



BOARD OF ALDERMAN REGULAR MEETING
1 GOVERNMENT CTR, BALLWIN, MO 63011
MONDAY, SEPTEMBER 08, 2025 at 7:00 PM

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - [a.](#) Minutes of the August 11, 2025 Board of Aldermen Meeting
 - b. Minutes of the August 11, 2025 Board of Aldermen Closed Session Meeting
 - [c.](#) Minutes of the August 11, 2025 Board of Aldermen Public Works Committee Meeting
 - [d.](#) Minutes of the August 19, 2025 Board of Aldermen Special Session Meeting
 - e. Minutes of the August 19, 2025 Board of Aldermen Special Session Closed Meeting
- 5. Citizen Comments**
- 6. Legislation**
 - [a.](#) Bill 5029 – CDBG Agreement
 - [b.](#) Bill 5030 – Infrastructure Fund Re-Authorization
- 7. Mayor’s Report**
- 8. City Administrator’s Report**
- 9. City Attorney’s Report**
- 10. Aldermanic Comments**
- 11. 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

AUGUST 11, 2025

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 via videoconference
Alderman Pamela Haug
Alderman Tequila Gray
Alderman Frank Fleming
Alderman Mark Weaver
Alderman David Siegel
Alderman Jim Lehmkuhl
City Administrator Eric Serman
City Attorney Kyle Cronin

The Pledge of Allegiance was recited.

MINUTES

The minutes from the July 14, 2025 Board of Aldermen meeting were submitted for approval.

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

The minutes from the July 14, 2025 Board of Aldermen Closed Session meeting were submitted for approval. A motion to approve as submitted was made by Alderman Frank Fleming and seconded by Alderman Michael Finley. A voice vote was taken with unanimous affirmative result and the motion passed.

The minutes from the July 14, 2025 Public Health & Safety Committee Meeting were submitted for approval. A motion to add Alderman Michael Finley as chair person of the committee was made by Alderman Michael Finley and seconded by Alderman Frank Fleming. A motion to approve as amended 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.



BOARD OF ALDERMEN Meeting Minutes

AUGUST 11, 2025

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

The minutes from the July 8, 2025 Board of Alderman Special Meeting and Strategic Planning Session 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

Carrie Doll, of 250 Dennison Drive, spoke to the Board of Aldermen in favor of the City buying back the former Government Center property.

PRESENTATIONS

Finance Officer Denise Keller presented the results from the 2025 Budget Survey that was posted online.

LEGISLATION

Bill 5026 - AN ORDINANCE AMENDING CHAPTER 7, ARTICLE VIII, SECTION 7-224 AND APPENDIX A, ARTICLE XVI, SECTION 9, PERTAINING TO FENCE REGULATIONS.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5026, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5026, title only.

Discussion:

Mayor Mark Stallmann noted the Planning & Zoning Commission recommended approval of the ordinance. Alderman David Siegel asked City staff to explain the process and outline the changes made to fence regulations within the bill.

City Planner Lynn Sprick noted there have been several corner fence approvals before the Board of Aldermen over the last few months. This bill was a result of the Board asking City staff to make changes to the fence code to allow staff to approve corner and double frontage lots, rather than require applicants to come before the Board.

Alderman David Siegel noted his concerns over staff approving the fence permits and homeowners being denied a fence permit, noting their only avenue to approval at that point would be going before the Board of Adjustment. He noted he was concerned about leaving it up to staff and their recommendations.

City Administrator Eric Sterman noted if a homeowner does have a hardship, they can present that to the Board of Adjustment, but also noted City staff approve fence permits regularly and does not see an issue with approving fence permits for corner lots.

Mayor Mark Stallmann noted this was presented to Planning & Zoning at the direction of the Board of Aldermen to streamline the process.



BOARD OF ALDERMEN
Meeting Minutes

AUGUST 11, 2025

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

Aldermen Michael Finley noted he doesn't want to see the Board micromanage people's property and believes staff has done a great job handling fence permits so far.

Alderman Frank Fleming noted the Board of Aldermen hasn't told people no so far on any corner lot fence applications. He also noted he didn't think the Board needed to revisit something that didn't need to be revisited.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5026, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5026, title only.

A roll call vote was taken for passage and approval of Bill 5026 with the following results:

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

Nay: None.

Bill No. 5026 was approved and became Ordinance No. 25-16.

Bill 5027 - AN ORDINANCE AMENDING APPENDIX A, ARTICLE XVI TO ADD A NEW SECTION 32 PERTAINING TO THE SCREENING ROOF-MOUNTED EQUIPMENT AND FLAT ROOFING ON COMMERCIAL DEVELOPMENTS.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5027, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5027, title only.

Discussion:

City Administrator Eric Sterman noted this is not a current requirement, but came about during a recent application where the Planning and Zoning commission wanted to require a renovated building to put the HVAC on the roof but code did not allow them to do so. The Planning & Zoning Commission asked the Board to consider requiring roof-mounted equipment for new development and renovations, and with proper screening. It will not be applied retroactively.

Alderman Michael Finley asked how much the screening would potentially cost, and City Administrator Sterman noted he did not know a price but knew it was a common decorative feature.

Mayor Mark Stallmann noted the bill was reviewed by Planning & Zoning and unanimously approved.

Alderman Frank Fleming noted the bill is not dissimilar to other ordinances we currently have.



BOARD OF ALDERMEN
Meeting Minutes

AUGUST 11, 2025

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

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5027, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5027, title only.

A roll call vote was taken for passage and approval of Bill 5027 with the following results:

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

Nay: None

Bill No. 5027 was approved and became Ordinance No. 25-17.

Bill 5028- AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF BALLWIN, MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED HEREIN AND REFERRED TO AS “ARBOR CREST SUBDIVISION”, AND PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND A SIMPLIFIED BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION.

A motion was made by Alderman Michael Finley and seconded by Alderman Frank Fleming for a first reading of Bill 5028, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Finley read Bill 5028, title only.

Discussion:

Mayor Mark Stallmann noted this was an annexation request by the neighborhood.

Public Works Director Jim Link noted the streets are all in decent condition.

City Administrator Eric Sterman noted the annexation timeline will most likely be around six months or so, depending on the St. Louis County Boundary Commission.

A motion was made by Alderman Michael Finley and seconded by Alderman Frank Fleming for a second reading of Bill 5028, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Finley read Bill 5028, title only.

A roll call vote was taken for passage and approval of Bill 5028 with the following results:

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

Nay: None

Bill No. 5028 was approved and became Ordinance No. 25-18.



BOARD OF ALDERMEN
Meeting Minutes

AUGUST 11, 2025

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

CONSENT ITEMS

Administration – Craft Beer Festival Liquor License

Staff recommends approval of the liquor license for the September 6th Craft Beer Festival in Vlasis Park.

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 commended Parks & Recreation staff on the wonderful programs over the past several weeks. He noted there is a free concert at New Ballwin Park on Wednesday at 7 p.m.

He also noted there is an MML conference from September 14-17 in St. Charles that the Board is invited to. Mayor Stallmann also thanked Ms. Doll for her comments on the former Government Center property and noted the City is looking into all options.

CITY ADMINISTRATOR'S REPORT

City Administrator Eric Serman noted the Craft Beer Festival is September 6th. He also noted Ballwin Days is this weekend, starting Thursday, August 14th to Sunday August, 17th. He gave kudos to all City employees who work it. He also noted carnival employees are parking in the lot next to the old Schoolhouse.

City Administrator Serman also noted there will be Budget Work Sessions before the second September Board meeting and the first October Board meeting.

He also noted there is a ribbon cutting for St. Louis County's portion of New Ballwin Road at 1 p.m. on Tuesday, August 12th.

CITY ATTORNEY'S REPORT

None.

STAFF REPORTS

Administration – 225 Baltray Court Fence, 404 Applestone Drive Fence, 487 Brightspur Lane Fence

Staff recommends approval of the fence with the property owner's agreement to the requirements laid out in the staff report.

City Administrator Eric Serman noted these staff reports are now no longer necessary to approve by the Board with the approval of Bill 5026.

ALDERMANIC COMMENTS

**BOARD OF ALDERMEN**
Meeting Minutes

AUGUST 11, 2025

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

Alderman David Siegel noted he was at the Pointe Saturday morning and everything looks nice after the deep clean and the painting of the railings looks nice. He did have a question regarding the corn cob and whether any renovations were planned on that. City Administrator Eric Sterman noted there is not a budget set for that project but everything is on the table for next year.

Alderman Tequila Gray noted she spoke with the Safer Streets for Kirkwood and St. Louis County regarding the intersection of Manchester Road and New Ballwin Road. She wanted them to present to MODOT and the Board at a future meeting.

Alderman Michael Finley noted it was most likely a subject for the Public Health & Safety Committee. Mayor Mark Stallmann asked about the second meeting in October. City Administrator Eric Sterman noted he wanted to leave the second meeting for potential spillover from the budget session the first meeting in October and suggested the first meeting in November. He also noted MODOT is currently conducting a study on that area and giving them until November means they might be able to provide more information.

Alderman Michael Finley set the Public Health and Safety Committee Meeting for November 10th at 6 p.m. He also noted in response to Ms. Doll, the City would need to bring MODOT into the picture if they wanted to discuss putting a tunnel under Manchester Road to connect Lowe's and the former Government Center property. He also noted the City looked into the potential of putting an amphitheater in that area, but noted there is not nearly enough parking. He also noted the paving on Ries Road looks good.

Alderman Finley also made a motion to cancel the City's mosquito funding for 2026. He brought up the City's Public Health & Safety Committee meetings previously regarding mosquito control, noting everyone who spoke was against mosquito fogging.

Alderman Pam Haug noted multiple people have reached out to her saying they'd like the City to cancel mosquito fogging.

Alderman Jim Lehmkuhl also noted he learned a lot at the last Public Health & Safety Committee meeting regarding mosquito fogging.

Alderman Frank Fleming noted the City has tried getting rid of mosquito fogging before and the public was not happy with it. But he noted the recent survey results regarding fogging was closer than he anticipated. He noted if the City does get rid of mosquito fogging, there needs to be a robust education campaign about why the City has gotten rid of mosquito fogging.

Alderman Jim Lehmkuhl noted he also wanted to make sure the City also educates the public about how to get rid of mosquitos in their yards.

City Administrator Eric Sterman noted there would be no change to this year's mosquito fogging program, which ends September 12th. He also noted it would be best to start publicizing the mosquito changes after the budget becomes official.

Alderman Michael Finley made a motion that the Board of Aldermen instructs City staff mosquito fogging done by the City of Ballwin and that staff engage in a robust education campaign regarding mosquito control.



BOARD OF ALDERMEN
Meeting Minutes

AUGUST 11, 2025

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

Alderman Tequila Gray clarified that Alderman Finley's motion meant that the City was taking away the option for mosquito fogging in 2026.

City Administrator Serman noted with the motion made tonight, it would mean the mosquito fogging would not happen. But if the Board were to change their mind after the budget is approved, City staff could launch the program quickly.

Alderman Pam Haug noted the motion meant the City would still continue to use the County's program if there are enough mosquitos found in their traps.

Alderman Haug seconded Alderman Michael Finley's motion. A voice vote was taken with unanimous affirmative result and the motion passed.

CLOSED SESSION

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to move to closed session to discuss legal and personnel matters under Section 610.021 (1) and (3).

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

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

Nay: None

The meeting moved to closed session at 8:08 p.m.

ADJOURNMENT

A motion was made by Alderman Frank Fleming and seconded by Alderman David Siegel to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 9:17 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK



COMMITTEE
Meeting Minutes

AUGUST 11, 2025

6:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

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

The meeting was called to order by Chairman David Siegel at 6:00 p.m.

ROLL CALL

Present

Alderman David Siegel (Chair)

Alderman Janet Judd via video conference at 6:44 p.m.

Alderman Mark Weaver

Alderman Tequila Gray

Mayor Mark R. Stallmann

Alderman Michael Finley at 6:40 p.m.

Alderman Frank Fleming

Alderman Jim Lehmkuhl

City Administrator Eric Serman

Absent

Alderman Pamela Haug

City Attorney Kyle Cronin

AGENDA

2026 Street List

Public Works Director Jim Link noted the street list is a compiled list the City updates frequently. The City tries to update the lowest rated streets first. The Board discussed the proposed 2026 street list.

Equipment List

Public Works Director Jim Link noted the department does a majority of the work maintaining the vehicles. The Board discussed the items on the list.

Work Orders

Public Works Director Jim Link noted there are 567 work orders, 383 of them are trees that either need to be removed or trimmed. Staffing shortages have contributed to the back log, but contracting out some of the tree removals will help get caught up. The Board of Aldermen directed Public Works that removal of dead trees should be a priority.



COMMITTEE
Meeting Minutes

AUGUST 11, 2025

6:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

Tree Trimming Ordinance

Alderman David Siegel noted several of the tree trimming requests are for healthy trees. The Board of Aldermen directed City staff to write legislation to allow residents to trim trees in the public right of way, something that is not currently allowed.

Public Works Staffing Levels

The Board of Aldermen discussed ways to bring more workers in to Public Works.

Crack Sealing

The Board of Aldermen directed City staff to add more crack sealing funds into the 2026 budget to address more City streets.

The meeting adjourned at _____ p.m.

_____ MARK R. STALLMANN, MAYOR

ATTEST:

_____ MEGAN FREEMAN, CITY CLERK



BOARD OF ALDERMEN SPECIAL MEETING Meeting Minutes

AUGUST 19, 2025

5:30 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 5:30 p.m.

ROLL CALL

Present

Mayor Mark R. Stallmann
Alderman Michael Finley
Alderman Janet Rodriguez Judd
Alderman Pamela Haug via videoconference
Alderman Tequila Gray via videoconference
Alderman Frank Fleming
Alderman Mark Weaver
Alderman David Siegel
Alderman Jim Lehmkuhl
City Administrator Eric Stermann
City Attorney Robert Jones
City Attorney Kyle Cronin

Absent

CLOSED SESSION

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to move to closed session under RSMo. 610.021(1).

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

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

Nay: None

The meeting moved to closed session at 5:30 p.m.

ADJOURNMENT

When the Board returned to chambers, a motion was made by Alderman Frank Fleming to reconvene in open session. The motion was seconded by Alderman Michael Finley and passed by unanimous voice vote at 6:02



**BOARD OF ALDERMEN SPECIAL MEETING
Meeting Minutes**

AUGUST 19, 2025

5:30 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

pm. Then, Alderman Frank Fleming made a motion to adjourn that was seconded by Alderman Michael Finley and passed by a unanimous voice vote. The meeting adjourned at 6:03 pm.

ATTEST: MARK R. STALLMANN, MAYOR

MEGAN FREEMAN, CITY CLERK



Bill No. 5029

Ordinance No. _____

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

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF BALLWIN, MISSOURI, TO EXECUTE THE MUNICIPAL HOUSING AND COMMUNITY DEVELOPMENT SUPPLEMENTAL COOPERATION AGREEMENT FOR 2025; AND SUPPLEMENTAL AGREEMENTS THERETO WITH ST. LOUIS COUNTY WITH REGARD TO THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED.

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

Section 1: The Mayor of the City of Ballwin, Missouri, is hereby authorized to execute for and on behalf of the City of Ballwin, the Municipal Housing and Community Development Supplemental Cooperation Agreement for 2025 (attached hereto as Exhibit A) and Supplemental Agreements thereto as may be required by law with regard to the Housing and Community Development Act of 1974 as amended.

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 ____ day of _____, 2025. _____
MARK R. STALLMANN, MAYOR

APPROVED this ____ day of _____, 2025. _____
MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR

**ST. LOUIS COUNTY DEPARTMENT OF HUMAN SERVICES
OFFICE OF COMMUNITY DEVELOPMENT**

**MUNICIPAL HOUSING AND COMMUNITY DEVELOPMENT
SUPPLEMENTAL COOPERATION AGREEMENT**

NO. 2023

This Supplemental Cooperation Agreement (hereinafter referred to as the Supplemental Cooperation Agreement) made and entered into this _____ day of _____, _____, by and between ST. LOUIS COUNTY, MISSOURI (hereinafter referred to as "County"), and the City _____ of Ballwin _____, Missouri (hereinafter referred to as "Municipality"),

Witnesseth:

Whereas, the United States Congress enacted the Housing and Community Development Act of 1977 (hereinafter referred to as the "Act") providing federal funds to local units of government for the purposes of developing urban communities and improving housing conditions and community services; and

Whereas, the Act allocates funds to County for the purpose of undertaking Community Development Program activities authorized in Section 105 thereof; and

Whereas, the Act recognizes that Municipality may enter into cooperation agreements with County in order to undertake community development activities with Municipality as authorized by Section 105 of the Act; and

Whereas, County and Municipality have enacted ordinances authorizing their chief executive officers to execute a Municipal Housing and Community Development Cooperation Agreement dated the 26____ day of August_____, 2014_____, (hereinafter referred to as the "Cooperation Agreement") and Supplemental Cooperation Agreements; and

Whereas, the provisions of Section 70.210 to Section 70.320 R.S.Mo. inclusive empower municipalities or political subdivisions to contract with each other for a common service and Section 2.180 of the 1968 County Charter provides that the County Council may, by ordinance, authorize contracts between County and an incorporated area for a common service; and

Whereas, certain provisions of this Supplemental Cooperation Agreement are intended to amend the Municipal Housing and Community Development Cooperation Agreement previously entered into for the purpose of conforming with HUD requirements; and

Whereas, County and Municipality desire to undertake a cooperative Community Development Program in accordance with the Act;

Now, Therefore, County and Municipality mutually agree as follows:

I. County and Municipality hereby agree to cooperate in the undertaking or assist in the undertaking of essential community development and housing assistance activities, specifically urban renewal and publicly assisted housing as set forth in Exhibit A, "Budget and Scope of Program," attached hereto and made a part hereof. Such activities are to be carried out by Municipality in accordance with County's Community Development Plan and Housing Assistance Plan as submitted to HUD in County's Annual Consolidated Plan for Community Development Block Grant (CDBG), HOME, and Emergency Shelter Grant Programs. The community development activities authorized by the Act and outlined in County's Consolidated Plan will be carried out through funds received as a result of the Act and made available to Municipality by County for the purpose of undertaking community development programs. The community development activities to be undertaken by Municipality as set forth in Exhibit A will be performed in accordance with the terms and conditions of the Cooperation Agreement, the Supplemental Cooperation Agreement, and the Subrecipient Policies and Procedures Manual, and may be governed by additional amendments, if any, executed by County and Municipality. This Agreement shall remain in effect without terminating during any time Municipality has CDBG Funds under Contract, including Program Income, as defined by 24 CFR 570 et seq.

II. Changes in the subprograms and activities as described in Exhibit A may be requested from time to time by either County or Municipality and if mutually agreed upon by and between County and Municipality shall be incorporated by written amendment(s) to the Supplemental Cooperation Agreement. County and Municipality acknowledge and agree that the budget line item “accounts” described in Exhibit A of this Agreement are estimates only and, therefore, the County shall, when necessary, transfer funds between “accounts” without the execution of an amendment to the Supplemental Cooperation Agreement in order to process municipal payment requests.

III. Municipality agrees that it will contractually obligate funds within twelve months of the executed date of this Supplemental Cooperation Agreement. Funds not contractually obligated as stipulated may be recaptured by County, unless an extension of time has been specifically requested in writing by Municipality and approved in writing by County.

IV. Municipality further agrees to abide by the provisions of Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards to wit:

A. Municipality agrees to abide by the provisions of 2 CFR 200.100 through 200.345 and 2 CFR 200.400 through 200.415, if applicable.

B. Municipality agrees to have an audit made in accordance with 2 CFR 200.500 through 2 CFR 200.520 if total federal grants spent during the fiscal year exceed \$750,000. If total federal grants spent during the fiscal year are less than \$750,000, Municipality shall be exempt from compliance with 2 CFR 200.500 through 2 CFR 200.520 and other federal audit requirements prescribed by state and local law or regulation. Nothing above exempts the Municipality from maintaining records of federal grant expenditures or from providing access to such records to federal agencies.

C. Municipality shall provide a copy of the audit report to the County within 30 days of the completion date of the audit.

V. Municipality agrees to comply with the following provisions as required by 24 CFR 570.503(b), to wit:

A. Municipality agrees to maintain and submit to County such records and reports as requested and specified by County in order to assist County in meeting its record keeping and reporting requirements.

B. Municipality shall inform County of any and all income generated as the result of a CDBG-funded activity. All such program income shall be returned to County. Program income generated by all Rehabilitation of Private Properties Activities will be used by County for grants and/or expenses related to CDBG Rehabilitation of Private Properties Activities administered or undertaken by County. Municipalities that have County-approved revolving loan funds for Rehabilitation of Private Properties Activities will automatically have program income funds reallocated to aforesaid loan programs. All program income that is generated by non-Rehabilitation of Private Properties Activities will be reallocated by Supplemental Agreement Amendments to Municipality for eligible CDBG activities in accordance with all CDBG requirements as may then apply, and any requirements of the Cooperation Agreement as are applicable.

C. Municipality shall comply with applicable administrative requirements as described in 570.502.

D. Municipality shall comply with Subpart K of 24 CFR 570 et seq., specifically Sections 570.600 through 570.612, except for the exceptions noted in the regulations, being the Municipality does not assume County's environmental responsibilities under 570.604 and Municipality does not assume County's responsibility for initiating the review process under Executive Order 12372.

E. Municipality agrees that any real property under Municipality's control that was acquired or improved in whole or in part with CDBG funds (1) is used to meet one of the national objectives in 570.208 until five years after expiration of this Agreement, or such longer period of time as determined appropriate by County; or (2) is disposed of in a manner which results in the County being reimbursed in the amount of the current fair market value of the property less any portion thereof attributable to expenditures of non-CDBG funds for acquisition of, or improvement to, the property.

VI. Municipality shall comply with Subpart B of 24 CFR part 135 and shall comply with all applicable goals for the utilization of small and disadvantaged businesses in contracting activities of Section 3-covered projects as described in the aforementioned Subpart B.

VII. In accordance with 24 CFR 85.43, suspension or termination of this Agreement may occur if Municipality materially fails to comply with any term of this Agreement of the award of CDBG funds. The Agreement may also be terminated for convenience in accordance with 24 CFR 85.44.

VIII. Municipality certifies that the Community Development Block Grant Program stipulated in Exhibit A gives maximum feasible priority to activities which benefit low or moderate income families, aid in the prevention or elimination of slums or blight, or are an urgent community development need, but that not less than seventy (70%) of funds received shall be used for activities that benefit low- and moderate-income persons.

IX. Municipality certifies that it affirmatively furthers fair housing by having enacted a municipal fair housing ordinance and that this fair housing ordinance has a mechanism for enforcement such as a Human Relations Commission.

X. County hereby certifies that it has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

XI. County certifies that it has a policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

XII. County certifies that to the best of its knowledge and belief:

A. No federally appropriated funds have been paid or will be paid by or on behalf of it to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement;

B. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

C. It will require that the language of paragraph XI of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly;

XIII. County certifies that it will or will continue to provide a drug-free workplace by:

A. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

B. Establishing an ongoing drug-free awareness program to inform employees about:

1. The dangers of drug abuse in the workplace;
2. The grantee's policy of maintaining a drug-free workplace;
3. Any available drug counseling, rehabilitation, and employee assistance programs; and
4. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

C. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph A;

D. Notifying the employee in the statement required by paragraph A that, as a condition of employment under the grant, the employee will:

1. Abide by the terms of the statement; and

2. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

E. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph D(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

F. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph D(2), with respect to any employee who is so convicted:

1. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

2. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency;

G. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs A through F.

XIV. County certifies that it is following:

A. A current Consolidated Plan which has been approved by HUD in accordance with Section 105 of the Cranston-Gonzales National Housing Affordability Act; or

B. A housing assistance plan which was approved by HUD during the 180-day period beginning November 28, 1990, or during such longer period as may be prescribed by the Secretary of HUD in any case for good cause.

MUNICIPAL HOUSING AND COMMUNITY DEVELOPMENT
SUPPLEMENTAL COOPERATION AGREEMENT

NO2023

In Witness Whereof, the parties have signed this Agreement on the day and year first above written.

BALLWIN, MISSOURI

ST. LOUIS COUNTY, MISSOURI

By: _____

By: _____

Title: _____

Title: Director, Department of Human Services

Attest:

Approved:

By: _____

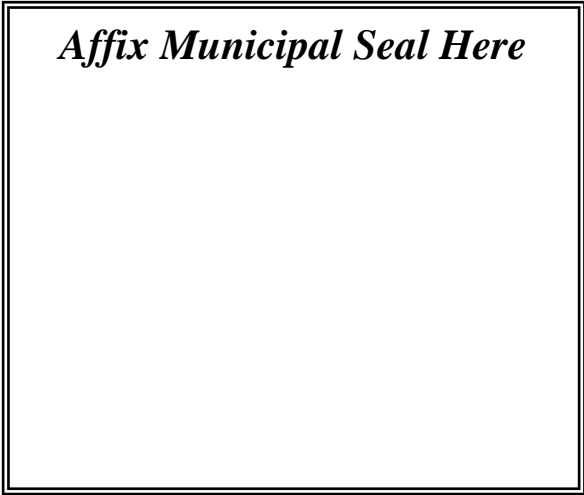
By: _____

Title: _____

Title: Director, Community Development

Approved as to Legal Form:

Municipal Attorney



I hereby certify that balances sufficient to pay the contract sum remain in the appropriation accounts against which this obligation is to be charged, to the extent County continues to receive federal funds sufficient to pay contract sum, in accordance with the applicable Municipal Housing and Community Development Cooperation Agreement, between Municipality and St. Louis County.

By: _____

Title: Community Development Accounting Supervisor

Approved: _____

Title: Community Development Manager

MUNICIPAL HOUSING AND COMMUNITY DEVELOPMENT
SUPPLEMENTAL COOPERATION AGREEMENT

NO.2023

BUDGET AND SCOPE OF PROGRAM

Municipality: Ballwin Total Allocation \$40,400

HUD Activity Title: Rehab: Single - Unit Residential HUD Matrix Code: 14A

Fund:	Department:	Division:	Section:	Object:
<u>4530</u>	<u>5000</u>	<u>5350</u>	<u>5033</u>	<u>657110</u>

Grant:	Program:	Activity:	Location:	Project:
<u>GB303</u>	<u>GR25</u>	<u>GHP25</u>	<u>0000</u>	<u>GB303</u>

Description: Funds will be used to provide five - year, forgivable \$7,500 loans to income
eligible homeowners to undertake approved, eligible rehabilitation activities.

Amount: \$40,400

HUD Activity Title: _____ HUD Matrix Code: _____

Fund:	Department:	Division:	Section:	Object:
_____	_____	_____	_____	_____

Grant:	Program:	Activity:	Location:	Project:
_____	_____	_____	_____	_____

Description: _____

Amount: \$



Bill No. 5030

Ordinance No. _____

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

AN ORDINANCE RE-AUTHORIZING A RESTRICTED FUND ACCOUNT FOR
CAPITAL/MAJOR INFRASTRUCTURE.

WHEREAS, the Board of Aldermen has determined that it is appropriate to retain certain funds in a restricted account for Capital improvements, including, but not limited to City facilities (including the Pointe, North Pointe, and Golf Course and Banquet Center), City Parks, and City streets.

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

Section 1. The Board of Aldermen hereby re-authorizes the existing restricted account for major capital and infrastructure. Such improvements shall be approved by a majority of the Board of Aldermen and may include demolition, renovation, and/or new construction. Each year, 50% of the operating budget surplus (should one exist) shall be transferred by December 31 into this restricted fund account. This restricted set aside shall continue on an annual basis for a 5-year period until the end of fiscal year 2030 unless otherwise extended, modified or terminated by super majority vote of the Board of Aldermen. Funds may not be withdrawn from the restricted account and applied to any other purchase or added to any other account without the affirmative vote of a majority of the Board of Aldermen.

Section 2. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict repealed.

Section 3. This ordinance shall take full force and effect from and after the date of its passage by the Board of Alderman and approval of the Mayor.

PASSED this __ day of _____, 2025.

MARK R. STALLMANN, MAYOR

APPROVED this __ day of _____, 2025.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR