIV, Section 1 (12 & 14)

Original Special Use Exception Ordinance Number: 25-04

Date of original Ordinance: March 10th, 2025

Now comes (print name of Petitioner) SG MF Rockwood Investors LLC
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
A. State Legal Interest: Owner
B. Documentation of Legal Interest must accompany this petition.
II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed.
III. That the street address of said property is: 265 Steamboat Lane
IV. That the area (acres or square feet) of said property is: 0.69
V. That the zoning classification of said property is: R-4 Planned Multiple Dwellings
VI. That the present use of said property is: Vacant building
VII. That the intended use of said property is: Day Care/school-type use
VIII. Reason for extension request must accompany this petition.
The condition to build the parking lot is not yet complete. Delays by MSD push the timeline back.
IX. Time frame for completion must accompany this petition.
The plan is to be complete within the next 120 days or less.

HOLDER: SG MF Rockwood Investors LLC

AUTHORIZED SIGNATURE: 

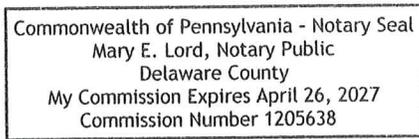
AUTHORIZED SIGNATURE (PRINTED): Andrew P. Holloway

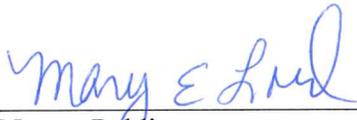
ADDRESS: 3843 West Chester Pike

CITY/STATE/ZIP: Newtown Square, PA 19073

TELEPHONE NO. 484-427-2232

Subscribed and sworn before me this 3rd day of March, 2026.




Notary Public

My Commission Expires

April 26, 2027

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

PETITIONER: _____

AUTHORIZED SIGNATURE: _____

AUTHORIZED SIGNATURE (PRINTED): _____

ADDRESS: _____

CITY/STATE/ZIP: _____

TELEPHONE NO. _____

Subscribed and sworn before me this _____ day of _____, _____.

Notary Public

My Commission Expires



Bill No. 5014

Ordinance No. 25-04

INTRODUCED BY
ALDERMEN UTT, FINLEY, STALLMANN, HAUG, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO SG MF ROCKWOOD INVESTORS LLC FOR CARAVEL AUTISM HEALTH FOR FRONT YARD PARKING AND OPERATION OF A NURSERY, PRE-KINDERGARTEN AND DAY CARE/PLAY SCHOOL AT 265 STEAMBOAT LANE.

WHEREAS, a petition has been received from SG MF Rockwood Investors LLC for Caravel Autism Health, requesting the use of certain property for front yard parking and operation of a nursery, pre-kindergarten and daycare/play school at 265 Steamboat Lane; and

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

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

WHEREAS, a public hearing was held before the Planning and Zoning Commission on January 6, 2025, upon said petition; and

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

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

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

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

Section 1. A special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to SG MF Rockwood Investors LLC for Caravel Autism Health, to use the premises in the City of Ballwin, Missouri, known as 265 Steamboat Lane for front yard parking and operation of a nursery, pre-kindergarten and day care/play school, as is made and provided for in Article XIV of Appendix A.

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



Bill No. 5014
Ordinance No. 25104

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

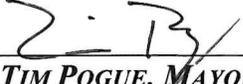
Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this 10 day of March, 2025.



TIM POGUE, MAYOR

APPROVED this 10 day of March, 2025.



TIM POGUE, MAYOR

ATTEST: 

ERIC STERMAN, CITY ADMINISTRATOR

by said ordinances, laws and provisions, as appropriate to such special use exception. In addition, the following provisions, as appropriate, shall apply:

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

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

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

4. That a detailed amended final development plan, meeting the requirements of the Board of Aldermen and The Zoning Commission as outlined in the final staff report and public meeting minutes, shall be submitted to the Building Commissioner within thirty (30) days of passage and approval of this ordinance by the Board of Aldermen. Said amended final development plan shall be approved by the Board of Aldermen before occupancy and operation of the intended use.

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

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

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

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

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

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



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

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

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

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

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

14. Applicant shall include and reserve on the amended final development plan a parking lot suitable for parking 21 vehicles and cross-access between Lot 1 and Lot 2. Said parking lot shall be constructed and completed before issuance of an occupancy permit.



Consent Item

RE: 15069 Manchester Road

Department/Program: Administration/Planning

Explanation: Special Use Exception Transfer

The Petitioner is requesting approval to transfer the Special Use Exception granted to Ben Hillman in September 2022 for the operation of the restaurant known as Hi Pointe Drive In, located at 15069 Manchester Road.

The restaurant will continue to operate in compliance with all regulations and conditions outlined in the previously approved Special Use Exception and the governing Ordinance. The only proposed change at this time is that alcohol will no longer be sold on the premises.

The transfer request is made pursuant to Ordinance 22-23, approved on September 12, 2022. The proposed restaurant operations will otherwise remain substantially the same.

The business will be required to comply with all current building and fire code requirements applicable to commercial occupancy and will complete the City's occupancy permit process if this Special Use Exception Transfer is approved by the Board of Aldermen.

Recommendation:

Staff recommends approval of this Special Use Exception Transfer with the standard Special Use Exception conditions, along with the conditions specified in Ordinance 22-23.

Submitted By: Lynn Sprick

Date: Mar 9, 2026



SPECIAL USE EXCEPTION TRANSFER PETITION

CITY OF BALLWIN }
COUNTY OF ST. LOUIS }
STATE OF MISSOURI }

FEE: \$250.00
PAID: 250 pd
NUMBER: SUEI

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: Full-Service Restaurant Use

Original Special Use Exception Ordinance Number: 22-23

Date of original Ordinance: 09/12/2022

Now comes (print name of Petitioner) Mahdi Meqbil
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
A. State Legal Interest: Prospective tenant under executed Letter of Intent with property owner for the premises located at 15069 Manchester Road, Ballwin, Missouri 63011.
B. Documentation of Legal Interest must accompany this petition.
II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed.
III. That the street address of said property is: 15069 Manchester Road, Ballwin, Missouri 63011
IV. That the area (acres or square feet) of said property is: 2200 sqft
V. That the zoning classification of said property is: Commercial Zoning District
VI. That the present use of said property is: vacant (former little hi)
VII. That the intended use of said property is: Restaurant
VIII. That he, she, it, they has (have) obtained permission from the holder of the Special Use Exception to request its transfer into the name of the petitioner, and that the holder of the Special Use Exception waives all claim or rights upon transfer.

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

HOLDER: _____

AUTHORIZED SIGNATURE: _____

AUTHORIZED SIGNATURE (PRINTED): _____

ADDRESS: 8600 saint charles rock road

CITY/STATE/ZIP: saint louis, MO 63114

TELEPHONE NO. 314-882-9400

Subscribed and sworn before me this _____ day of _____, _____.

Notary Public

My Commission Expires

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

PETITIONER: Mahel' Megbil

AUTHORIZED SIGNATURE: [Signature]

AUTHORIZED SIGNATURE (PRINTED): Mahel' Megbil

ADDRESS: 8600 saint charles Rock Rd

CITY/STATE/ZIP: St. Louis MO 63114

TELEPHONE NO. 314 882 9400

Subscribed and sworn before me this 23 day of February, 2006.

[Signature]
Notary Public

My Commission Expires

3/24/2008



Business Plan

Prime BBQ

15069 Manchester Road, Ballwin, Missouri 63011

Business History:

Al Amani BBQ was founded in 1984 in the Middle East and quickly established itself as a premier destination for authentic charcoal-grilled cuisine. Built on a distinctive butchery-and-restaurant model, the concept emphasizes premium fresh meats, traditional open-flame grilling techniques, and consistent quality standards. Over the past four decades, the brand has developed strong customer loyalty and expanded to multiple operating locations, demonstrating a highly repeatable and successful business model. The concept further evolved with the introduction of a signature “Turkish Kebab” offering, combining time-tested grilling traditions with a modern, elevated presentation style. Prime BBQ represents the next chapter of this established culinary legacy, bringing the same commitment to quality, hospitality, and operational excellence to the United States in a professionally managed, family-oriented restaurant environment.

Hours of Operation:

- Sunday – Thursday: 11:00 AM – 9:00 PM
- Friday – Saturday: 11:00 AM – 10:00 PM
- The restaurant will not operate as a late-night establishment.

Alcohol & Entertainment:

Prime BBQ does not intend to serve alcoholic beverages. No live entertainment, DJs, bands, or nightclub-style activities are planned. The establishment will operate strictly as a full-service restaurant.

Staffing:

Prime BBQ anticipates employing approximately 15–20 employees, including kitchen staff, front-of-house team members, management personnel, and part-time support staff. Staffing levels will adjust based on business volume and operational needs.

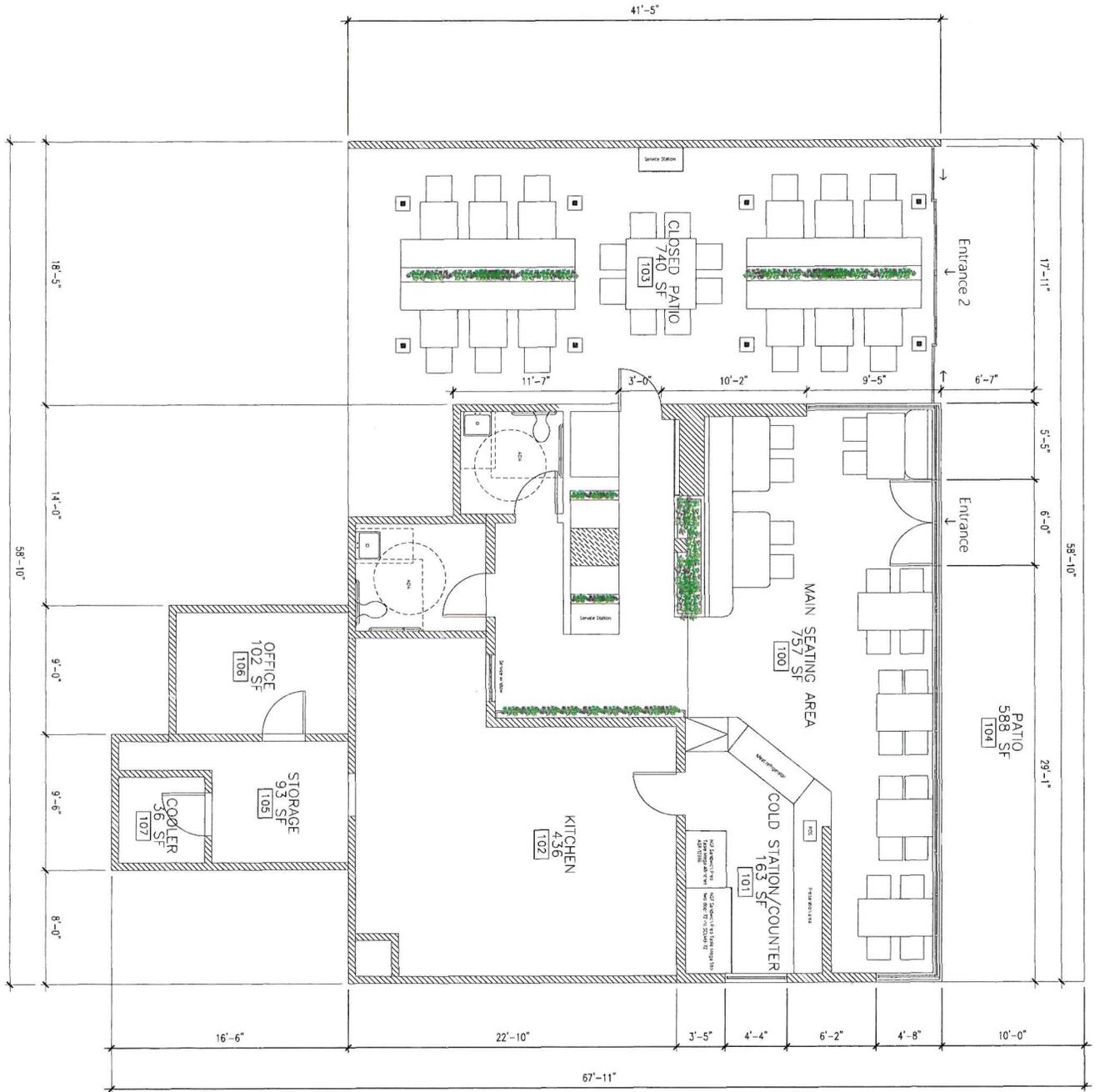
Operational Compliance:

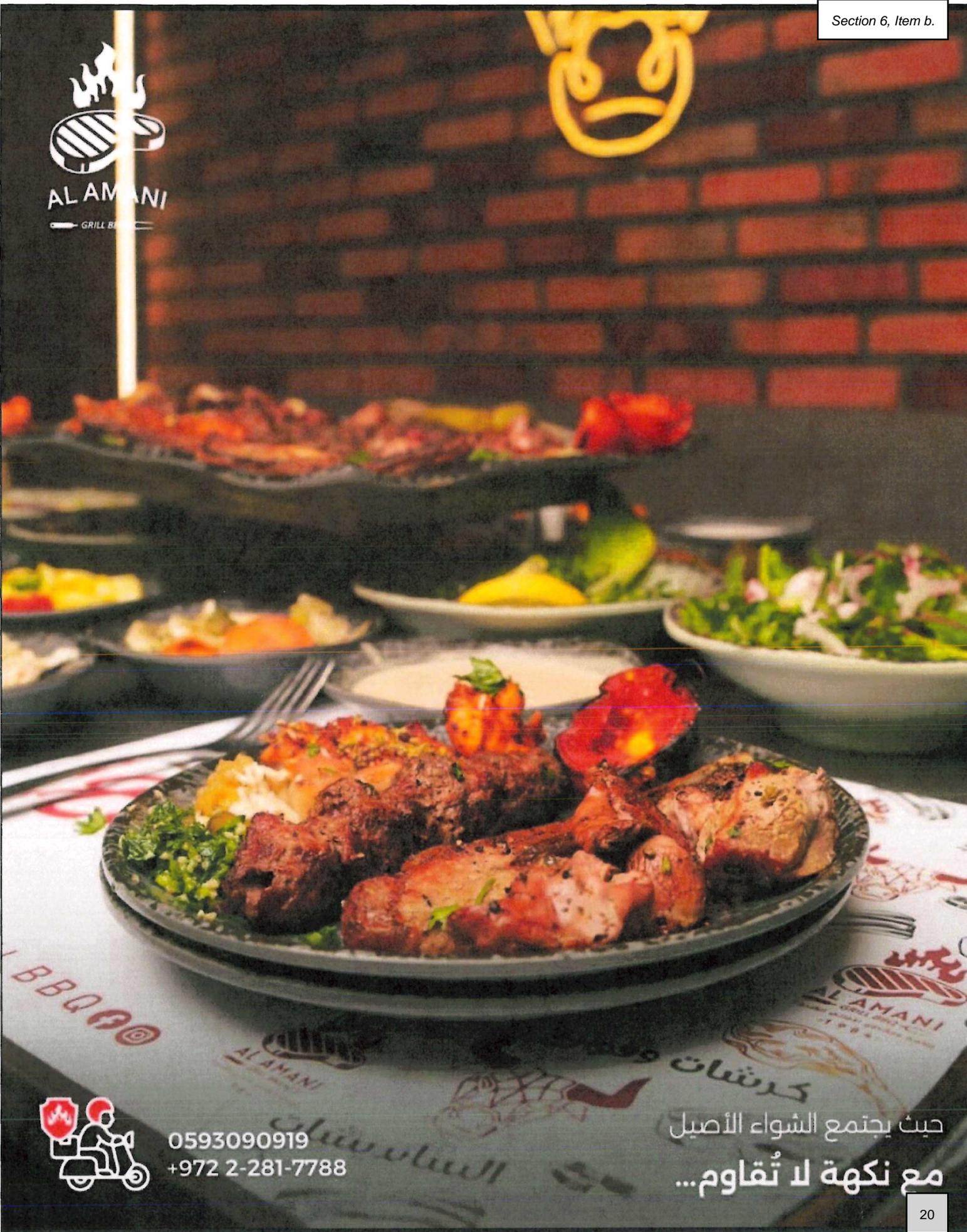
No major structural changes to the building are planned. Interior renovations will be limited to cosmetic upgrades and kitchen equipment installation. All cooking equipment will be professionally installed with proper ventilation systems in compliance with St. Louis County Health Department, Fire Marshal, and building code requirements. No outdoor open-pit cooking is proposed.

Community Commitment:

Prime BBQ is committed to maintaining a clean, professionally managed establishment that contributes positively to the Ballwin community. The restaurant is designed to provide a welcoming, family-friendly dining experience while creating local employment opportunities.

1 PRELIMINARY WORKING PLAN
SCALE: 3/8" = 1'-0"





0593090919
+972 2-281-7788

حيث يجتمع الشواء الأصيل
مع نكهة لا تُقاوم...





AL AMANI

GRILL BBQ



كل سيخ بنكهة
مشوية صح... ومتبلة صح



0593090919
+972 2-281-7788



بنستناكم في مشاوي الأمانى



0593090919
+972 2-281-7788

حيث يجتمع الشواء الأصيل
مع نكهة لا تُقاوم...



INTRODUCED BY
ALDERMEN UTT, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, SIEGEL, BULLINGTON

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO BEN HILLMAN D/B/A LITTLE HI (HI-POINTE DRIVE IN) FOR RESTAURANT WITH SALE OF ALCOHOL BY THE DRINK FOR CONSUMPTION ON THE PREMISES AT 15069 MANCHESTER ROAD.

WHEREAS, a petition has been received from Ben Hillman d/b/a Little Hi (Hi-Pointe Drive In), requesting the use of certain property for a restaurant with sale of alcohol by the drink for consumption on the premises at 15069 Manchester Road; and

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

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

WHEREAS, a public hearing was held before the Planning and Zoning Commission on September 6, 2022, upon said petition; and

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

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

WHEREAS, all applicable matters in Section 2 of Article XIV of Ordinance No. 557, "The Zoning Ordinance," have been adequately provided for:

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

Section 1. An amended special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to Ben Hillman d/b/a Little Hi (Hi-Pointe Drive In), for a restaurant with sale of alcohol by the drink for consumption on the premises at 15069 Manchester Road, as is made and provided for in Article XIV of Ordinance No. 557.

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



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

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

PASSED this 12 day of September, 2022. 
TIM POGUE, MAYOR

APPROVED this 12 day of September, 2022. 
TIM POGUE, MAYOR

ATTEST: 
ERIC STERMAN, CITY ADMINISTRATOR

EXHIBIT ONE

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

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

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

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

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

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

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

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

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

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



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

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



Consent Item

RE: Concrete Ready Mix

Department/Program: Public Works/ Pavement

Explanation: Requests for bids were sent to several suppliers. Also, we advertised in the St. Louis Business Journal and on the City’s website. Bid specifications are on file at the Public Works Department. On February 27th, 2026, Three bids were received and opened. The summary of bids received is as follows.

Meremac Sand/ Gravel	High Early Strength Concrete (Slabs) Bid Quantity: 600 cy	Class B Concrete (Sidewalks) Bid Quantity: 600 cy
Valley Material Company	\$167.25/cy	\$159.50/cy
Landvatter Ready Mix	\$180.00/cy	\$164.00/cy
American Ready Mix	\$196.25/cy	\$170.00/cy
Budget	\$65,000.00	

Standard Limestone Mix	High Early Strength Concrete (Slabs) Bid Quantity: 600 cy	Class B Concrete (Sidewalks) Bid Quantity: 600 cy
Valley Material Company	\$160.00/cy	\$152.50/cy
Landvatter Ready Mix	\$175.00/cy	\$158.00/cy
American Ready Mix	\$196.25/cy	\$170.00/cy
Budget	\$65,000.00	

In addition to the cubic yard unit price, the following alternate bid prices were received.

Item No.	Description	Unit	Valley Material	Landvatter Ready Mix	American Ready Mix
A	Demurrage (in excess of 5 minutes per cy) (unloading time)	Per Minute	\$2.00/min	\$2.00/min	\$2.00/min
B	1% Calcium Chloride (cold weather)	Per CY	\$5.40/cy	\$2.25/cy	\$3.00/cy
C	Hydration Stabilizer (3 oz/cwt) (hot weather)	Per CY	\$6.00/cy	\$2.75/cy	4.00/cy
D	Winter Service (hot water)	Per CY	\$5.00/cy	\$5.00/cy	\$6.00/cy
E	Short Haul Charge (delivery of less than 5 cy per load)*	Per CY	\$170.00: 1-1.75 cy \$150.00: 2-2.75 cy \$120.00: 3-3.75 cy \$100.00: 4-4.75 cy	\$150.00: 1-1.75 cy \$130.00: 2-2.75 cy \$85.00: 3-3.75cy \$55.00: 4-4.75 cy	\$100.00: 2-2.75 cy \$75.00: 3-3.75 cy \$50.00: 4-4.75 cy \$25.00: 5-5.75 cy

Recommendation: We recommend awarding this contract at the Unit bid price for the two types of concrete including the alternate bids, to Valley Material Company.

Section 6, Item c.

The concrete budget is \$65,000, but we only plan to use around \$10,000 as a backup to our own production.

Submitted By: Jim Link

Date: 2/28/2025



Consent Item

Subject: Crushed Rock/Stone

Department/Program: Public Works- Pavement-Slabs-Sidewalks

Explanation: In FY2026, the City has budgeted \$65,000 for the components of concrete that we use to repair streets and sidewalks. Crushed rock and concrete stone are two of the materials needed for concrete production. Crushed rock is used in-house as a base for concrete pavement slabs, curbs, gutters, and sidewalk replacements. Commercial stone and State concrete stone are used in concrete production.

We advertised in the St. Louis Business Journal, and solicited bids from several suppliers, and posted on the City’s website. Bid specifications are on file at the Public Works Department. On February 27th, 2026, three bids were received and opened. The summary of bids received is as follows.

Bidder	Type 5 Rock	D Stone-Concrete production	State Concrete Stone	Meremac C gravel	Alt. Bid #1	Alt. Bid #2	Alt. Bid #3	Alt. Bid #4
Central Stone	\$8.40/ton	\$21.25/ton	\$25.10/ton	No Bid	No Bid	No Bid	No Bid	No Bid
New Frontier	\$9.50/ton	No Bid	No Bid	No Bid	No Bid	No Charge	Quoted on Request	No Bid
Simpson Materials	No Bid	No Bid	No Bid	No Bid	\$6.00/ton	No Charge	No Bid	\$9.25/ton

- Base bid - Type 5 Aggregate material only
- Commercial Stone- Rock used in the production of concrete.
- State Concrete Stone-Rock used in the production of concrete.
- Meremac C gravel- Rock used in the production of concrete.
- Alternate bid item #1 – Non-Reinforced Concrete Debris Disposal
- Alternate bid item #2 – Asphalt Debris Disposal
- Alternate bid item #3 – Aggregate Delivery Cost
- Alternate bid item #4 –Recycled Type 5 Aggregate

The overall concrete budget is \$65,000, but we only plan to use around \$10,000 for the crushed rock and \$10,000 for the concrete stone.

Recommendation: We recommend awarding this unit price contract to Central Stone including all the alternate bids.

Submitted By: Jim Link
Date: March 02, 2026



Staff Report

Subject: Hot Mix Asphalt

Department/Program: Public Works-Pavement

Explanation: Bids were requested from several asphalt suppliers to furnish hot mix asphalt. Delivery is not included in the base bid amount as we purchase small quantities at a time so the asphalt will retain its heat when placed. We advertised in the St. Louis Business Journal, and on the City’s website. Bid specifications are on file at the Public Works Department. On February 27th, 2026, Two (2) bids were received and opened. Below is the summary of the bids received.

Bidder	Base Bid (material)	Alt. Bid #1 (concrete debris)	Alt. Bid #2 (asphalt debris)	Alt. Bid #3 (Hauling)
New Frontier	\$61.00	No bid	No Charge	No Bid
Simpson Materials	\$61.00	\$2.50/ton	No Charge	No Bid
Budget		\$80,000.00		

Type ‘C’ asphalt is primarily used for resurfacing projects.

Type ‘D’ asphalt is used for potholes and milling/filling concrete joints.

Type ‘X’ asphalt is used for a base mix on resurfacing projects.

Type ‘Commercial’ is used for curbs or driveways aprons on resurfacing projects.

Alternate bid #1 is for the disposal of concrete slabs and sidewalk debris.

Alternate bid #2 is for disposal of asphalt debris.

Alternate bid #3 is for hauling asphalt to the jobsite during paving operations.

Ballwin requires Asphalt on a year round basis for paving, potholes and emergency pavement repairs and requires a guarantee of asphalt daily for the length of this contract. As a result, we recommend both bidders be awarded at the unit price contract submitted.

Recommendation: We recommend awarding the unit price contract to the both bidders, New Frontier and Simpson Materials, and to accept alternate bid #1 and #2.

Submitted By: Jim Link

Date: March 02, 2026



Staff Report

Subject: Portland Cement

Department/Program: Public Works- Slab & Sidewalk Replacement

EXPLANATION: Cement is one of the materials needed for concrete production. For the past few years we have received favorable bids for the contractual slab replacements, but have seen the cost rise for sidewalk replacements due to ADA requirements. We plan to focus on sidewalk work orders and ADA ramps in house, as we are required to replace ADA ramps on any street we do construction on in the 2026 budget year.

Requests for bids were sent to three suppliers. We also advertised in the St. Louis Business Journal and on the City’s website. Bid specifications are on file at the Public Works Department. On Feb 27th, 2026, one bid was opened. The summary of bids received is as follows.

Bidder	Price/Ton
Quikrete Cement	\$225.00 /Ton
Continental Cement Co.	No Bid
Buzzi Unicem USA	No Bid
Holcim US Inc	No Bid
Budget	\$10,000.00

The concrete budget is \$65,000, but we only plan to use around \$10,000 for the cement portion.

Recommendation: We recommend awarding this contract at the unit bid price to the low bidder, Quikrete Cement.

Submitted By: Jim Link

Date: 3/02/2026



Staff Report

Subject: Ready Mix Sand

Department/Program: Public Works- Slab and Sidewalk Replacement

Explanation: In FY2026, the City has budgeted \$65,000 for the components of concrete that we use to repair streets and sidewalks. Sand is one of the materials needed for concrete production for slab work done in house. For the past few years we have received favorable bids for the contractual slab replacements, but have seen the cost rise for sidewalk replacements due to ADA requirements. We plan to focus on sidewalks work orders and ADA ramps in house as we are required to replace any ADA ramps on any street we do construction on.

Requests for bids were sent to three suppliers. Also, we advertised in the St. Louis Business Journal and on the City’s website. Bid specifications are on file at the Public Works Department. On February 27th, 2026, Two bids were received and opened. The summary of bids received is as follows.

Bidder	Mississippi River Sand	Low Lignite River Sand	Delivery charge
Central Stone	\$11.55 /ton	\$12.70/ton	FOB
New Frontier	\$12.00/ton	\$12.00/ton	No Bid
Simpson Materials	No Bid	No Bid	No Bid
Budget		\$5,000	

The concrete budget is \$65,000, but we only plan to use around \$5,000 for the Sand.

Recommendation: We recommend awarding this contract at the unit bid price to both bidders Central Stone company and New Frontier.

Submitted By: Jim Link

Date: March 02, 2026



Staff Report

Subject: Street Sweeping

Department/Program: Public Works/ Pavement

Explanation: Since 2006 we have contracted for street sweeping. As in the past, the 2026 budget includes funds for quarterly contractual sweeping in compliance with our State Storm Water Permit.

Invitations to bid were sent to several contractors. We advertised in the St. Louis Business Journal, ePlan, Dodge Data & Analytics and on the City’s website. The bid specifications are on file in the Public Works Department. On February 27th, 2026, two bids were received and opened. The results are as follows:

Bidders	4 times/year	Additional Sweepings/hour
Katsam LLC	\$34,036.28	\$180.00
SCA of Missouri	\$44,868.00	\$179.00
STL Contractor Services	No Bid	No Bid
Crowns & Curbs, Inc.	No Bid	No Bid
Budget	\$40,000.00	

The bid specifications include sweepings in March, May, July, and September, but does not include disposal of the sweeper debris. Republic Waste will dispose of the sweeping debris at no cost to the City.

The additional sweeping hourly rate is for special sweeping such as cleanup after a major storm or before special events.

Katsam LLC has no known OSHA violations during the past five years. They swept Lake St. Louis streets in 2025.

Recommendation: We recommend awarding the contract to the lowest bidder Katsam LLC at the Unit Bid Price.

Submitted By: Jim Link

Date: 3/02/2026



Staff Report

RE: Striping

Department/Program: Public Works / Pavement

Explanation: We have solicited bids for re-striping yellow street centerlines and white lane lines. Requests for bids were sent to several contractors, advertised in the St. Louis Business Journal, City’s website, ePlan, Construction Data, and Dodge Data & Analytics. On February 27th, 2026, two bids were received and opened. A summary of the bids are as follows.

We have used TraMar contracting in the past 10 years although America’s Parking and Remarketing was the low bid for the past 3 most recent years.

2026 Bids	Total Cost
America’s Parking Remarketing	\$29,004.60
TraMar Contracting, Inc.	\$27,767.78
BUDGET	\$45,000.00

Recommendation: We recommend awarding the unit price contract to the low bidder, TraMar Contracting Inc. for \$27,767.78.

Submitted By: Jim Link

Date: 3/02/2026