



AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes**
 - a. Minutes of the May 13, 2024 Board of Aldermen Meeting
 - b. Minutes of the May 13, 2024 Board of Aldermen Closed Session Meeting
5. **Citizen Comments**
6. **Legislation**
 - a. Bill 4191 – SUE for 15200 Manchester Road - Dutch Bros. Coffee
 - b. Bill 4192 – Parking Restriction Removal
 - c. Bill 4193 – 2024 City of Ballwin Map Plan
7. **Consent Items**
 - a. Administration – Medical Insurance Renewal
 - b. Administration – Liquor License Renewals
8. **Mayor’s Report**
9. **City Administrator’s Report**
10. **City Attorney’s Report**
11. **Aldermanic Comments**
12. **Closed Session**
 - a. Pursuant to Section 610.022 RSMo., The Board may vote to move to closed session to discuss legal and personnel matters under Section 610.021 (1) and (3).
13. **Adjourn**

NOTE: Due to ongoing City business, all meeting agendas should be considered tentative. Additional issues may be introduced during the course of the meeting.

CLOSED SESSION: Pursuant to Section 610.022 RSMo., The Board of Aldermen could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss legal matters, personnel/employee matters, and/or real estate, as provided under Sections 610.021(1) RSMo., 610.021(2) RSMo., 610.021(3) RSMo.

ADA NOTICE: Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If one requires an accommodation, please call (636) 227-8580 V or (636) 527-9200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing. Offices are open between 8:00 a.m. and 5:00 p.m. Monday through Friday.



**BOARD OF ALDERMEN
Meeting Minutes**

MAY 13, 2024

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 Pogue at 7:00 p.m.

ROLL CALL

Present

Absent

- Mayor Tim Pogue
- Alderman Mike Utt
- Alderman Michael Finley
- Alderman Pamela Haug
- Alderman Mark Stallmann
- Alderman Frank Fleming
- Alderman Mark Weaver
- Alderman Ross Bullington via videoconference
- Alderman David Siegel
- City Administrator Eric Sterman
- City Attorney Robert Jones

The Pledge of Allegiance was recited.

MINUTES

The minutes from the April 22, 2024 Board of Aldermen meeting were submitted for approval. A motion to approve as submitted was made by Alderman Frank Fleming and seconded by Alderman Ross Bullington. A voice vote was taken with unanimous affirmative result and the motion passed.

CITIZEN COMMENTS

Mike Scott of 643 Kehrs Mill Road spoke to the board regarding the proposed Public Works facility project. He told the board he was disappointed the property is not being given back to Vlasis Park and wanted the Board to look at moving Public Works outside of the park area. He later spoke to the Board and apologized for misunderstanding, saying he was mistaken as to how much of the property would be returned to the park.



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JC Hagan of 209 Cool Meadows Drive spoke to the Board in favor of converting the courts at Holloway Park into all pickleball courts. He noted the pickleball courts there are always occupied.

PRESENTATION

Greg Gratza from Kerber, Eck & Braeckel presented the Board of Aldermen with the 2023 financial audit. Alderman Frank Fleming questioned an adjustment made on one section of the audit. Finance Officer Denise Keller noted that adjustment was made because the amount was added to the wrong month and was noticed during the audit and adjusted.

Alderman Frank Fleming asked about the potential for a performance audit. Mr. Gratza noted his firm in Springfield conducts those types of audits. Alderman Fleming directed City Administrator Eric Sterman to look into that possibility.

LEGISLATION

Bill 4190- AN ORDINANCE ESTABLISHING THE SPECIAL USE OF PET DAY-CARE AND BOARDING FACILITIES.

A motion was made by Alderman Frank Fleming and seconded by Alderman Ross Bullington for a first reading of Bill 4190 title only. A voice vote was taken with unanimous affirmative result, the motion passed and the bill was read for the first time, title only.

Discussion:

Alderman Mark Stallmann noted he had some concerns regarding this amendment to City code. He heard concerns from other neighboring communities as to problems with noise at night from these facilities. He questioned whether 300 feet was far enough distance between these facilities and homes. Alderman Mike Utt echoed that concern.

Alderman Michael Finley noted he boards his dog at a facility and there are no concerns with noise overnight since there are no employees there at night. Alderman David Siegel noted he also board his dog at a facility but there are employees there to let dogs out overnight.

Alderman Ross Bullington questioned whether 300 feet was too generous.

Alderman Frank Fleming noted he did not have a problem with these facilities and noted this bill was written to allow discretion on requirements for these types of facilities. City Attorney Bob Jones noted this is a Special Use Exception, not a permitted use, and it is written in a way that the City can change requirements if necessary. Dessa Williams, the petitioner for a boarding facility that prompted this legislation noted they would love to have someone on staff overnight to let the dogs out, but the dogs would not all be let out together. She is looking at a facility in Claymont Center and wanted to make sure to limit the noise in that area. She also noted



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she wants to use bricks and trees as sound barriers in the area and that the number of runs and dogs would be limited.

She also noted for a 10,000 square foot facility, 93 dogs would be the maximum and the number of dogs per pen would be limited.

A motion was made by Alderman Frank Fleming and seconded by Alderman Ross Bullington for a second reading of Bill 4190, title only. A voice vote was taken with unanimous affirmative result, the motion passed and the bill was read for the second time, title only.

A roll call vote was taken for passage and approval of Bill 4190 with the following results:

Aye: Aldermen Utt, Finley, Haug, Stallmann, Fleming, Weaver, Bullington, Siegel

Nay: none

Bill No. 4190 was approved and became Ordinance No. 24 -06.

CONSENT ITEMS

Administration – SUE Transfer Lal Qila

Staff recommends approval of this Special Use Exception Transfer with the standard Special Use Exception conditions.

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

Alderman Frank Fleming complimented the owners on how well written the business report that was included with the SUE transfer.

MAYOR'S REPORT

Mayor Tim Pogue thanked and recognized the Ballwin Police Department for National Police Week. He also complimented officers on an incident at a local business over the weekend and how it was handled. He also received a compliment from a citizen for the Public Works Department for their quick work removing a tree that was blocking the road on Melanie Meadows Lane.

Mayor Pogue made the following recommendations to Board Committees:

Parks & Recreation Committee: Utt, Stallmann (chair), Fleming, Bullington

Finance & Administration Committee: Finley, Stallmann, Fleming (chair), Bullington

Public Works Committee: Utt (chair), Haug, Weaver, Siegel

Health & Safety Committee: Aldermen Finley (chair), Haug, Weaver, Siegel



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Mayor Pogue also recommended appointing Alderman David Siegel as the Planning & Zoning Commission Board Representative.

Alderman Mark Stallmann made a motion to approve, seconded by Alderman Frank Fleming. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Pogue also recommended appointing Alderman Pam Haug as the Board Representative to the Parks & Recreation Citizen Advisory Committee. Alderman Mike Utt made a motion to approve, seconded by Alderman Mark Stallmann. A voice vote was taken with unanimous affirmative result and the motion passed.

CITY ADMINISTRATOR’S REPORT

City Administrator Eric Sterman noted there is a Board of Aldermen Finance Committee Meeting that will be held on June 10th at 6 p.m. before the Board of Aldermen Meeting. City Administrator Sterman also noted there is a new SRO that was chosen for Selvidge Middle School, Officer Ceriana Davis. She will be starting soon as the current SRO Mike Reynolds has decided to retire at the end of May.

CITY ATTORNEY’S REPORT

None.

STAFF REPORTS

Administration – Owner’s Representative for Public Works & Parks Facility

Staff recommends making a motion to approve the contract with Navigate Building Solutions for \$176,500 to provide Owner’s Representative services to the City for renovation/redevelopment of the City’s Public Works and Parks Maintenance facilities.

City Administrator Eric Sterman walked the Board through the proposed Public Works facility plan and the impact to Vlasik Park, and noted that with the plan, there would be a net addition of one acre to the park. He also noted there are three bids to the design phase, each one a separate staff report that should be voted on individually.

City Administrator Sterman noted the project is still in the beginning stages and there are still several steps left to take before construction begins, including what is included in the scope and the viability of the project. For the first staff report, City Administrator Sterman noted an RFQ was sent out for an owner’s Representative in 2021 for the process of designing and building the new Police Station in 2021. The City selected Navigate as the most qualified firm and the City wants to continue with them. The use of Navigate meets the City’s purchasing policies due to the fact that we have an ongoing service agreement with them stemming from the original 2021 RFQ, as well as their pricing being competitively bid through the TIPS purchasing cooperative.



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For the second staff report, City Administrator Eric Sterman noted the City chose the firm CEDC that is also the Civil Engineer for the Police Department & Vlasia Park. Given their familiarity with the City and Vlasia Park in particular, as well as their track record of helping us navigate MSD permitting in the Park, staff is recommending the City directly hire CEDC to provide civil engineering services for the Public Works and Parks Maintenance facility renovations.

For the third staff report, City Administrator Sterman noted staff went out to bid for an architect firm for the project and chose Archimages from an RFQ for the architect.

Alderman Mark Stallmann questioned what the cost to move offsite was that was discussed at a prior meeting. City Administrator Sterman noted the cost would be at least \$16.8 million for relocation, not including the cost of purchasing the property needed.

Alderman Michael Finley questioned whether the funding would come out of the Building Fund.

City Administrator Sterman noted it would come out of the Capital Project fund, of which some funds are earmarked for building infrastructure.

Alderman David Siegel noted he'd like to see some similar design elements to the City Government Center and the Police Department to make sure everything is cohesive and aesthetically pleasing.

City Administrator Sterman noted the architect would be before the Board during several points of the project.

Alderman Mark Stallmann noted he previously made remarks about the police department coming down and that property being returned to the park, which it is. He also noted the Board is committed to parks and making sure money is spent on good investments.

City Administrator Sterman noted the majority of work for the site is adding covered storage for vehicles that currently sit outside exposed to the elements, creating reduced lifespans.

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

Administration – Civil Engineer for Public Works & Parks Facility

Staff recommends making a motion to approve the contract with CEDC for \$42,400 to provide civil engineering services to the City for renovation/redevelopment of the City's Public Works and Parks Maintenance facilities.

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

Administration – Architect Firm for Public Works & Parks Facility



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Staff recommends making a motion to approve the contract with Archimages for \$225,750 to provide detailed design services to the City for renovation/redevelopment of the City's Public Works and Parks Maintenance facilities.

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

Parks & Recreation – Pickleball & Tennis Court Improvements Bids

Staff recommends low bidder Byrne & Jones Construction. The contracted scope of work will come in approximately \$7,000 under budget. Byrne & Jones is qualified and has previously performed basketball court maintenance at New Ballwin Park in 2019.

Parks & Recreation Director Chris Conway noted \$45,000 was budgeted for improvements to pickleball and tennis court facilities. Options were presented to the Parks & Recreation Citizen Advisory Committee in February. In April, the Parks & Recreation Citizen Advisory Committee chose to repair the tennis courts at Vlasik Park and convert the tennis courts at Holloway Park to pickleball.

Alderman Michael Finley asked if a sign could be placed at Holloway Park to let tennis players know there are courts available at Vlasik Park. Parks & Recreation Director Conway noted those signs can be made.

Alderman David Siegel inquired as to the scope of work that needs to be done at Vlasik Park.

Parks & Recreation Director Conway noted there are several hazards that need to be repaired, included a large crack along the court. The courts would be repaired, repainted and a fiber mesh would be placed over the crack. Alderman Siegel asked what the scope of work at New Ballwin Park would be for a repair at the courts there. Parks & Recreation Director Conway noted it would most likely be between \$35,000-40,000 for those repairs. It is currently in the 2025 budget for that work and for path repair work at New Ballwin 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.

Parks & Recreation – Utility Vehicle Purchase

Staff recommends purchasing the one bidder, Elco a 2024 work van for \$48,976.

Parks & Recreation Director Chris Conway noted a new utility vehicle would be \$75,000, so the department decided to source a work van instead for \$48,976 and would use one of the Public Works vehicles for anything not able to be done with the van.

Alderman David Siegel thanked Parks & Recreation Director Conway for his work in saving the city money.

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



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Public Works – Crack Sealing Bids

Staff recommends awarding the unit price contract to Sweetens Sealing for the crack sealing portion and Cam LLC for the alternate bids #1-4 for a total price not to exceed \$88,515.62

Public Works Director Jim Link noted the City has not done crack sealing in several years. There are 13 miles of full width streets and about five miles of the asphalt edges that need to be done. He also noted the City would like to continue testing a new product that would seal up the roads that's currently being used in Ellisville and Wildwood and on two test strips in Ballwin on Ballwin Commons and Paula Vale.

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

ALDERMANIC COMMENTS

Alderman Mark Stallmann noted he sent out information on a request for information from residents up near the Kehrs Mill Schnucks for removal of the no parking on streets near Marquette High School. He made a motion to have staff draft legislation to remove those parking restrictions. Alderman Michael Finley seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Stallmann also passed along a compliment for Public Works for their work in helping the Oakwood Farms Subdivision clean up the area along Oakwood Farms Drive. He also passed along another compliment from a resident for the Public Works Department's work at her property. He also reminded Aldermen the Memorial Day Ceremony will once again be held in Vlasis Park on Memorial Day and invited everyone to come out.

Alderman Michael Finley asked staff for an update on the proposed apartment complex in Vlasis Park.

City Administrator Sterman noted there was no update, the previously proposed plan is most likely considered expired at this point and there's no update on a new plan. Alderman Finley also asked for an update on the car wash going in on Manchester Road near the former Hobby Lobby site. City Planner Lynn Sprick noted they're still moving forward and most likely waiting until the plant stand sales are over.

Alderman David Siegel asked for an update on Dunkin Donuts. City Planner Sprick noted there is an SUE extension until September, but Dunkin Donuts still has not picked up their building permits.

Alderman Mark Stallmann noted the weeds on the north side of Andrews Parkway are getting high. City Administrator Sterman noted he will send the request to City inspectors.

CLOSED SESSION

A motion was made by Alderman Mike Utt and seconded by Alderman Michael Finley to move to closed session pursuant to Section 610.022 RSMo to discuss legal and personnel matters under Section 610.021 (1) and (3).



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

Aye: Aldermen Utt, Finley, Haug, Stallmann, Fleming, Weaver, Bullington, Siegel

Nay: none

The meeting moved to closed session at 8:13 p.m.

ADJOURNMENT

When the board returned to open session, a motion was made by Alderman Frank Fleming to reconvene. The motion was seconded by Alderman Mark Stallmann and passed by unanimous affirmative voice vote at 9:16 PM.

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 9:17 p.m.

_____ TIM POGUE, MAYOR

ATTEST:

_____ MEGAN FREEMAN, CITY CLERK



Bill No. 4191

Ordinance No. _____

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

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO MAKO KELLMAN ON BEHALF OF ANVIL REAL ESTATE & DEVELOPMENT, LLC, FOR OPERATION OF A RESTAURANT WITH A DRIVE-THROUGH.

WHEREAS, a petition has been received from Mako Kellman on behalf of Anvil Real Estate & Development, LLC, requesting the use of certain property at 15200 Manchester Road for operation of a restaurant with a drive-through; 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 June 3, 2024, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending denial 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 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 Mako Kellman on behalf of Anvil Real Estate & Development, LLC, to use the premises in the City of Ballwin, Missouri, known as 15200 Manchester Road, Ballwin, Missouri 63011 for operation of a restaurant with a drive-through in a C-1 commercial district with MRD overlay, as is made and provided for in Article IX 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.



Section 6, Item a.

Bill No. 4191

Ordinance No. _____

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 ____ day of _____, 2024.

TIM POGUE, MAYOR

APPROVED this ____ day of _____, 2024.

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. No food or beverage of any kind is delivered outside of a building shown on the accompanying site plan by the permittee, its agents, servants or employees except for purposes of off-site delivery.

4. No food or beverage of any kind is served or dispensed to persons inside of automobiles or other vehicles by the permittee, its agents, servants or employees except from a drive-through window and/or designated waiting spaces specified on the accompanying site plan. Under no circumstances is drive-in curb service permitted.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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



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addressed and approved by the Special Use Exception hereby granted.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. The permittee shall provide six regular parking spaces and one handicap parking space on-site.

16. The remaining undeveloped and unpaved area of the lot shall be turned into green space/grass until it is developed.



Bill No. 4192

Ordinance No. _____

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

AN ORDINANCE REMOVING LIMITED PARKING RESTRICTIONS ON CERTAIN STREETS IN THE CITY OF BALLWIN

WHEREAS, the Board of Aldermen previously passed an Ordinance limiting parking on Cypress Trace Drive, Cypress Trace Court, Eagles Chase Court, Eagles Glen Court, Fairway Lake Court, Fairway Forest Court and Westpar Drive, due to overflow parking for Marquette High School; and

WHEREAS, Marquette High School recently constructed additional onsite parking which alleviates the parking issue in the adjacent subdivisions.

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

Section 1. Section 15-483, Schedule H of the Code of Ordinances of the City of Ballwin shall be amended by removing from that Schedule the following streets:

Cypress Trace Drive, Cypress Trace Court, Eagles Chase Court, Eagles Glen Court, Fairway Lake Court, Fairway Forest Court and Westpar Drive.

Section 2. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this ____ day of _____, 2024.

TIM POGUE, MAYOR

APPROVED this ____ day of _____, 2024.

TIM POGUE, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



Bill No. 4193

Ordinance No. _____

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

AN ORDINANCE ADOPTING AN ANNEXATION MAP FOR THE CITY OF BALLWIN.

WHEREAS, Section 72.423 RSMo. establishes a procedure for submitting any proposed boundary change to the Boundary Commission for map plan review and comment.

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

Section 1. The annexation map plan attached hereto and incorporated herein by reference is adopted as the Annexation Map Plan for the City of Ballwin.

Section 2. The City Administrator is directed to submit the Annexation Map Plan to the St. Louis County Boundary Commission for review and comment.

Section 3. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this ____ day of _____, 2024.

TIM POGUE, MAYOR

APPROVED this ____ day of _____, 2024.

TIM POGUE, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR

RE: Ballwin’s 2024 five (5) year map plan submittal

Department/Program: Administration

Explanation:

The St. Louis County Boundary Commission is currently accepting submissions for map plans until July 1, 2024, marking the beginning of a five-year annexation cycle. As part of this process, every municipality within St. Louis County has the opportunity to submit proposed boundary alterations for evaluation.

Areas depicted on map plans are prerequisites for potential annexation. However, inclusion on these maps doesn't bind either the cities or property owners to annexation. These maps merely represent potential areas open to annexation, serving as conceptual guides rather than binding agreements.

Historically, the City of Ballwin has pursued voluntary annexations, initiated by requests from subdivisions. Trustees from two subdivisions, Arbor Trails and Arbor Glen, situated on the southern periphery of the City, have expressed interest in the possibility of being annexed into Ballwin. Those Subdivisions are included in the City’s map planning area.

Attached is a copy of the St Louis County Boundary Commission’s five (5) year planning cycle and the proposed Annexation Map Plan.

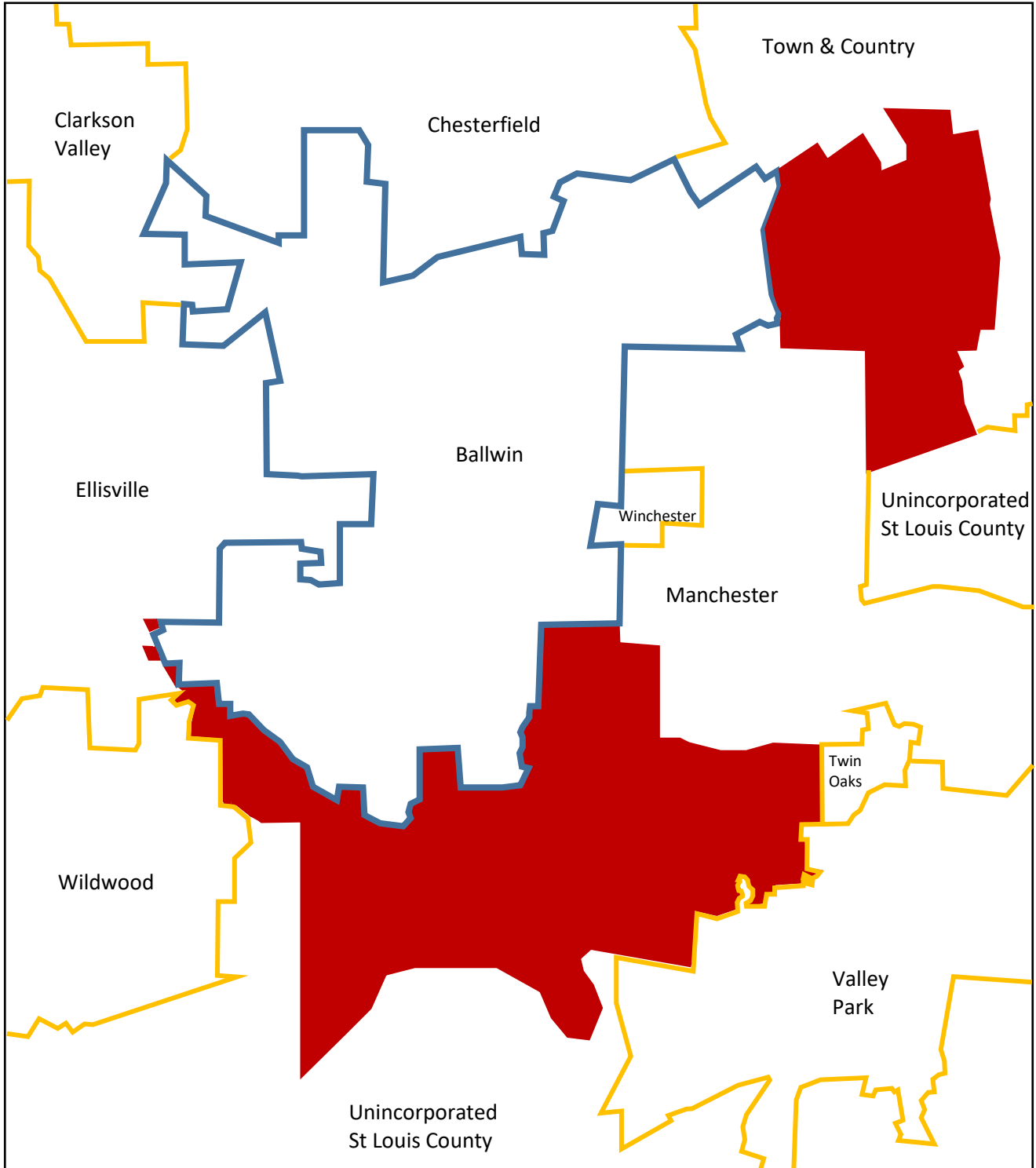
Recommendation:

Staff recommends approval of the attached Annexation Map Plan, for submittal to the St Louis Boundary Commission for review.

Submitted By: Lynn Sprick, City Planner

Date: June 10, 2024

City of Ballwin Proposed Annexation Map Plan 2024



Areas in red are currently unincorporated areas proposed to be included in the City's map plan area



Consent Item

RE: Medical Insurance Renewal

Department/Program: Administration

Explanation: The St. Louis Area Insurance Trust (SLAIT) Board adopted new rates for the policy year 7/1/24 – 6/30/25. These are based on claim results from the previous year. Ballwin’s claims exceeded premiums paid and is receiving the maximum increase that SLAIT allows, which is 12.5%.

The increase for the 2023/2024 year was 6.0%. The City budgeted a 6.0% rate increase for 2024.

Recommendation: Accept the 12.5% medical insurance premium increase from SLAIT.

Submitted By: Denise Keller

Date: June 4, 2024



Consent Item

RE: Liquor Licenses

Department/Program: Administration

Explanation:

Each year, Ballwin businesses and restaurants must submit documentation to be able to sell liquor. St Louis County has stopped doing in person record checks since last renewal season. Now all record checks must go through Missouri Highway Patrol online, which can take longer to process, which is why we are still awaiting background check and approval by the Police Chief.

The new liquor licenses will expire June 30, 2025.

Recommendation:

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

Submitted By: Megan Freeman

Date: June 10, 2024

Licensee Business	Local Address	Licensee Name	Contact Address Line1	Contact Address Line2	Contact City	Contact State	Contact Zip
ALDI INC #21	14654 Manchester Rd	ALDI INC	PO BOX 8800		O'FALLON	MO	63366
APPLEBEE'S #8108	14830 Manchester Rd	MID RIVER RESTAURANT LLC	ATTN: LORENE WILLIAMS	PO BOX 456	JEFFERSON CITY	MO	65102
BALLWIN ATHLETIC ASSOCIATION	1 Ballpark Dr	BALLWIN ATHLETIC ASSOCIATION	1 BALLPARK DR		BALLWIN	MO	63011
BALLWIN MEMORIAL VFW POST 6274	115 Mimosa Ln	BALLWIN VFW POST 6274	115 MIMOSA LN		BALLWIN	MO	63011
BALLWIN RECREATION COMPLEX	333 Holloway Rd	CITY OF BALLWIN	333 HOLLOWAY RD		BALLWIN	MO	63011
BALLWIN SNO CONE COMPANY	151 Ries Rd	BALLWIN SNO CONE COMPANY	151 RIES RD		BALLWIN	MO	63021
BONES FRENCH QUARTER INC	14766 Manchester Rd	BONES FRENCH QUARTER INC	14766 MANCHESTER RD		BALLWIN	MO	63011
BUFFALO WILD WINGS GRILL & BAR	15425 Manchester Rd, Ste 38	AMC BALLWIN INC	ATTN: LORENE WILLIAMS	PO BOX 456	JEFFERSON CITY	MO	65102
CHUNMI SUSHI	15583 Manchester Rd	HUA TENG LLC	15583 MANCHESTER RD		BALLWIN	MO	63011
CIRCLE 7 RANCH	14412 Clayton Rd	RANCH INC	14412 CLAYTON RD		BALLWIN	MO	63011
CVS PHARMACY #2341	14400 Clayton Rd	MISSOURI CVS PHARMACY LLC	ATTN: LORENE WILLIAMS	PO BOX 456	JEFFERSON CITY	MO	65102
HOLY INFANT CHURCH	627 Dennison Dr	HOLY INFANT CHURCH	627 DENNISON DR		BALLWIN	MO	63021
KABUKI	15015 Manchester Rd	SHENG HENG LLC	15015 MANCHESTER RD		BALLWIN	MO	63011
LITTLE HI	15069 Manchester Rd	LITTLE HI BALLWIN LLC	C/O KELLY & ASSOCIATES	3224 LOCUST ST, STE	ST LOUIS	MO	63103
MARCELLA'S MIA SORELLA	14426 Clayton Rd	KB12 LLC	14426 CLAYTON RD		BALLWIN	MO	63011
MEADOWBROOK COUNTRY CLUB	200 Meadowbrook Country Clud Est	MEADOWBROOK COUNTRY CLUB	200 MEADOWBROOK CTRY CLUB EST		BALLWIN	MO	63011
MI LUPITA MEXICAN RESTAURANT	15307 Manchester Rd	CAMPANCH INCORPORATED	15307 MANCHESTER RD		BALLWIN	MO	63011
MPC #10	15302 Manchester Rd	MIDWEST PETROLEUM COMPANY	220 OLD MERAMEC STATION RD		MANCHESTER	MO	63021
QUIKTRIP #621	14800 Manchester Rd	QUIKTRIP CORPORATION	ATTN: LIQUOR LICENSE, ROBERT SMITH	PO BOX 2927	TULSA	OK	74101
SCHNUCKS (15425 #01 MANCHESTER RD)	15425 Manchester Rd, Ste 01	SCHNUCK MARKETS INC	ATTN: JED PENNEY	11420 LACKLAND RD	ST LOUIS COUNTY	MO	63146
SCHNUCKS (2511 KEHRS MILL RD)	2511 Kehrs Mill Rd	SCHNUCK MARKETS INC	ATTN: JED PENNEY	11420 LACKLAND RD	ST LOUIS COUNTY	MO	63146
SKY MUSIC LOUNGE	930 Kehrs Mill Rd, Ste 201	THE BARN PARTNERS LLC	930 #201 KEHRS MILL RD		BALLWIN	MO	63011
ST LOUIS TACO AND PITA GRILL	15493 Manchester Rd	THE STAR GROUP LLC	15493 MANCHESTER RD		BALLWIN	MO	63011
TARGET STORE T-0026	15025 Manchester Rd	TARGET STORE T-0026	ATTN: LORENE WILLIAMS	PO BOX 456	JEFFERSON CITY	MO	65102
TEXAS ROADHOUSE	14870 Manchester Rd	TEXAS ROADHOUSE HOLDINGS LLC	ATTN: LORENE WILLIAMS	PO BOX 456	JEFFERSON CITY	MO	65102
THE WOLF CAFÉ	15480 Clayton Rd, Ste 210	VEGGIE COUPLE LLC	15480 CLAYTON RD #210		BALLWIN	MO	63011
WALGREENS #10429	15253 Manchester Rd	WALGREENS CO	ATTN: ROBBIN SMITH	PO BOX 456	JEFFERSON CITY	MO	65102
WALLIS PETROLEUM #504	15221 Manchester Rd	WALLIS PETROLEUM LC	106 EAST WASHINGTON		CUBA	MO	65453
WALLIS PETROLEUM #523	14807 Manchester Rd	WALLIS PETROLEUM LC	106 EAST WASHINGTON		CUBA	MO	65453

For Approval - To be issued contingent upon receipt of background check and approval by Police Chief*

BEERSAUCE BALLWIN	14738 Manchester Rd B	S&DBEERSAUCE LLC	14738 MANCHESTER RD B		BALLWIN	MO	63011
CLANCY'S BUTCHER SHOP	930 Kehrs Mill Rd, Ste 101	CLANCY'S BUTCHER SHOP	930 #101 KEHRS MILL RD		BALLWIN	MO	63011

*St Louis County has stopped doing in person record checks since last renewal season. Now all record checks must go through Missouri Highway Patrol online which can take longer to process.