

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - [a.](#) Minutes of the May 12, 2025 Board of Aldermen Meeting
- 5. Citizen Comments**
- 6. Presentations**
 - a. Recognition of Former Alderman Mike Utt
 - b. 2024 Financial Audit
- 7. Legislation**
 - [a.](#) Bill 5023 – Mocha Point Coffee SUE
 - [b.](#) Bill 5024 – Spice Mantra Ballwin SUE
 - [c.](#) Bill 5025 – Oak Tree Farm Zoning Change
- 8. Consent Items**
 - [a.](#) Administration – Liquor License Renewals
 - [b.](#) Administration – Subway SUE Transfer
 - [c.](#) Public Works – Salt Bid 2025
- 9. Mayor’s Report**
- 10. City Administrator’s Report**
- 11. City Attorney’s Report**
- 12. Staff Reports**
 - [a.](#) Administration – 597 Highland Ridge Drive Front Yard Fence
 - [b.](#) Public Works – Tree Removal Bid
- 13. Aldermanic Comments**
- 14. Adjourn**

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

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

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



BOARD OF ALDERMEN
Meeting Minutes

MAY 12, 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

Mayor Mark R. Stallmann
Alderman Mike Utt

Absent

Alderman Michael Finley

Alderman Pamela Haug
Alderman Tequila Gray
Alderman Frank Fleming
Alderman Mark Weaver
Alderman David Siegel
Alderman Jim Lehmkuhl
City Administrator Eric Sterman
City Attorney Robert Jones

The Pledge of Allegiance was recited.

MINUTES

The minutes from the April 28, 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 Mark Weaver. A voice vote was taken with unanimous affirmative result and the motion passed.

The minutes from the April 14, 2025 Board of Aldermen Public Health & Safety meeting were submitted for approval. A motion to approve as submitted was made by Alderman Frank Fleming and seconded by Alderman Mark Weaver. A voice vote was taken with unanimous affirmative result and the motion passed.

The minutes from the April 23, 2025 Board of Aldermen Public Health & Safety meeting were submitted for approval. A motion to approve as submitted was made by Alderman Frank Fleming and seconded by Alderman Mark Weaver. A voice vote was taken with unanimous affirmative result and the motion passed.



BOARD OF ALDERMEN
Meeting Minutes

MAY 12, 2025

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

CITIZEN COMMENTS

None.

LEGISLATION

Bill 5020- AN ORDINANCE APPROVING AN AMENDED DEVELOPMENT PLAN FOR SG MF ROCKWOOD INVESTORS, LLC FOR A PARKING LOT ADDITION AT 121 STEAMBOAT LANE.

A motion was made by Alderman Frank Fleming and seconded by Alderman Mike Utt for a first reading of Bill 5020, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5020, title only.

A motion was made by Alderman Frank Fleming and seconded by Alderman Mark Weaver for a second reading of Bill 5020, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5020, title only.

A roll call vote was taken for passage and approval of Bill 5020 with the following results:

Aye: Aldermen Utt, Gray, Haug, Fleming, Weaver, Siegel, Lehmkuhl

Nay: none

Bill No. 5020 was approved and became Ordinance No. 25-10.

Bill 5021- 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 TRAILS SUBDIVISION AND OAKBROOK ELEMENTARY SCHOOL”, 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 Frank Fleming and seconded by Alderman Mike Utt for a first reading of Bill 5021, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5021, title only.

Discussion:

Alderman Frank Fleming noted this was driven by a citizen petition. City Administrator Eric Sterman noted 75 percent of the neighborhood had signed and the signatures were verified by the St. Louis County Board of Elections. He noted the annexation still needs to be approved by the St. Louis County Boundary Commission.



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He also noted there is most likely a three to six month timeline for annexation if the Boundary Commission approves, with the best case scenario being annexation effective January 1st. He also noted the City will make sure each ward is balanced if the annexations occur.

Alderman David Siegel asked about road quality, and Public Works Director Jim Link noted their streets are in good condition.

A motion was made by Alderman Frank Fleming and seconded by Alderman Mike Utt for a second reading of Bill 5021, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5021, title only.

A roll call vote was taken for passage and approval of Bill 5021 with the following results:

Aye: Aldermen Utt, Gray, Haug, Fleming, Weaver, Siegel, Lehmkuhl

Nay: none

Bill No. 5021 was approved and became Ordinance No. 25-11.

Bill 5022- AN ORDINANCE IN THE CITY OF BALLWIN, MISSOURI, READOPTING CHAPTER 2, ARTICLE II, DIVISION 2 OF THE CODE OF ORDINANCES WHICH ESTABLISHED A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTEREST FOR CERTAIN MUNICIPAL OFFICIALS.

A motion was made by Alderman Frank Fleming and seconded by Alderman Mike Utt for a first reading of Bill 5022, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5022, title only.

Discussion:

Alderman Frank Fleming noted this is something the City does every two years.

A motion was made by Alderman Jim Lehmkuhl and seconded by Alderman Frank Fleming for a second reading of Bill 5022, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Lehmkuhl read Bill 5022, title only.

A roll call vote was taken for passage and approval of Bill 5022 with the following results:

Aye: Aldermen Utt, Gray, Haug, Fleming, Weaver, Siegel, Lehmkuhl

Nay: none

Bill No. 5022 was approved and became Ordinance No. 25-12.



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CONSENT ITEMS

Administration – Medical Insurance Renewal

Staff recommends accepting the 9.0% medical insurance premium increase from SLAIT.

Discussion:

Alderman Frank Fleming noted this was within budget for the current year.

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

MAYOR'S REPORT

Mayor Mark Stallmann noted this year is the 75th anniversary of the City of Ballwin. He asked for any input from the Board regarding a celebration. Alderman Frank Fleming noted this is something the Parks & Recreation Citizen Advisory Committee could take on. Alderman Pam Haug noted it could be implemented at Ballwin Days and she will bring it up to the Parks & Recreation Citizen Advisory Committee. City Administrator Eric Sterman also noted the City was planning some things for social media. Mayor Stallmann made appointments to the Aldermanic Committees as follows:

Finance and Administration

Frank Fleming—Chair
Mike Finley
Tequila Gray
Jim Lehmkuhl

Public Health & Safety

Mike Finley—Chair
Pamela Haug
David Siegel
Mark Weaver

Parks and Recreation

Pamela Haug—Chair
Mike Utt
Mark Weaver
Jim Lehmkuhl

Public Works

David Siegel—Chair
Tequila Gray
Mike Utt
Frank Fleming

Mayor Stallmann nominated Alderman Pam Haug to the Parks & Recreation Citizen Advisory Committee. Alderman Frank Fleming made a motion to approve the nomination with Alderman Mike Utt seconding the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Stallmann nominated Alderman David Siegel to the Planning & Zoning Commission. Alderman Mike Utt made a motion to approve the nomination and Alderman Frank Fleming seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.



BOARD OF ALDERMEN
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Mayor Stallmann also noted there will be a Strategic Planning Meeting with the Board & staff on June 17th at the Ballwin Golf Course at 5:30 p.m.

Mayor Stallmann also invited everyone to the Memorial Day Ceremony at 11 a.m. on May 26th.

CITY ADMINISTRATOR'S REPORT

City Administrator Eric Serman noted the City is moving forward with the construction contract for the Public Works & Parks Maintenance facilities. He also noted the City will be publicizing the construction and temporary fencing on social media and the City's website.

CITY ATTORNEY'S REPORT

None.

ALDERMANIC COMMENTS

Alderman Pam Haug noted she had some residents reach out about concerns over the seasonal mosquito fogging and the efficacy of it. Public Works Director Jim Link noted the City is starting fogging today and the program costs around \$30,000 to do, with the majority being personnel costs.

Alderman Haug noted there are some in the community who are concerned the fogging doesn't work and that the mosquitos aren't out when the fogging is done at night and there are concerns about native plants.

Alderman Frank Fleming noted these concerns have come up a number of times and most often it has been handled by the Public Health & Safety Committee and that committee should decide if it's worth bringing up again. He noted the biggest obstacle is public opinion and most people are for the fogging.

Mayor Mark Stallmann noted the city did not do fogging in 2011 and there were lots of calls asking about why the City wasn't doing the fogging.

Alderman Haug noted she will reach out to Alderman Michael Finley about perhaps putting it on a Public Health & Safety Committee meeting.

Public Works Director Jim Link noted there are about 47 or so residents that opt out of the fogging.

Alderman Frank Fleming spoke on the dispatch consolidation that was presented to the Public Health & Safety Committee and noted the committee entertained all comments and made a negative recommendation. He noted he does not feel like they need to take a vote at the Board level and wanted to make sure to release the presentations that were made to the public.



BOARD OF ALDERMEN
Meeting Minutes

MAY 12, 2025

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

ADJOURNMENT

A motion was made by Alderman Frank Fleming and seconded by Alderman Mark Weaver to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 7:35 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK

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

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO SAREM-ALDEN OTHMAN FOR MOCHA POINT COFFEE, FOR OPERATION OF A RESTAURANT WITH OUTSIDE SEATING AND FRONT YARD PARKING.

WHEREAS, a petition has been received from Sarem-Alden Othman for Mocha Point Coffee, requesting the use of certain property at 15299 Manchester Road for operation of a restaurant with outside seating and front yard parking; 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 2, 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 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 Sarem-Alden Othman for Mocha Point Coffee, to use the premises in the City of Ballwin, Missouri, known as 15299 Manchester Road, Ballwin, Missouri 63011 for operation of a restaurant with outside seating and front yard parking in a C-1 commercial district, 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.



Bill No. 5023

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 _____, 2025.

MARK R. STALLMANN, MAYOR

APPROVED this ____ day of _____, 2025.

MARK R. STALLMANN, 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

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. Outside seating shall be limited to the upper level sidewalk, adjacent to the storefront.

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

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO RAJAKUMARI KANDULA FOR SPICE MANTRA BALLWIN, FOR OPERATION OF A RESTAURANT WITH SALE OF ALCOHOLIC BEVERAGES AND FRONT YARD PARKING.

WHEREAS, a petition has been received from Rajakumari Kandula for Spice Mantra Ballwin, requesting the use of certain property at 15307 Manchester Road for operation of a restaurant with sale of alcoholic beverages and front yard parking; 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 2, 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 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 Rajakumari Kandula for Spice Mantra Ballwin, to use the premises in the City of Ballwin, Missouri, known as 15307 Manchester Road, Ballwin, Missouri 63011 for operation of a restaurant with sale of alcoholic beverages and front yard parking in a C-1 commercial district, 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.



Bill No. 5024

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 _____, 2025.

MARK R. STALLMANN, MAYOR

APPROVED this ____ day of _____, 2025.

MARK R. STALLMANN, 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

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.



Bill No. 5025

Ordinance No. _____

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

AN ORDINANCE APPROVING A ZONING CHANGE FROM COUNTY R-2 SINGLE FAMILY TO BALLWIN R-2A FOR OAK TREE FARM, OAK TREE FARM ADDITION, PARC FORREST AND THE PROPERTY AT 705 HENRY AVENUE.

WHEREAS, a petition was received from Ballwin Staff for a zoning change from County R-2 Single Family to Ballwin R-2A for Oak Tree Farm, Oak Tree Farm Addition, Parc Forrest and the property at 705 Henry Avenue.

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

WHEREAS, a public hearing before the Planning and Zoning Commission was held on June 2, 2025, upon the petition, notice of which was published and posted according to law and ordinance; and

WHEREAS, the Planning and Zoning Commission has submitted its report to the Board of Aldermen and has recommended that a zoning change from County R-2 Single Family to Ballwin R-2A for Oak Tree Farm, Oak Tree Farm Addition, Parc Forrest and the property at 705 Henry Avenue be granted in accordance with the petition received; and

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

Section 1. A zoning change from County R-2 Single Family to Ballwin R-2A is hereby granted for Oak Tree Farm, Oak Tree Farm Addition, Parc Forrest and the property at 705 Henry Avenue.

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

PASSED this ____ day of _____, 2025.

MARK R. STALLMANN, MAYOR

APPROVED this ____ day of _____, 2025.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



Consent Item

RE: Liquor Licenses

Department/Program: Administration

Explanation:

Each year, Ballwin businesses and restaurants must submit documentation to be able to sell liquor. Of note: Mi Lupita has added a Full Sunday license and Chunmi Sushi has a new license holder. The rest are renewals. The new liquor licenses will expire June 30, 2026.

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

Submitted By: Megan Freeman

Date: June 9, 2025

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
BEERSAUCE BALLWIN	14738 Manchester Rd B	S&DBEERSAUCE LLC	14738 MANCHESTER RD STE B		BALLWIN	MO	63011
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
CLANCY'S BUTCHER SHOP	930 Kehrs Mill Rd, Ste 101	CLANCY'S BUTCHER SHOP	930 #101 KEHRS MILL 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	100 Holloway Rd	CAMPSANCH INCORPORATED	100 HOLLOWAY 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 KEHRS MILL RD, STE 201		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 CAFE	15480 Clayton Rd, Ste 210	VEGGIE COUPLE LLC	15480 CLAYTON RD #210		BALLWIN	MO	63011
WALGREENS #10429	15253 Manchester Rd	WALGREENS CO	ATTN: ROBBIN GRIFFITH	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

Changes:

Mi Lupita added a Full Sunday License.

Chunmi Sushi has a new license holder.



Consent Item

RE: 15212A Manchester Road

Department/Program: Administration/Planning

Explanation: Special Use Exception Transfer

The Petitioner is seeking the transfer of the Special Use Exception issued to Hossein Naemi in October, 1986 for the operation of a Subway Sandwiches and Salads at 15212A Manchester Road. The ongoing operations would comply with all regulations outlined in the Special Use Exception within the governing Ordinance, with no proposed changes at this time. The transfer is based on Ordinance 1998, signed on October 27, 1986. The business must meet all current building and fire code requirements for Commercial Occupancy and will undergo the occupancy permit process following approval from the Board of Aldermen for the Special Use Exception transfer.

Recommendation:

Staff recommends approval of this Special Use Exception Transfer with the standard Special Use Exception conditions, along with the conditions specified in Ordinance 1998.

Submitted By: Lynn Sprick

Date: June 9, 2025



SPECIAL USE EXCEPTION TRANSFER PETITION

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

FEE: \$250.00

PAID: CR-#1022 \$250.00 +8

NUMBER: SUET-25-02

TO THE BOARD OF ALDERMEN CITY OF BALLWIN

Type of Special Use Exception: Existing Subway
change of ownership only

Original Special Use Exception Ordinance Number: _____

Date of original Ordinance: _____

Now comes (print name of Petitioner) Subway / Kamran's 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: Existing Subway change of ownership only

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: 15212 A Manchester Road 63011

IV. That the area (acres or square feet) of said property is: 1000.00

V. That the zoning classification of said property is: _____

VI. That the present use of said property is: Subway

VII. That the intended use of said property is: Subway

- 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.

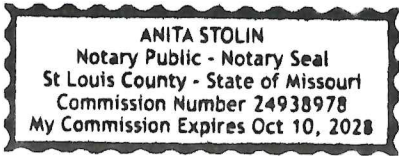
WHEREFORE, the holder(s) of a special Use Exception, granted according to Ordinance(s) No. _____, do hereby relinquish all rights and claim to said Special Use Exception(s).

HOLDER: Brett Stewart
AUTHORIZED SIGNATURE: [Signature]
AUTHORIZED SIGNATURE (PRINTED): Brett Stewart
ADDRESS: 926 N Guyer Rd
CITY/STATE/ZIP: Kirkwood MO 63122
TELEPHONE NO. 314 368 2152

Subscribed and sworn before me this 13 day of May, 2025.

[Signature]
Notary Public

My Commission Expires
10/10/2028



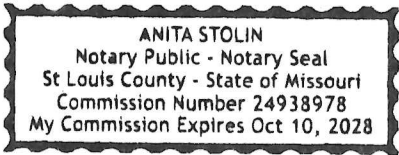
WHEREFORE, Petitioner(s) pray(s) that a Special Use Exception, granted according to the provisions of Ordinance(s) _____ be transferred to the Petitioner.

PETITIONER: Gul Totgichi
AUTHORIZED SIGNATURE: [Signature]
AUTHORIZED SIGNATURE (PRINTED): Gul Totgichi
ADDRESS: 16343 Wynncrest falls way
CITY/STATE/ZIP: Wildwood MO 63065
TELEPHONE NO. 314-518-7482

Subscribed and sworn before me this 13 day of May, 2025.

[Signature]
Notary Public

My Commission Expires
10/10/2028



BILL NO. 1998ORDINANCE NO. 1855

INTRODUCED BY ALDERMEN MONTGOMERY AND MABRY

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO HOSSEIN NAEMI d/b/a SUBWAY SANDWICHES AND SALADS FOR A RESTAURANT FOR THE PREPARATION AND SALE OF FOODSTUFFS FOR CONSUMPTION WHERE PREPARED, AND FOR PREPARATION AND SALE OF FOODSTUFFS TO BE CONSUMED IN A PLACE OTHER THAN THE BUILDING IN WHICH PREPARED AT A LOCATION COMMONLY KNOWN AS 15212 A MANCHESTER ROAD.

WHEREAS, a petition has been received requesting the use of certain property for operation of a restaurant for the preparation and sale of foodstuffs for consumption where prepared and for the preparation and sale of foodstuffs to be consumed in a place other than the building in which prepared.

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

WHEREAS, due notice of a Public Hearing before the Board of Aldermen upon said petition was published and posted in the City Hall; and,

WHEREAS, a Public Hearing was held before the Board of Aldermen upon said petition; and,

WHEREAS, the Board of Aldermen has determined that an establishment for the purposes disclosed in the petition, 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; and,

WHEREAS, said property is located in the C-1 Commercial District.

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

SECTION I. A special use exception subject to the conditions specified on the attached Exhibit 1 which is incorporated by reference herein, is hereby granted to Hossein Naemi d/b/a Subway Sandwiches and Salads for a restaurant for the preparation and sale of foodstuffs for consumption where prepared and for preparation and sale of foodstuffs to be consumed in a place other than the building in which prepared at a location commonly known as 15212 A Manchester Road.

SECTION II. The special use exception hereby issued and referred to in Section I, is issued to the named permittee only and shall not be assigned nor transferred without approval of the Board of Aldermen.

SECTION III. The special use exception hereby issued and referred to in Section I shall be valid only under the conditions set out herein.

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

PASSED THIS 27 DAY OF October, 1986.


Richard G. Andrews, Mayor

APPROVED THIS 27 DAY OF October, 1986.


Richard G. Andrews, Mayor

ATTEST:


Michael G. Herring, City Administrator

BILL NO. 1998ORDINANCE NO. 1855EXHIBIT I

1. Any violation of the provisions, regulations, and conditions set forth in this Ordinance and its Exhibits, the Zoning Ordinance or any Health, Building, or License Ordinances of the City of Ballwin, shall be cause for revocation of the special use exception hereby granted.
2. That a detailed plan acceptable to the City Engineer and Planner is submitted by the permittee within thirty (30) days of passage and approval of this Ordinance providing for appropriate lighting which will not disturb adjacent property or affect traffic on adjacent rights-of-way.
3. That a detailed plan acceptable to the City Engineer and Planner is submitted by the permittee within thirty (30) days of passage and approval of this Ordinance providing for greenery planting and its maintenance both for division purposes from adjacent rights-of-way and also from adjacent properties, which plantings may be required to be as high as eight (8) feet when for the purpose of screening from adjacent properties. These planting areas should be a minimum of five (5) feet wide and may be required to be up to ten (10) feet in width.
4. That a detailed plan acceptable to the City Engineer and Planner is submitted by the permittee within thirty (30) days of passage and approval of this Ordinance that the area or necessary portions thereof are adequately fenced so as to provide screening where necessary and to prevent unauthorized persons from having access to the area or portions thereof, which fence may be required to be a height of six (6) feet.
5. That a detailed plan acceptable to the City Engineer and Planner is submitted by the permittee within thirty (30) days of passage and approval of this Ordinance for adequate parking taking into account the number of employees and members of the public that will be using the area, and providing that all parking areas be paved.
6. That adequate provisions are made for sanitary sewage and storm water run-off in the plans to be submitted by permittee to the City Engineer and Planner in other conditions hereof.
7. That adequate provisions are made for ingress and egress to abutting rights-of-way in the plans to be submitted by permittee to the City Engineer and Planner in other conditions hereof.
8. All signs, billboards, and flags to be erected or maintained on the area are to comply with Chapter 21 of the "Code of Ordinances of the City of Ballwin" in effect at the time the sign or billboard is erected, but in no event shall pennants, flags, fringes, streamers, flashing lights, pinwheels, advertising flags, or similar devises nor personnel be used or displayed on the area.

9. There is no outdoor storage, display, or sale of merchandise equipment or supplies, except as otherwise specifically provided herein.
10. No food or beverage of any kind is delivered outside the building by any employee, agent, or servant of the permittee.
11. Trash or debris shall not be allowed to accumulate and the area shall be kept clean and free of trash and debris at all times by the permittee and an enclosed area for storage of trash and debris is to be provided on the area by permittee.
12. No vibration, noise, odor, smoke, toxic gases, dirt, dust, fly ash, or other forms of particulate matter, radiation, glare, or heat shall be emitted in a quantity in excess of that permitted under the provisions of the St. Louis County Revised Ordinances or any applicable Ordinance of the City of Ballwin, Missouri.
13. Permittee may operate a restaurant for the preparation and sale of foodstuffs for consumption where prepared, and for preparation and sale of foodstuffs to be consumed in a place other than the building in which prepared but excluding any driveup window for pickup purposes or other drivein curb service at a location commonly known as 15212 A Manchester Road.
14. Permittee shall, within thirty (30) days from passage and approval of this Ordinance, notify in writing the Planner of the City of Ballwin, that the conditions of the Special Use Exception provided for herein are accepted.

Special Use Exception accepted the 23 day of Jan, 1987.

Hanni Nami



Consent Item

Re: Co-Operative Salt Purchase

Department: Public Works

Program: Snow & Ice Control 2025/2026

Explanation: The City of Chesterfield coordinates the purchase and delivery of deicing salt for 49 cities and eight school districts that are members of the St. Louis APWA Salt Co-operative (Co-op). The salt supplier and the hauler price is included in the \$90.82 price per ton. This is different from previous years where the hauling and the salt were split.

TABLE 1	SERVICE PROVIDED	CONTRACT UNIT PRICE
Compass Minerals	Furnishing Salt	\$90.82/ton
Budget Amount		\$120,000.00

There is approximately 2365 tons of salt remaining in the dome from this past winter. The Co-op requires a minimum delivery of 25 tons to stay in the salt co-op program each year.

The early 2026 purchase/delivery of 500 tons will be in the 2026 budget. We are required by the Co-op to place the spring 2026 order by August 13th of 2025.

RECOMMENDATION: We recommend awarding the contract for 1320 tons of salt for late 2025 delivery and an additional 500 tons for early 2026 delivery to the City of Chesterfield Co-op/Compass Minerals based on the unit prices in Table 1.

TABLE 2	CONTRACT UNIT PRICE	FALL 2025 DELIVERY (1320 TONS)	EARLY 2026 DELIVERY (500 TONS)
Compass Minerals	\$90.82	\$119,882.40	\$45,410.00
2025 / 2026			

Submitted By: Jim Link

Date: June 9, 2025



Staff Report

Subject: 597 Highland Ridge Drive

Department/Program: Administration (Planning & Zoning/Building Department)

Explanation:

Request for a fence in the front yard of a corner lot on the southwest corner of Highland Ridge Drive and Fieldstone Lane. The petitioner is requesting approval to install a fence on the property, extending from the existing fence on the south side of the property, across the west side of the property into the “secondary” front yard, terminating five feet(5’) from the property line along Fieldstone Lane.

Recommendation:

Section 7-224 of the City’s Code of Ordinances prohibits fences “within the front yard area between the street right-of-way line and the building line” except with the permission of the Board of Aldermen. It goes on to reference Article XVI, Section 9 of the Zoning Ordinance for submittal details, which include: a site plan showing the location of the fence; height of the fence; proposed landscaping on the right of way side of the fence; an illustration of the type of fence; and the approximate grade of the area of the fence. The application shall include an agreement by the property owner that the fence shall be maintained; permit annual inspection by the city; and the property owner shall agree to make any repairs found necessary after such inspection, on penalty of revocation of such permit.

Section 9 also requires front yard fences to be uniform and harmonious with similar fences in the neighborhood; and be installed with the finished side facing the roadway.

The proposed fence would be constructed of black aluminum and be four feet (4’) tall. It complies with the necessary requirements and does not obstruct sight distance for drivers at the intersection. Staff recommends approval with the property owner's agreement to the stated requirements above.

Submitted By: Lynn Sprick

Date: June 9, 2025



Figure 1 - Aerial view of the site and surrounding properties. Source: St Louis County



Figure 2 - Proposed fence location - looking north onto Fieldstone Lane



Figure 3 - Looking south toward Highland Ridge Drive - proposed fence location shown in red

Mary Lewandoski

597 Highland Ridge Dr
Ballwin, MO 63011
636-393-9345

Date: JUNE 3, 2025

To the Ballwin Municipality Board,

City of Ballwin
14811 Manchester Road
Ballwin, MO 63011

Subject: Request for Fence Placement Approval – 597 Highland Ridge Dr

Dear Members of the Board,

My name is Mary Lewandoski, and I am the homeowner at **597 Highland Ridge Dr, Ballwin, MO 63011**. I am writing to formally request an exception to the current municipal fencing ordinance that restricts fence placement on corner lots.

Due to the corner lot designation, the side yard of my property—facing **Fieldstone Lane**—is classified as a "front yard" under Ballwin municipal code. This classification prevents me from extending a fence beyond the side of my home's structure. As a result, the permitted fence line significantly limits the usable portion of our backyard.

I am respectfully requesting approval to extend our fence line **from the side of the house to the edge of the property line bordering Fieldstone Lane**. The proposed fence will be a **three-rail cast aluminum** design, which is pre-approved by the City of Ballwin. I am including the following supporting documents with this request:

- Property land survey
- Aerial view of the lot
- Product specifications of the proposed fence

This request is made primarily for **safety and usability reasons**. We have a **three-year-old child and two dogs**, and the current fencing limitation makes it difficult to create a secure and functional outdoor space. If we were to install the fence as currently allowed, it would effectively cut our backyard in half—leaving an aesthetically awkward layout and inadequate space for safe play and use.

Importantly, the proposed fence **does not obstruct views for neighboring homes or drivers** along Fieldstone Lane. It simply allows us to make full use of our lot in a safe, attractive, and community-conscious way.

We respectfully ask the board to consider this request and grant approval to extend our fence to the property line. We appreciate your time and consideration in reviewing this matter.

Sincerely,
Mary Lewandoski



8:30 ↗

Section 12, Item a.



Search here



Fieldstone Ln

Fieldstone Ln

Fieldst



20 ft
5 m

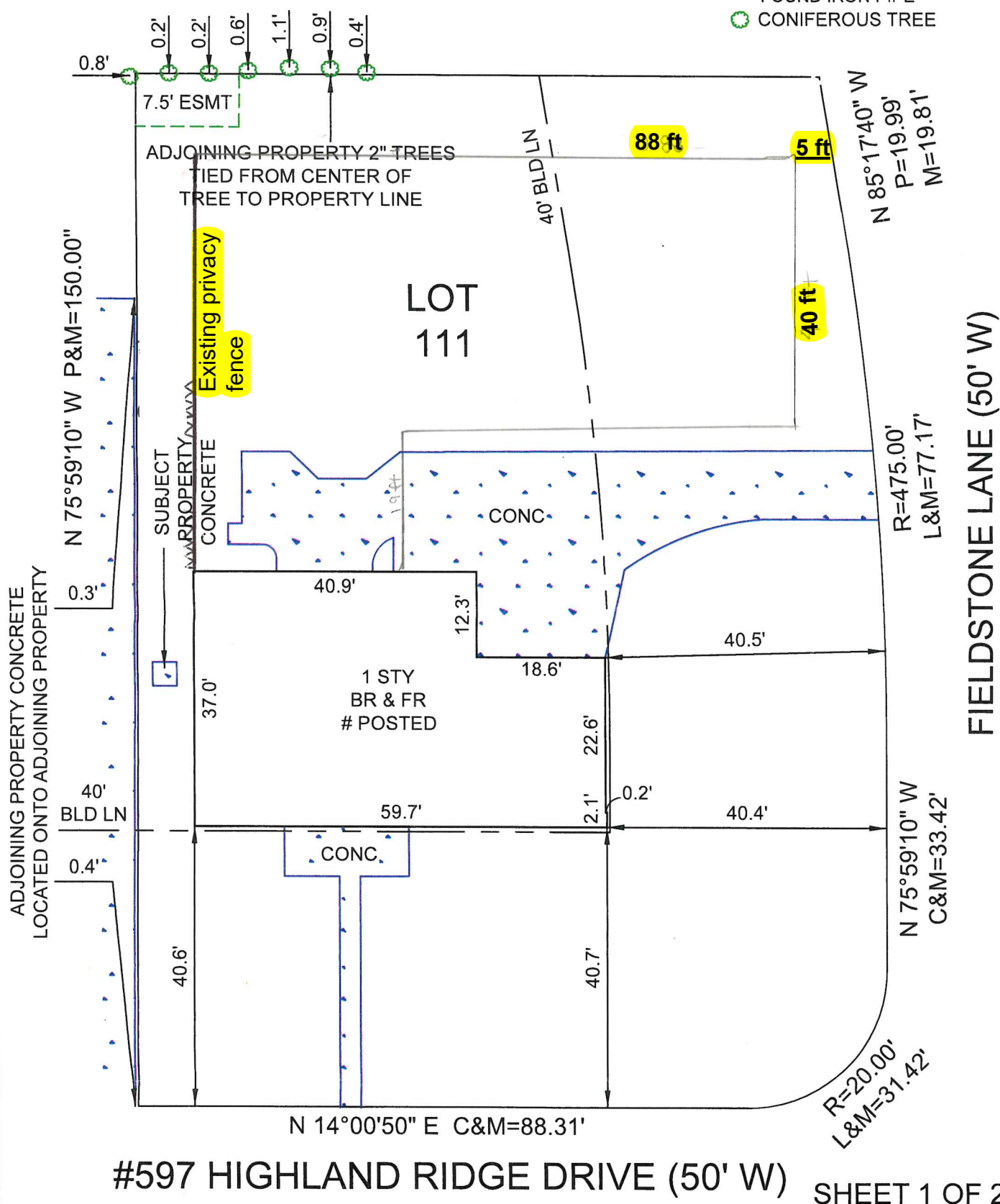


View

Section 12, Item a.

 $1'' = 20'$

- C CALCULATED DISTANCE
- L PLATTED LENGTH
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- SET REBAR
- ▲ SET POINT ON LINE
- FOUND IRON PIPE
- 🌲 CONIFEROUS TREE

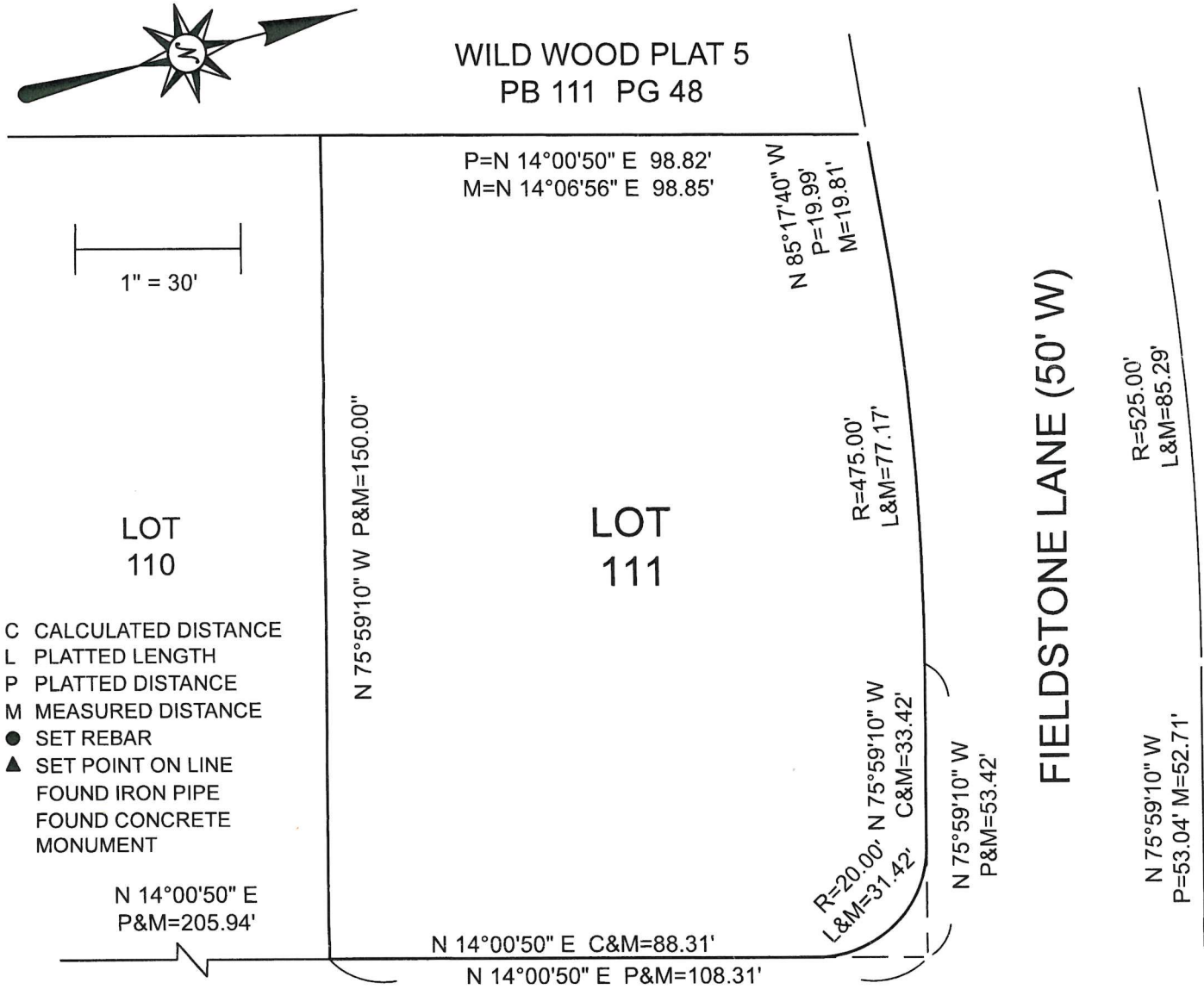


BOUNDARY SURVEY
LOT 111 WILD WOOD PLAT 3
PB 109 PG 69, ST LOUIS COUNTY, MO

Section 12, Item a.

SURVEYORS NOTES:

1. BASIS OF BEARING PER RECORD PLAT OF WILD WOOD PLAT 3 (ALSO KNOWN AS OAK TREE FARM) PER PLAT BOOK 109 PAGE 69 OF THE ST LOUIS COUNTY RECORDS.
2. BUILDING LINES SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT. SETBACK AND SIDEYARD REQUIREMENTS MAY EXIST ACCORDING TO CURRENT ORDINANCE AND ZONING STANDARDS AND ARE NOT SHOWN ON THIS DRAWING.
3. NO RESEARCH PERTAINING TO EASEMENTS WAS COMPLETED BY CARDINAL SURVEYING & MAPPING AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE AT RISK. SEEK LEGAL ADVISE IF YOU HAVE QUESTIONS. THE EASEMENTS SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT AND THOSE LISTED PER FREEDOM TITLE COMPANY COMMITMENT #20LT05193 (5339/120 - PREDATES THE RECORD PLAT).
4. SURVEY COMPLETED TO URBAN PROPERTY BOUNDARY ACCURACY STANDARDS PER 20 CSR 2030-16.010 OF THE MISSOURI STATE STATUTES AND ACCURATELY REFLECTS ALL VISIBLE IMPROVEMENTS, INCLUDING FENCES, RECORDED EASEMENTS PER ABOVE REFERENCED TITLE COMMITMENT, AND EVIDENCE OF VISIBLE EASEMENTS LOCATED AT THE TIME OF SURVEY. AN ALTA WAS NOT PERFORMED AND UTILITY LOCATION HAS NOT BEEN DETERMINED.
5. OWNERSHIP OF THE IMPROVEMENTS AS SHOWN ON THIS DRAWING ARE THE OPINION OF THE SURVEYOR AT THE TIME THE SURVEY WAS EXECUTED AND HAS NOT BEEN VERIFIED TO ANY EXTENT, NOR IMPLIES ANY EXCLUSIVE OWNERSHIP.



#597 HIGHLAND RIDGE DRIVE (50' W) SHEET 2 OF 2

**Cardinal**
Surveying & Mapping

PO BOX 278
COTTLEVILLE, MO 63338
PHONE: 636.922.1001
Corp # 2005000229
www.CardinalSurveying.com

JOB #2006005
FB 556:4

FIELD WORK BY: TAO/TLS

DRAWN BY: BSR

REVIEWED BY:
WILLIAM JACOB CLARK
LS# 2002014101

THIS IS TO CERTIFY THAT ON
MAY 26, 2020 A REQUEST BY
FREEDOM TITLE COMPANY WAS
MADE FOR A BOUNDARY SURVEY
AND TO LOCATE THE
IMPROVEMENTS ON THE ABOVE
NAMED TRACT AND THAT THE
RESULTS ARE, TO THE BEST OF
MY KNOWLEDGE, CORRECTLY
REPRESENTED HEREON.





Staff Report

Subject: Tree Removals

Department/Program: Public Works - Property Services

Explanation: Due to staffing shortages, money was budgeted in 2025 to contract out removal of a number of dead trees that are on City property or within City right of way. Bids were requested from several tree removal companies to remove approximately 120 dead trees and grind the stumps. 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 May 30th, 2025, three (3) bids were received and opened. Below is the summary of the bids received.

Bidder	Base Bid Tree 1-30	Base Bid Tree 31-63	Alt. Bid 1-30 Stump grind	Alt. Bid 31-63 Stump grind	Total Bid
Gamma Tree Experts	\$63,220.00	\$34,210.00	\$9,625.00	\$6,725.00	\$113,780.00
Arbor Masters	\$74,506.24	\$48,243.15	\$10,612.76	\$7,236.59	\$140,598.74
Omni Tree Service	\$74,800.00	\$43,831.00	\$14,960.00	\$9,766.00	\$142,357.00
Budget	\$75,000				

Ballwin rates trees by priority.

Priority 1 trees are dead trees, there are 213 priority 1 work orders.

Priority 2 trees are dying trees not fully dead, there are 227 priority 2 work orders.

Priority 3 trees are trimming, deadwood and nuisance trees, there are 38 priority 3 work orders.

The trees being removed will be 120 Priority 1 trees. It is planned to budget further funds next year to remove the remaining Priority 1 trees and possibly others. None of the bidders has had any OSHA violations in the last 5 years.

Recommendation: We recommend awarding the unit price contract to Gamma Tree Experts not to exceed \$113,780.00 and to accept alternate bid #1 and #2. While this is over budget, the overage can be made up on other projects and from savings due to unfilled laborer positions.

Submitted By: Jim Link

Date: May 30th, 2025