



## **MINUTES**

The Board will approve the Minutes from the November 10, 2025 Board of Aldermen Meeting as submitted or amend them.

## **CITIZEN COMMENTS**

If you would like to speak to the Board of Aldermen during the Citizen Comment section, you must fill out a form located on the door to the meeting room. That form must be turned in to the basket on the front right table **BEFORE** the meeting begins.

## **PRESENTATIONS**

The City of Ballwin will recognize John Hoffman as he retires after 46 years with the City.

The City will hold a Public Hearing on the 2026 Budget.

## **LEGISLATION**

### **Resolution – St. Louis County Recycling Grant 2026**

A RESOLUTION OF THE BALLWIN BOARD OF ALDERMEN ENDORSING SAINT LOUIS COUNTY'S GRANT PROGRAM FOR THE CITY'S WASTE REDUCTION EFFORTS

### **Bill 5038 - AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO JALAL MOTAN FOR AL MANAKEESH RESTAURANT FOR THE OPERATION OF A RESTAURANT WITH FRONT YARD PARKING.**

This ordinance is for a new restaurant at 15250 Manchester Road.

### **Bill 5039 - AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO HASEEB JANJARIA AND SHAIK RAIZWAN FOR HR DARBAR RESTAURANT FOR THE OPERATION OF A RESTAURANT.**

This ordinance is for a new restaurant at 910 Kehrs Mill Road, Suite 109.

### **Bill 5040 - AN ORDINANCE AMENDING APPENDIX A, ARTICLE XIV, SECTION 1, PERTAINING TO SPECIAL USE EXCEPTIONS FOR STORES IN THE C-1 DISTRICT WHICH SELL USED MERCHANDISE.**

This ordinance is for a text amendment allowing stores to sell used merchandise in a C-1 district.



**Bill 5041 - AN ORDINANCE APPROVING A ZONING CHANGE FROM ST. LOUIS COUNTY R-2 TO CITY OF BALLWIN R-2A FOR HENRY OAKS, BARCELONA, RAMSEY PLACE, MUIRVIEW, WOODSMILL PLATS 1-4, NEW CAMELOT PLATS 1-2, CLAYWOOD PLATS 1-3, AS WELL AS THE PROPERTIES LOCATED AT 700 HENRY AVE. (HENRY ELEMENTARY SCHOOL), 758 HENRY AVE., AND 906 BITTERFIELD DR.**

This ordinance is for a zoning change for properties off of Henry Avenue.

**Bill 5042 - AN ORDINANCE APPROVING AND ADOPTING AN OPERATIONS BUDGET OF ANTICIPATED CASH REVENUE AND CASH DISBURSEMENTS FOR THE GENERAL REVENUE FUND OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026, PROVIDING FOR EXPENDITURES IN ACCORDANCE WITH SAID BUDGET AND MAKING APPROPRIATIONS THEREOF.**

This ordinance is for the 2026 operating budget for the City of Ballwin.

**Bill 5043 - AN ORDINANCE APPROVING AND ADOPTING A BUDGET OF ANTICIPATED CASH REVENUE AND CASH DISBURSEMENTS FOR THE CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026, PROVIDING FOR EXPENDITURES IN ACCORDANCE WITH SAID BUDGET AND MAKING APPROPRIATIONS THEREOF.**

This ordinance is for the 2026 capital budget for the City of Ballwin.

## **CONSENT ITEMS**

### **Administration – Liquor License for Maria Nails & Spa**

Staff recommends Board approval for Maria Nails & Spa liquor license.

### **Administration – Liquor License for VFW**

Staff recommends Board approval for Ballwin VFW's liquor license.

### **Administration – SUE Transfer 15581 Manchester Road**

Staff recommends approval of this Special Use Exception Transfer with the standard Special Use Exception conditions, along with the conditions specified in Ordinance 24-04.

## **MAYOR'S REPORT**

## **CITY ADMINISTRATOR'S REPORT**



**BOARD OF ALDERMEN**

**Meeting Briefs**

**DECEMBER 8, 2025**

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

## **CITY ATTORNEY'S REPORT**

## **STAFF REPORTS**

### **Administration – Payroll Services**

Staff recommends engaging with Paycom for payroll services, to commence in 2026.

## **ALDERMANIC COMMENTS**