

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - [a.](#) Minutes of the June 9, 2025 Board of Aldermen Meeting
- 5. Presentations**
 - a. Swearing in of Janet Rodriguez Judd
- 6. Roll Call**
- 7. Citizen Comments**
- 8. Legislation**
 - [a.](#) Resolution – Pointe Play Structure Grant Application
- 9. Consent Items**
 - [a.](#) Administration – Destruction of Records
 - [b.](#) Administration – Six Month Cash Financials
 - [c.](#) Administration – Insurance Renewals
 - [d.](#) Administration – SUE Extension for Dutch Bros
 - [e.](#) Administration – Ballwin Days Liquor License
 - [f.](#) Parks & Recreation – Cart Path Paving Bid Award
 - [g.](#) Public Works – Surplus Vehicles Sale
 - [h.](#) Public Works – Asphalt Bid Award
- 10. Mayor’s Report**
- 11. City Administrator’s Report**
- 12. City Attorney’s Report**
- 13. Staff Reports**
 - [a.](#) Administration – 1024 Hollybend Drive Fence
 - [b.](#) Administration – 384 Sunfield Place Fence
- 14. Aldermanic Comments**
- 15. 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

JUNE 9, 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 Michael Finley

Absent

Alderman Pamela Haug

Alderman Tequila Gray
Alderman Frank Fleming
Alderman Mark Weaver via teleconference
Alderman David Siegel
Alderman Jim Lehmkuhl
City Administrator Eric Stermann
City Attorney Robert Jones

The Pledge of Allegiance was recited.

MINUTES

The minutes from the May 12, 2025 Board of Aldermen meeting were submitted for approval. Alderman Michael Finley corrected the minutes to note he was absent due to a family member in the ICU. Alderman Jim Lehmkuhl made a motion to amend the minutes that was seconded by Alderman David Siegel. A voice vote was taken with unanimous affirmative result and the motion passed. A motion to approve as amended was made by Alderman Frank Fleming and seconded by Alderman Michael Finley. A voice vote was taken with unanimous affirmative result and the motion passed.



BOARD OF ALDERMEN Meeting Minutes

JUNE 9, 2025

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

CITIZEN COMMENTS

Lori Stringer of 347 Oakleigh Woods Drive invited the Board of Aldermen to the June Ballwin Grows Native event on June 11th and 14th in Ferris Park.

Mike Scott of 643 Kehrs Mill Road spoke to the Board of Aldermen about transparency and the number of closed session meetings.

Megan Brown of 501 Kingridge Drive spoke to the Board of Aldermen about Oak Tree Farms common ground reforestation.

Megan Kokesh of 115 Lock Drive spoke to the Board of Aldermen about her application to fill the vacant Ward 1 seat.

PRESENTATIONS

The Board of Aldermen recognized former Ward 1 Alderman Mike Utt as he moves out of the City of Ballwin.

Sikich presented the 2024 Financial Audit. City Finance Officer Denise Keller noted there is currently a surplus of funds the City has uncommitted to projects right now. The Board also asked about the balance of the opioid fund and what it is used for and City Administrator Eric Sterman noted it is used for drug takeback, officer training and DARE.

LEGISLATION

Bill 5023 - 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.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5023, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming read Bill 5023, title only.

Discussion:

Alderman David Siegel noted the Planning & Zoning Commission wanted to add upper sidewalk outdoor seating.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5023, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5023, title only.



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A roll call vote was taken for passage and approval of Bill 5023 with the following results:

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

Nay: None

Bill No. 5023 was approved and became Ordinance No. 25-13.

Bill 5024 - 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.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5024, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming read Bill 5024, title only.

Discussion:

Alderman David Siegel noted the Planning & Zoning Commission recommended approval of the SUE.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5024, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5024, title only.

A roll call vote was taken for passage and approval of Bill 5024 with the following results:

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

Nay: None

Bill No. 5024 was approved and became Ordinance No. 25-14.

Bill 5025 - 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.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5025, title only. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming read Bill 5025, title only.



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Discussion:

City Attorney Bob Jones noted there were no issues at a Planning & Zoning Commission meeting regarding this zoning change. City Administrator Eric Sterman noted there is one more rezoning that will need to be approved to make all neighborhoods compliant with City code.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5025, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5025, title only.

A roll call vote was taken for passage and approval of Bill 5025 with the following results:

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

Nay: None

Bill No. 5025 was approved and became Ordinance No. 25-15.

CONSENT ITEMS

Administration – Liquor License Renewals

Staff recommends Board approval for annual renewal of liquor licenses requested by Ballwin businesses and restaurants, expiring June 30, 2026.

Discussion:

Chief John Bergfeld noted there was no reason not to approve all of the liquor licenses.

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.

Administration – Subway SUE Transfer

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

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



BOARD OF ALDERMEN
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Public Works – Salt Bid 2025

Staff recommends 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.

Discussion:

Public Works Director Jim Link noted the City is obligated to keep and purchase certain amounts to remain in the Co-Op.

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

MAYOR'S REPORT

Mayor Mark Stallmann discussed his and City Administrator Eric Serman's attendance at the ICSC Conference to promote the City of Ballwin to businesses.

Mayor Stallmann gave a shout out to the West County Chamber of Commerce for their dine out for tornado relief next week. Mia Sorella and the Wolf Cafe are participating.

The Strategic Planning meeting will be held on July 8th at the Ballwin Golf Course.

Mayor Stallmann noted the City always has an open application for any citizen interested in joining a Commission and Board.

Mayor Stallmann nominated Tim Pogue to the open Ward 1 Planning & Zoning Commission position vacated by Grant Alexander. Alderman Michael Finley noted the position is voluntary and non-binding. He noted that Pogue was the best candidate who had submitted an application and it's not unusual for former Mayors to join other Commissions and Boards.

Alderman Michael Finley made a motion to approve Tim Pogue's nomination for the Ward 1 position on the Planning & Zoning Commission. Alderman Frank Fleming seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

CITY ADMINISTRATOR'S REPORT

City Administrator Eric Serman noted vehicle and property insurance has increased across the country, and so has the City's. SLAIT, the City's medical insurance provider, is now becoming a self-insured trust for vehicle insurance, which the City would like to join. That takes effect July 1st and the City would like to join the vehicle insurance trust.

City Administrator Serman also noted the sign has been approved from insurance for replacement at the corner of Seven Trails and Manchester. Electricity should soon be restored.

**BOARD OF ALDERMEN
Meeting Minutes**

JUNE 9, 2025

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City Administrator Sterman noted the Oak Brook Elementary and Arbor Trails subdivision annexation petition has expired. Their application is valid but the petition must be updated before the City can take any action. City Administrator Sterman noted Public Works crews are helping other cities in St. Louis County with tornado cleanup from the May tornado.

City Administrator Sterman noted construction has started on the Public Works facility. In previous construction projects, the Board of Alderman has granted Change Order approval to the City Administrator, and City Administrator Sterman would like change order approval and then to report back to the Board. The Board agreed.

City Administrator Sterman noted the Missouri Municipal League Conference is happening in St. Charles from September 14-17 and the City has a budget for any elected officials who wanted to attend.

CITY ATTORNEY'S REPORT

None.

STAFF REPORTS

Administration – 597 Highland Ridge Drive Front Yard Fence

Staff recommends Board approval with the property owner's agreement to the terms laid out by the City.

Discussion:

City Planner Lynn Sprick noted the City has no issues with the fence, which would have a five foot setback.

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.

City Administrator Eric Sterman noted staff was coming up with an ordinance to allow staff to approve front yard corner lot fences without having to come to the Board with each individual front yard fence application.

Public Works– Tree Removal Bid

Staff recommends awarding the unit price contract to Gamma Tree Experts.

Discussion:

Public Works Director Jim Link noted there was \$75,000 put into the 2025 budget to help take care of tree removals in the City. There are 63 addresses with a total of 120 trees that need to be removed. There are 213 total work orders for priority one, dead and dying trees, 227 priority two tree work orders and then 38 priority three tree work orders. Staff is recommending awarding the contract to Gamma Tree Experts not to exceed \$113,780. Public Works Director Jim Link noted these are all residential trees.

**BOARD OF ALDERMEN
Meeting Minutes**

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Alderman David Siegel asked about priority one trees throughout the City and the Parks. Parks Director Chris Conway noted park staff is in charge of removing those. Alderman Siegel suggested taking all of the priority one trees down this year and removing the stumps next year. Public Works Director Link noted his crew will take care of the remaining priority one tree work orders. Alderman Siegel noted he did not like to see the City contract out many different jobs while the City is creating a new public works facility. Alderman Tequila Gray questioned what programs would suffer with this contract going over budget. Public Works Director Jim Link noted this will not put us over budget in that budget section so no programs should be impacted. Alderman Siegel noted he was hoping to get more trees done by doing stump grinding next year. Alderman Frank Fleming noted he would like to do everything all at once as it is now. Mayor Stallmann noted he agrees with Alderman Fleming and has received many calls from residents about trees. He also noted maybe the Board would like to use some of the budget surplus to take care of more trees. Alderman Siegel noted he would like to also focus on sidewalks and other public works issues as well. Public Works Director Link noted tree removal would start within a week and more than a hundred trees are added to the list every year. Public Works Director Link noted the City's bucket truck needs replacing at a cost of around \$350,000 if the City wants to prioritize more trees being removed in house. City Administrator Sterman noted Public Works crews always do tree work in house but sometimes there will be work that has to be supplemented by contractors because the City has never been able to staff a second tree crew. Alderman David Siegel noted he would like to see all of the priority one trees removed this year without compromising any other public works projects like sidewalks. Parks & Recreation Director Chris Conway noted the City has a cost share program for residents wanting to plant trees.

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.

ALDERMANIC COMMENTS

Alderman Michael Finley thanked everyone for condolences regarding the loss of his mother and reminded everyone to enjoy every day with your loved ones. He also congratulated the Parkway South boys baseball team who finished 3rd at state. Alderman Finley also set a Public Health & Safety meeting on July 14th at 6 p.m. and noted he wanted someone from St. Louis County Vector Control to be there. He also asked about limits for cars parked on the street, and Chief John Bergfeld noted vehicles must be moved in a 24 hour period. Alderman Finley also noted he wanted to redo all of the City's message boards signage and potentially pay for all of the signs out of the infrastructure fund. City Administrator Sterman said that was a possibility.

Alderman David Siegel noted he is planning on holding a Public Works Committee meeting in August before budget time. He also asked about thermoplastic markers for crosswalks, and Public Works noted they will start in July. He noted he wanted to do the crosswalks as soon as possible.



**BOARD OF ALDERMEN
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Mayor Stallmann also noted there is a Ballwin Days meeting on June 18th at 5:45 at the Wolf Cafe.

ADJOURNMENT

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 8:49 p.m.

ATTEST: MARK R. STALLMANN, MAYOR

MEGAN FREEMAN, CITY CLERK

Resolution

City of Ballwin, Missouri

Section 8, Item a.

INTRODUCED BY

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

A RESOLUTION OF THE BALLWIN BOARD OF ALDERMEN SUPPORTING AN APPLICATION TO THE ST. LOUIS COUNTY MUNICIPAL PARKS GRANT PROGRAM FOR A PLAY STRUCTURE AND OTHER IMPROVEMENTS AT THE POOL AT THE POINTE.

WHEREAS, the City of Ballwin deems it necessary to further improve a public recreational amenity, more specifically known as The Pointe at Ballwin Commons Indoor Pool, to serve its citizens and to address the priorities reflected in the 2019 Parks Master Plan and Community Surveys.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, MISSOURI, AS FOLLOWS:

1. An application is hereby submitted under the Municipal Parks Grant program in the county of St. Louis for a grant-in-aid to cover some of the costs of the project, reimbursable by the Commission upon successful completion by the City.
2. The project proposal is hereby submitted to the Municipal Parks Grant Commission.
3. The Governing body hereby authorizes City Administrator Eric Sterman to sign and execute the necessary documents for forwarding the project proposal application and later execute an agreement for a grant-in-aid from the Municipal Parks Grant Commission.
4. If a grant is awarded, the City of Ballwin will enter into an agreement or contract with the Commission regarding this grant.

PASSED this ____ day of _____, 2025.

MARK R. STALLMANN, MAYOR

ATTEST: _____
CITY CLERK





Memo

RE: Resolution of Support for Municipal Park Grant Application

Department/Program: Parks and Recreation

Explanation:

The City intends to apply for a municipal park grant to support funding for improvements for the indoor pool and locker rooms at The Pointe at Ballwin Commons. Improvements include replacement of the water play structure, pool resurfacing, pool water temperature control, improvements, locker room floor resurfacing and locker room shower plumbing and temperature control improvements. We anticipate the grant award to be \$575,000 with the City committing \$29,000 as a match for the grant.

Submitted By: Chris Conway, CPRP Director of Parks and Recreation

Date: July 14, 2025



Consent Item

Subject: Destruction of Records

Department/Program: Administration

Explanation: A list of records kept during the normal course of business is presented to the Board as they have surpassed their retention date.

Recommendation: Staff requests the Board's approval to destroy these records which have been kept per the Missouri Secretary of State - State Archives - Local Records Retention Schedule (August 2021).

Submitted By: Megan Freeman

Date: July 14, 2025

NOTICE OF DESTRUCTION OF RECORDS

Section 9, Item a.

Per the Missouri Secretary of State – State Archives – Local General Records Retention Schedule, August, 2021.

DESTRUCTION REQUESTS:

The following records must be retained through “completion of audit”:

- 2024 accounts payable vouchers and invoices – excluding court - paper (scanned files retained)
- 2024 cash receipts – excluding court - paper (scanned files retained)
- 2024 accounts receivable files – paper (scanned files retained)
- 2023 budget preparation records – paper
- 2024 escrow receipts and vouchers – paper (scanned files retained)

The following records must be retained through “completion of audit” plus 1 year:

- 2023 monthly bank reconciliations- other* – paper (scanned files retained)
- 2023 Investment statements (matured investments) – paper
- 2023 Check Registers – other* – paper (scanned files retained)

The following records must be retained for a period of 2 years after expiration:

- 04/01/2022 – 03/31/2023 contractor licenses – paper (scanned files retained)

The following records must be retained for a period of 3 years after completion:

- 2021 Sunshine Law Requests

The following records must be retained for a period of 3 years plus audit:

- 2021 payroll time sheets – paper (scanned files retained)
- 2021 Public notices – 6-month Revenue/Expenditure Statements
- 2021 Public notices – Budget Public Hearing

The following records must be retained for a period of 5 years

- 2019 monthly and end-of-year journal entries – paper (scanned files retained)
- 2019 monthly bank reconciliations- General and Bail Bond – paper (scanned files retained)
- 2019 Check Registers – General and Bail Bond – paper (scanned files retained)
- 2019 audit work papers
- 2019 Administration printing bids Accepted (Rejected also)

The following records must be retained through “completion of audit” and superseded.

- 2022 Disposed Fixed Assets records – paper (scanned files retained)

DATE OF DESTRUCTION:

To be destroyed July 15, 2025, following approval by the Board of Aldermen at its July 14, 2025 meeting.

Destruction follows specifications prescribed by the State of Missouri Local Records Board.

METHOD OF DESTRUCTION:

Place in trash receptacle. (Any confidential material will be removed and shredded).

Approved by the Board of Aldermen and recorded in meeting minutes of: _____.

* Other excludes General (5 yr), Bail Bond (5 yr), TDD (10 y), and Special Allocations (10 yr) accounts.

NOTICE OF DESTRUCTION OF RECORDS

Per the Missouri Secretary of State – State Archives – Local General Records Retention Schedule, August, 2021.

DESTRUCTION REQUESTS:

The following records must be retained through “completion of audit” plus 1 year:

2023 NSF checks and files – paper

The following records must be retained for a period of 18 months:

2023 (January) – 2023 (December) Credit Card Receipts

The following records must be retained for a period of 2 years after expiration:

04/01/2022 – 03/31/2023 business licenses – paper (scanned files retained)

The following records must be retained for a period of 3 years after completion

2020-2021 Grants (Missouri Highway Safety, Rockwood Alcohol Compliance, OCTDEF)

The following records must be retained for a period of 5 years

2019 Cancelled Pointe Debit Contracts – paper (scanned files retained)

07/01/2019 - 06/30/2020 liquor licenses – paper (scanned files retained)

DATE OF DESTRUCTION:

To be destroyed July 15, 2025, following approval by the Board of Aldermen at its July 14, 2025 meeting.

METHOD OF DESTRUCTION:

Shred NSFs (Cancelled checks include Account Numbers and Signatures.)

Shred Credit Card Receipts (Contains minimal information)

Shred Business Licenses (May contain proprietary information on gross receipts.)

Shred Pointe Debit Contracts (Personal banking Information may be present on form.)

Approved by the Board of Aldermen and recorded in meeting minutes of: _____.

- Destruction follows specifications prescribed by the State of Missouri Local Records Board.



Consent Item

RE: Semi-Annual Revenue/Expenditure Statement

Department/Program: Administration/Finance

Recommendation: Staff recommends that the Board approve the semi-annual statement of revenues and expenditures.

Explanation: Per RSMo Statute Section 79.160, *“the Board of Aldermen shall semi-annually each year, at times to be set by the Board of Aldermen, make out and spread upon their records a full and detailed account and statement of the receipts and expenditures and indebtedness of the city for the half year ending with the last day of the month immediately preceding the date of such report, which account and statement shall be published in some newspaper in the city.”*

In accordance with this statute section, attached is a report of actual revenues and expenditures received/expensed during the period January 1 – June 30, 2025. Upon approval by the Board, this will be published in a local newspaper.

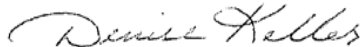
Submitted By: Denise Keller

Date: July 8, 2025

CITY OF BALLWIN
GENERAL/CAPITAL PROJECTS FUNDS
REVENUE/EXPENSE STATEMENT
FOR THE SIX MONTH PERIOD ENDING 6/30/25

	General Fund	Capital Projects Fund
REVENUE		
Sales Taxes	\$ 5,709,072	\$ 308,572
Other Taxes	1,202,178	-
Licenses & Permits	1,271,961	-
Public Utility Licenses	1,764,986	-
Court Fines	280,037	-
Police & Communications	225,945	-
Community Programs	2,231,433	-
Grants & Donations	20,248	60,230
Sale of Capital Assets	48,744	-
Investment Income	373,783	-
Escrows	19,623	-
Miscellaneous	226,753	-
Total:	\$ 13,374,763	\$ 368,802
EXPENDITURES		
Administration	\$ 1,902,659	\$ -
Parks & Recreation	2,860,353	568,190
Police	3,712,704	55,522
Public Works	2,017,856	163,379
Total:	\$ 10,493,572	\$ 787,091

I, Denise Keller, Finance Officer for the City of Ballwin, Missouri, certify that to the best of my knowledge, the above unaudited statement is true and in agreement with city records on file as of 6/30/25.



Denise Keller
Finance Officer

ATTEST:



Eric Sterman
City Administrator



Consent Item

RE: Insurance Coverage Renewals

Department/Program: Administration/Finance

Recommendation: Staff recommends that the Board approve the renewal of various insurance coverages for the period 7/1/25 – 6/30/26. Collectively these premiums are below the amounts budgeted for 2025, so no budget amendments will be necessary.

Explanation: The city receives its coverages for Workers' Compensation; General, Police, Auto Liability and Auto Property Coverage from the St. Louis Area Insurance Trust (SLAIT). This is a self-insured trust of 29 municipalities in St. Louis. Health Insurance, which is also provided by SLAIT, was presented to the Board for approval in May. The Thomas McGee Group are the administrators for the SLAIT group but also broker insurance coverage not provided by SLAIT for the members. The additional insurance coverages provided by The Thomas McGee Group includes Property, Wind/Hail Buy Down, Public Officials Liability coverage and Cyber Liability.

Auto damage coverage has transitioned this year to a different carrier (Lexington) than that used for the other property coverage. The new auto policy is a self-insured plan administered by SLAIT. A portion of the premium will go to Lexington, while a smaller portion will fund SLAIT's Buy Down Deductible Program, which helps cover deductibles in the event of a claim.

Premiums for Liability, Property, Auto Damage and Public Officials Liability increased over those from the previous year. Wind/Hail Buy Down and Cyber Liability premiums did not change. Workers' Compensation premiums decreased.

Submitted By: Denise Keller, Finance Officer

Date: July 8, 2025

City of Ballwin
Insurance Renewals 7/1/25

Coverage	24-25 Premium	25-26 Premium	\$ Increase (Decrease)	% Increase (Decrease)	2025 Fiscal Year Budget	\$ Increase (Decrease)
Workers Compensation	\$527,856.00	\$388,904.00	(\$138,952.00)	-26%	\$543,687.00	(\$85,307.00)
General, Police, Auto Liability	\$184,386.00	\$214,726.00	\$30,340.00	16%	\$193,606.00	\$5,950.00
Property	\$111,768.00	\$150,176.00	\$38,408.00	34%	\$124,396.00	\$6,576.00
Wind /Hail Buy Down	\$14,353.00	\$14,238.00	(\$115.00)	-1%	\$15,243.00	(\$947.50)
Auto Damage	\$79,619.00	\$100,465.00	\$20,846.00	26%	\$88,610.00	\$1,432.00
Public Official Liability	\$32,891.00	\$34,560.00	\$1,669.00	5%	\$32,891.00	\$834.50
Cyber Liability	\$20,650.00	\$20,650.00	\$0.00	0%	\$21,166.00	(\$516.00)
Totals	\$971,523.00	\$923,719.00	(\$47,804.00)	-5%	\$1,019,599.00	(\$71,978.00)

% Increase (Decrease)
-16%
3%
5%
-6%
2%
3%
-2%
-7%



Consent Item

RE: 15200 Manchester Road

Department/Program: Administration/Planning

Explanation: Special Use Exception approval extension

On July 8, 2024, Ordinance 24-09 was approved for the development of a restaurant with a drive through (Dutch Bros) at 15200 Manchester Road.

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

Additionally, per Appendix A, Article XIIB, Section 9, the development plan that was approved as part of the project, has also expired.

To date, the approved development plan has not been recorded and no permits have been issued for the project. Section 9 goes on to state: Unless expressly authorized at the time of the granting of the special use exception, or upon the granting of a time extension by the board of aldermen, all construction and site developments associated with a special use exception must be completed within 18 months of the effective date of the special use exception, or it shall be deemed abandoned and shall thereupon terminate.

At this time, the petitioner is requesting a four (4) month extension.

Recommendation:

Staff recommends that the Board consider granting an extension of four (4) months, with the following conditions:

1. Recording of the approved development plan must occur within two (2) months of the extension approval.
2. All necessary permit applications must be submitted within three (3) months.
3. Visible construction activity must commence within the four (4) month extension period.

Failure to meet these conditions will result in the expiration of the special use exception and associated development plan.

Submitted By: Lynn Sprick

Date: July 14, 2025



SPECIAL USE EXCEPTION EXTENSION PETITION

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

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: Special Use Exception for operation of a drive-thru restaurant in a C-1 commercial district with MRD overlay.

Original Special Use Exception Ordinance Number: Bill No. 4191 Ordinance No. 24-09

Date of original Ordinance: July 8, 2024 signed by City / August 5, 2024 Agreed by Petitioner

Now comes (*print name of Petitioner*) Mako Kellman on behalf of Anvil Real Estate & Development, 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: Contract Holder
 - 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: 15200 Manchester Road, Ballwin, MO
- IV. That the area (acres or square feet) of said property is: 24,707 SF
- V. That the zoning classification of said property is: C-1 commercial dsitricth with MRD overaly
- VI. That the present use of said property is: Vacant Land
- VII. That the intended use of said property is: Retail with Drive Thru
- VIII. Reason for extension request must accompany this petition. Working on user for remaining property.
- IX. Time frame for completion must accompany this petition.
Four (4) Months.

HOLDER: Mako Kellman on behalf of Anvil Real Estate & Development, LLC

AUTHORIZED SIGNATURE: 

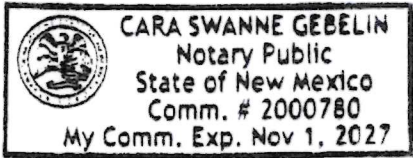
AUTHORIZED SIGNATURE (PRINTED): Mako Kellman

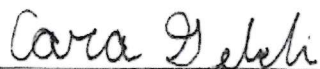
ADDRESS: 1776 Montano Rd. NW, Suite 25

CITY/STATE/ZIP: Albuquerque, NM 87107

TELEPHONE NO. 505-450-2553

Subscribed and sworn before me this 30 day of June, 2025.

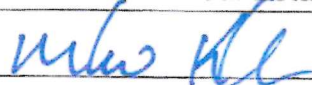



Notary Public

My Commission Expires
November 1, 2027

WHEREFORE, Petitioner(s) pray(s) that a Special Use Exception, granted according to the provisions of Ordinance(s) C1 with MRD be transferred to the Petitioner.

PETITIONER: Mako Kellman on behalf of Anvil Real Estate & Development, LLC

AUTHORIZED SIGNATURE: 


AUTHORIZED SIGNATURE (PRINTED): Mako Kellman

ADDRESS: 1776 Montano Rd. NW, Suite 25

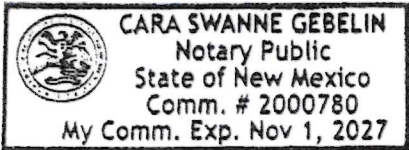
CITY/STATE/ZIP: Albuquerque, NM 87107

TELEPHONE NO. 505-450-2553

Subscribed and sworn before me this 30 day of June, 2025.


Notary Public

My Commission Expires
November 1, 2027





Bill No. 4191
Ordinance No. 24-09

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. The development and site improvements shall conform to the Site Improvement Plan dated June 24, 2024 and the Amended Development Plan dated June 24, 2024. Copies of both plans are attached hereto and incorporated by this reference.

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



Bill No. 4191
Ordinance No 24-09

Board of Aldermen of the City of Ballwin.

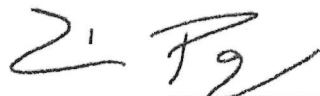
Section 3. The special use exception hereby issued and referred to in Section 1, shall be valid only if the conditions set forth in the Addendum, attached hereto as Exhibit 1 and made a part hereof, are observed by permittee.

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

PASSED this 9 day of July, 2024.


TIM POGUE, MAYOR

APPROVED this 8 day of July, 2024.


TIM POGUE, MAYOR

ATTEST: 
ERIC STERMAN, CITY ADMINISTRATOR

Bill No. 4191

Ordinance No. _____

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,

Bill No. 4191

Ordinance No. _____

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. The permittee shall provide eleven 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.





Consent Item

RE: Ballwin Days Liquor License

Department/Program: Administration

Explanation: The Rotary Club of West St. Louis County has applied for a liquor license to sell alcohol at Ballwin Days. The permit shall be effective from August 15 - August 17, 2025.

Recommendation: Staff recommends Board Approval for the Rotary Club Ballwin Days Liquor License.

Submitted By: Megan Freeman

Date: July 14, 2025



Consent Item

RE: Cart Path Asphalt Repair

Department/Program: Parks & Recreation/Golf Course

Explanation:

The City budgeted for golf course path improvements for 2025. There are several sections of the path throughout the course that are in need of repair. We asked for a per linear foot price. Six bids were received. The low bidder was Leritz Contracting. Leritz has done cart path work on several other golf courses such as Lake Forest Country Club, Norwood Hills Country Club and Bogey Hills Country Club. Leritz has an A+ Better Business bureau rating and no known OSHA violations.

Recommendation:

Staff recommends awarding the contract for cart path paving to the low bidder, Leritz Contracting, for \$40/linear foot not to exceed \$40,000.

Submitted By: Chris Conway, CPRP Director of Parks & Recreation

Date: July 14, 2025

CITY OF BALLWIN TABULATION OF BIDS

RFP #25-23

Bid Item: Cart Path Asphalt	Date Opened: 7/2/2025	Dept: P&R
-----------------------------	-----------------------	-----------

	Spencer	Leritz	Asphalt Services	E.Meier	Byrne & Jones
1.	48.60	40.00	59.00	56.00	55.68
2.					
3.					
4.					
5.					
6.					
7.					
TOTAL GROSS PRICE					
TOTAL NET PRICE					
DELIVERY DATE					

Attending Opening: Dept. Rep: Hoffman Finance Rep: _____

CITY OF BALLWIN

TABULATION OF BIDS

RFP #25-23

Bid Item: Cart Path Asphalt		Date Opened: 7/2/2025	Dept: P&R
	Ford		
1.	\$100.00		
2.			
3.			
4.			
5.			
6.			
7.			
TOTAL GROSS PRICE			
TOTAL NET PRICE			
DELIVERY DATE			

Attending Opening: Dept. Rep: Hoffman Finance Rep: _____



Consent Item

RE: Surplus Vehicles

Department/Program: Public Works/Support/Code Enforcement and Parks.

Explanation: In the 2025 Budget the board approved the purchases of new vehicles and equipment. Below is a list of vehicles and equipment that has been replaced by those purchases. These items are usually disposed of by an auction in the past.

Vehicles & Equipment						
Unit #	Year	Make	Model	V.I.N.	Engine Info.	Asset #
Code 2	2015	Ford	Taurus	1FAHP2MK0FG153912	V6 3.7L	490
Code 3	2018	Ford	Explorer	1FM5K8AR3JGB67924	V6 3.7L	575
408 DPR	2013	Chevy	Impala	2G1WD5E30D1224564	V6 3.7L	444
413 DPR	2013	Dodge	Caravan	2C4RDBG6DR731705	V6 3.6L	447

Recommendation: Staff recommends auctioning or selling City equipment and Vehicles listed above with an Auction service.

Submitted By: Jim Link

Date: 07/03/2025



Consent Item

Subject: Asphalt Overlay-Mill and Repave

Department/Program: Public Works- Streets and Sidewalks

Explanation: This contract is to mill and repave streets by asphalt overlay. This has normally been done in the past by in-house crews, but due to the job market and vacant positions, staff decided to contract this out in 2025 and focus on work orders. Burtonwood Drive, Portsdown Drive, Algonquin Drive-(South) and Westrun Drive (east end) will receive this surface treatment. Also due to favorable bidding we are adding Ivywood Drive and Oak Run Lane to this project.

Requests for bids were sent to several contractors. We also advertised in the St. Louis Business Journal and on the City’s website. Bid specifications are on file at the Public Works Department. On July 3rd, 2025, five bids were opened. The summary of bids received is as follows.

Bidder	Base Bid
E.Meier Contracting	\$127,958.51
Spencer Contracting	\$134,623.20
Ford Asphalt	\$150,000.00
Asphalt Services LLC.	\$175,686.25
Gershenson Construction	\$181,637.61
Budget	\$220,829.00

Recommendation: We recommend awarding this contract at the unit bid price to the low bidder, E.Meier Contracting, not to exceed \$220,829.00.

Submitted By: Jim Link

Date: 7/03/2025



Staff Report

Subject: 1024 Hollybend Dr

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

Explanation:

Request for a fence in the front yard of a corner lot on the northeast corner of Hollybend Drive and Hollybend Court. The petitioner is requesting approval of a new fence on the property, extending from the back corner of the house, into the “secondary” front yard, terminating approximately seven feet (7’) from the property line along Hollybend Court.

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.

Recommendation:

This fence has already been constructed. It is white vinyl and six feet (6’) 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: July 14, 2025



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



Figure 2 - Fence location - looking east onto Hollybend Court



Figure 3 - Fence location - looking west from neighbor’s driveway toward Hollybend Drive

July 7th, 2025

Board of Alderman

City of Ballwin

1 Government Center

Ballwin, Mo. 63001

I am writing this letter to request your approval for the construction of a fence at 1024 Hollybend Drive, Ballwin, Mo. 63011, which is located on a corner cul-de-sac lot.

Per city code, corner lots are subject to specific zoning regulations, especially concerning heights and placement of fences to ensure safety and visibility. I am seeking approval to install a fence to enhance the privacy of our backyard project while adhering to the requirements of the city ordinance.

Proposed fence details:

- Location: The fence would be placed per the attached drawing along the sides and rear yard of the property. (A new swimming pool was just installed)
- Height of fence: The proposed fence is 6' tall and will comply with city regulations for corner lots, ensuring there is no obstruction to the visibility of the intersection.
- Materials: The fence will be built using high quality, durable white Vinyl. This fence will complement the aesthetics of the neighborhood and provide the safety and privacy needed for the pool. The fence will follow all pool codes, having self-closing and

latching pool code gates. (These will open away from pool per code)

I have taken every precaution to ensure that the fence will not interfere with traffic visibility or public pedestrian safety. We are committed to following all codes and ordinances related to both pool and fence construction.

I am asking for your consideration and approval to proceed with this project. Please let me know if there is any additional documents or questions you need answered or provided in order to help in processing this request. I will be planning on attending the next meeting to provide any further information if needed.

Thank you for your time and consideration with this matter.

Ed Burke (Burke Construction)
Tyler Dougherty (Homeowner)
1024 Hollybend Drive

**FENCE PERMIT / APPLICATION**CODE ENFORCEMENT DEPT • 1 GOVERNMENT CTR • BALLWIN MO 63011 • (636) 227-2129 • inspections@ballwin.mo.us

LOCATION (ADDRESS): <u>1024 Hollybend Drive</u>	DATE: <u>6/25/2025</u>
OWNER: <u>Jennifer Dougherty</u>	PERMIT NUMBER: _____
CONTACT PERSON: <u>Ed Burke</u>	PERMIT FEE: <input type="checkbox"/> \$45
PHONE: <u>636-978-7740</u>	<input type="checkbox"/> MAIL TO: <u>Homeowner</u> Contractor
EMAIL: <u>Eb@burkeconstructionstl.com</u>	

PERMIT #:

CONTRACTOR: <u>Burke Construction</u>	CONTACT PERSON: <u>Ed Burke</u>
ADDRESS: <u>150 Neger Ln Augusta 63332</u>	PHONE: <u>636-978-7740</u>
EMAIL: <u>Eb@burkeconstructionstl.com</u>	

FENCE INFORMATION

- ☒ PRIVACY ☐ CHAIN LINK
☐ NON-PRIVACY ☐ WOOD
☒ VINYL
☐ POOL ☐ ALUMINUM
☐ OTHER: _____
- ☐ CORNER LOT*
☐ STREETS AT FRONT & REAR OF PROPERTY*
- HEIGHT FROM GROUND: 6 FT / IN.

CONDITIONS(These conditions apply only to corner or double-frontage lots)*

- No part of the fence may be located in the public right-of-way.
- Fence must have a gate to provide access to right-of-way for maintenance purposes.
- Fence must be erected with the finished side facing the roadway.
- Fence must blend with existing nearby front yard fences in orientation, color, style, height, materials, and location.
- Fence must be located so as not to obstruct the view of motorists or pedestrians in the vicinity.

Two copies of your plot plan, showing the location of the fence, must be submitted with this application.

I hereby certify that the information contained in this application and accompanying drawings or plats is correct, and that I will conform with all applicable laws of the City of Ballwin.

The undersigned warrants either (i) the plans have been approved by any applicable Board of Trustees, or other subdivision governing body; or (ii) that there is no relevant subdivision Board or Trustee group for which approval is required.

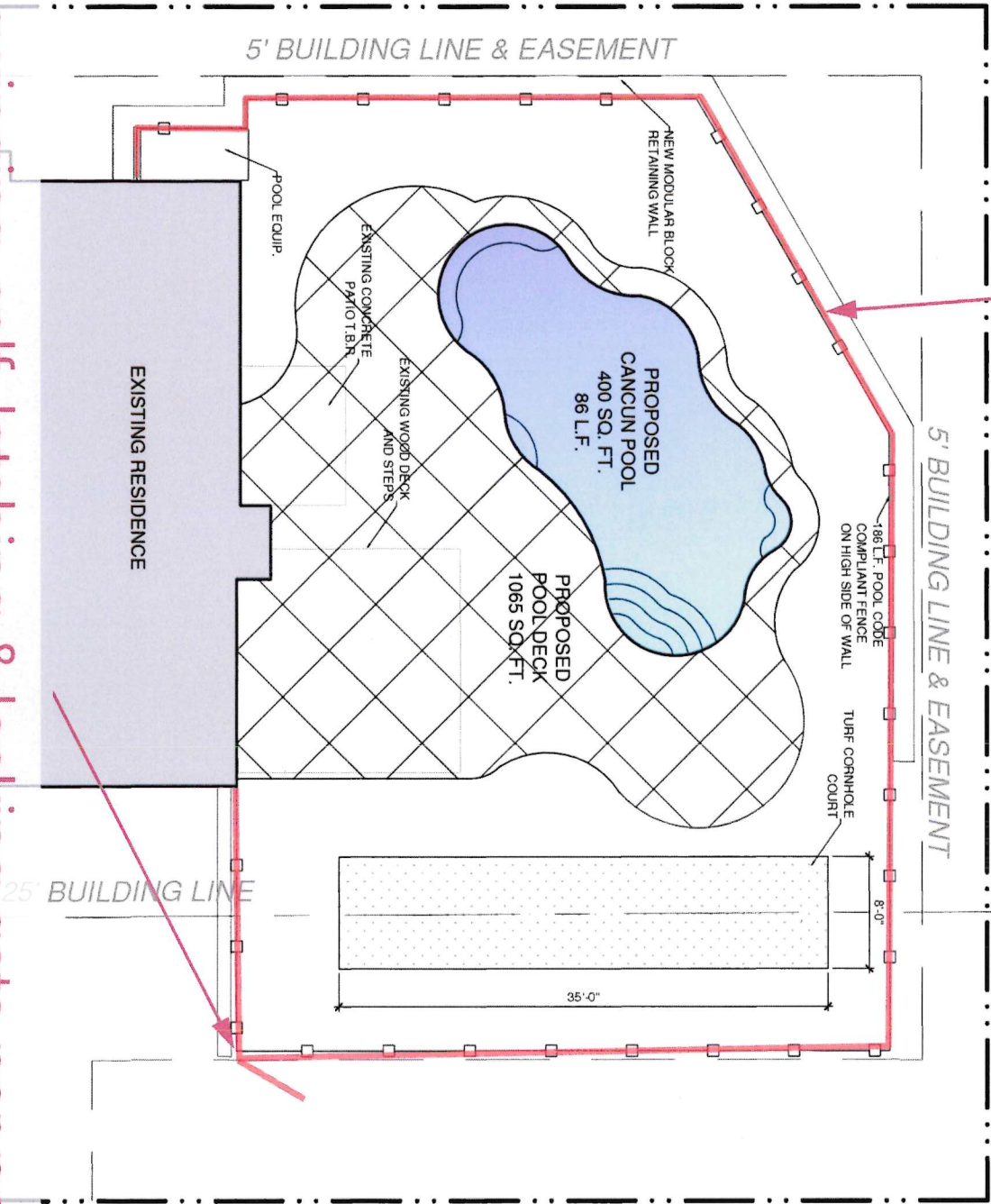
Ed Burke
OWNER/CONTRACTOR6/25/2025
DATE**PERMITEE MUST CALL FOR A FINAL INSPECTION WHEN THE FENCE HAS BEEN COMPLETED**

	► REVIEWED ◀
	PLANS EXAMINER APPROVAL
	INSPECTOR APPROVAL (if needed)
	Date: _____



6-Ft Vinyl (Pool-Code) Privacy Fence

Outward swinging, self-latching & locking gate per pool code



THE DOUGHERTY RESIDENCE 1024 HOLLYBEND DRIVE BALLWIN, MO		
DATE: 10-3-2024	SCALE: 1/8" = 1'-0"	POOL PLAN
DRAWN: SJM	CHECKED BY: GC	PAGE 1 OF 1

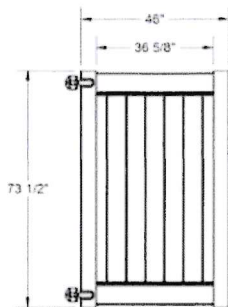


HAVEN SERIES	6' X 8' DOGWOOD					
	White		Sand		Clay	
	QTY	SKU	QTY	SKU	QTY	SKU
6' x 8' Dogwood GL (72"H)		73028041		73028032		73053892
5" x 5" x 108" Line Post (ET)		73025999		73028002		73053887
5" x 5" x 108" Corner Post (ET)		73028000		73028003		73053885
5" x 5" x 108" End/Gate Post (ET)		73028001		73028004		73053886
5" x 5" Pyramid Post Cap		73003093		73003769		73054107
5" x 5" Gothic Post Cap		73003094		73003760		N/A
5" x 5" New England Post Cap		73045003		73045004		73054108
6' x 46" Dogwood Walk Gate*		73025969		73025971		73054202
6' x 58" Dogwood Drive Gate*		73025970		73025973		73054203

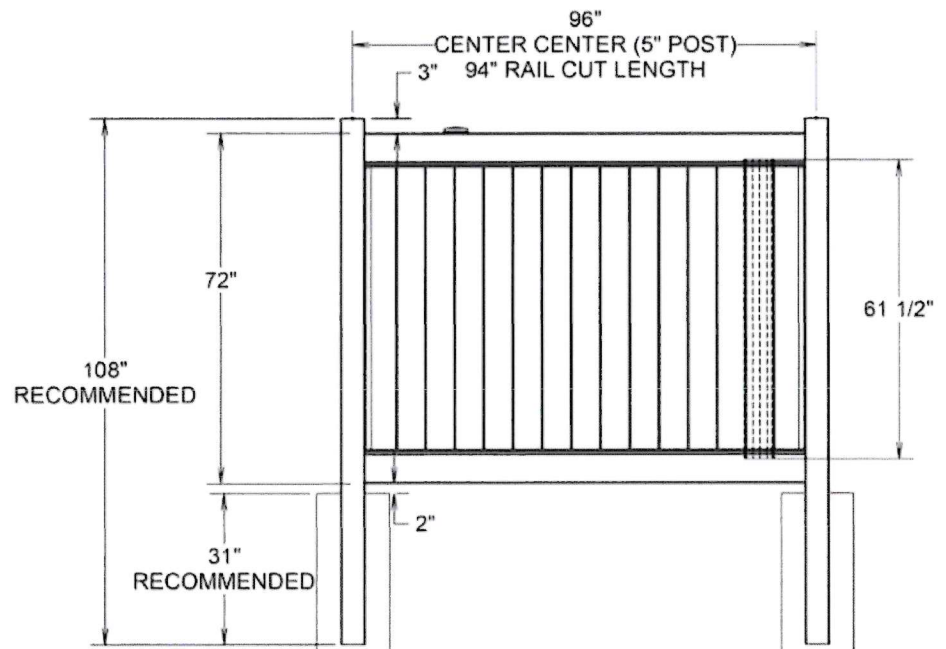
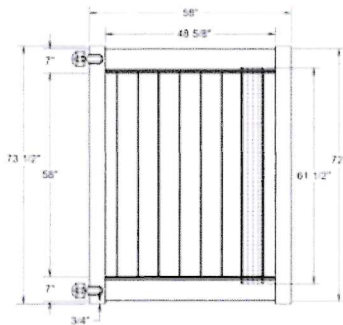
*Hinges included (see below for options).

QuickShip available in White, Sand, and Clay only.
Applies to: Fence Panels; Line, Corner, End and Gate Posts; and 4' and 5' Wide Gates.

Walk Gate



Drive Gate



Description:	Black	
	QTY	SKU
Heavy-Duty Contemporary Hinge		73014300
Gate Handle		73014320
Gate Stop		73014321
Heavy-Duty Drop Rod — 24"		73014305
Locking Gravity Latch with 2-Sided Key Entry/Push Button		73050187
5" x 5" x 106" Gate Post Insert		73003463

Material Per 8' Section		
QTY	ITEM	DIMENSION
2	Decorative Rails	2" x 7" x 94"
15	GlideLock (.035) Boards	7/8" x 6" x 61 1/2"
2	U-Channels	7/8" x 1 3/8" x 58.37"

Bottom Rail
End View Profile

Hardware can be found on pages 102.



Note: Gates to be self locking & latching, outward swinging gates

Dealer Info:

Note: Latch to be located 54" or greater above ground



Staff Report

Subject: 384 Sunfield Pl

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

Explanation:

Request for a fence in the front yard of a corner lot on the west side of Baxter Road, approximately 500 feet north of Greenmore Drive. This lot is considered a through lot, meaning it has road frontage along both the front and rear property line. The petitioner is requesting approval of a new fence on the property, along the rear property line.

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.

Recommendation:

Currently, there is a chain link fence installed at the proposed location. The proposed fence would be a six foot (6') tall wood privacy fence, consistent with the neighboring fence. 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: July 14, 2025



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



Figure 2 - Looking southeast along Baxter Road



Figure 3 - Fence location - looking northwest along Baxter Road

Dan T. Bowers
384 Sunfield Place
Ballwin, MO 63011
314-495-9685

Date: July 2nd, 2025

To the Ballwin Municipality Board

City of Ballwin
14811 Manchester Road
Ballwin, MO 63011

Subject: Request for re-installation of Fence following completion of AR-1555 – 384 Sunfield Place

Dear Members of the Board,

My name is Dan Bowers and I am the homeowner at **384 Sunfield Place, Ballwin, MO 63011**. I am writing seeking approval to re-install a wood weather-treated fence adjacent to Baxter Road now that County Project Number: AR-1555 is complete.

The proposed fence line is a greater distance from both the street and sidewalk from its previous installation pre-construction. In addition, the fence line will align and connect with my immediate neighbor (southeast) fence, a portion of which is within my property.

I respectfully request your approval following your review of the submitted permit and photos following my signature. I appreciate your time and consideration, as well as the efforts to improve our streets, pedestrian walkways, and property values.

Best Regards,
Dan Bowers

A handwritten signature in black ink, appearing to read 'Dan Bowers', with a stylized, cursive script.



CODE ENFORCEMENT DEPT • 1 GOVERNMENT CTR • BALLWIN MO 63011 • (636) 227-2129 • inspections@ballwin.mo.us

LOCATION (ADDRESS): <u>384 Sunfield Place</u>	DATE:
OWNER: <u>Dan Bowers</u>	PERMIT NUMBER:
CONTACT PERSON:	PERMIT FEE: <input type="checkbox"/> \$45
PHONE:	<input type="checkbox"/> MAIL TO: Homeowner Contractor
EMAIL:	

CONTRACTOR: <u>Makic Fence & Deck</u>	CONTACT PERSON: <u>Sado Cerimovic</u>
ADDRESS: <u>359 Horn Ave</u> <u>63125</u>	PHONE: <u>314-443-7185</u>
EMAIL: <u>info@makicfence.com</u> or <u>sado@makicfence.com</u>	

FENCE INFORMATION

- ☒ PRIVACY
☐ NON-PRIVACY
☐ POOL
☐ CHAIN LINK
☒ WOOD
☒ VINYL
☐ ALUMINUM
☐ OTHER: _____
☐ CORNER LOT*
☐ STREETS AT FRONT & REAR OF PROPERTY*
 HEIGHT FROM GROUND: _____ FT / IN.

***CONDITIONS**

(These conditions apply only to corner or double-frontage lots)

- No part of the fence may be located in the public right-of-way.
- Fence must have a gate to provide access to right-of-way for maintenance purposes.
- Fence must be erected with the finished side facing the roadway.
- Fence must blend with existing nearby front yard fences in orientation, color, style, height, materials, and location.
- Fence must be located so as not to obstruct the view of motorists or pedestrians in the vicinity.

Two copies of your plot plan, showing the location of the fence, must be submitted with this application.

I hereby certify that the information contained in this application and accompanying drawings or plats is correct, and that I will conform with all applicable laws of the City of Ballwin.

The undersigned warrants either (i) the plans have been approved by any applicable Board of Trustees, or other subdivision governing body; or (ii) that there is no relevant subdivision Board or Trustee group for which approval is required.

On Back
OWNER/CONTRACTOR

DATE

PERMITEE MUST CALL FOR A FINAL INSPECTION WHEN THE FENCE HAS BEEN COMPLETED

<p>RECEIVED</p> <p>JUN 03 2025</p> <p>CITY OF BALLWIN</p>	<p>► REVIEWED ◀</p>
	<p>PLANS EXAMINER APPROVAL</p>
	<p>INSPECTOR APPROVAL (if needed)</p>
	<p>Date: _____</p>

PERMIT #: 25-052-040

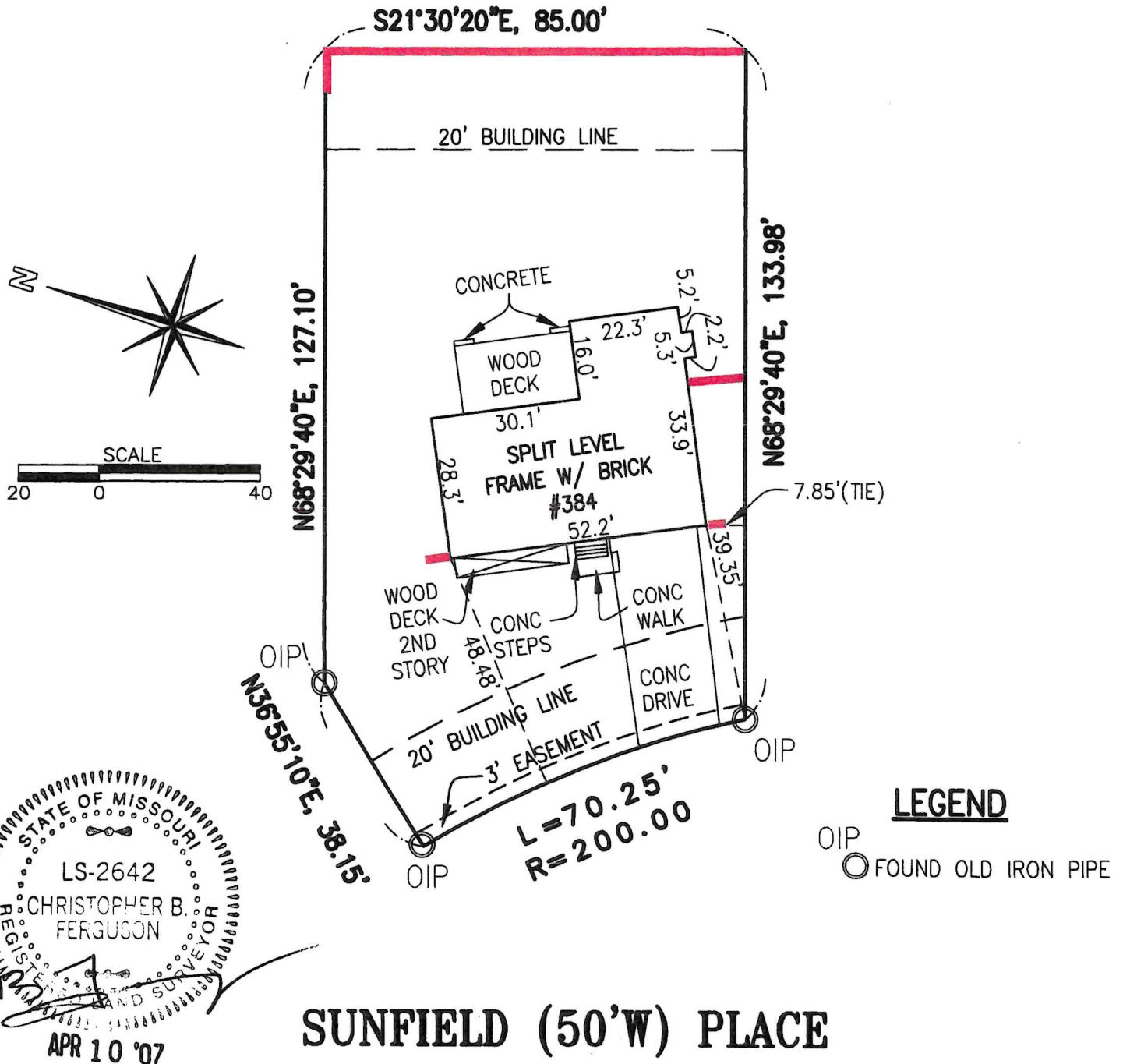
SURVEYOR'S REAL PROPERTY REPORT

LOT 44 OF COUNTRY GREEN

ST. LOUIS COUNTY, MISSOURI

Section 13, Item b.

BAXTER (50'W) ROAD



SUNFIELD (50'W) PLACE

THIS IS TO CERTIFY THAT AT THE REQUEST OF DANIEL & CARRIE BOWERS, A SURVEYOR'S REAL PROPERTY REPORT WAS EXECUTED BY ME, OR UNDER MY DIRECT SUPERVISION ON THE 6TH DAY OF APRIL, 2007 ON #384 SUNFIELD, BALLWIN, MISSOURI, 63011 AND THAT THIS DRAWING IS A REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF INSPECTION.

Makic Fence and Deck Proposal / Service Contract

Section 13, Item b.

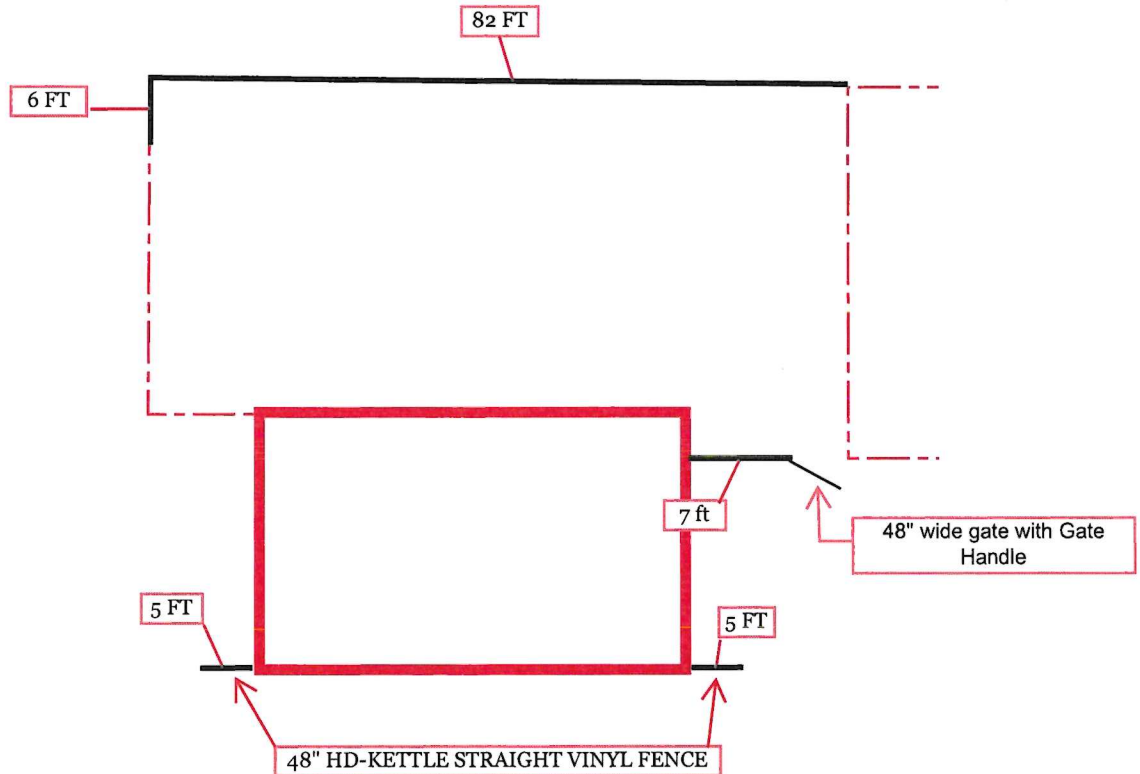
Phone: (314) 866-5557



359 Horn Ave, St. Louis, MO 63125

CUSTOMER NAME DAN BOWERS	DATE 05/12/2025
STREET 384 SUNFIELD PL.	CONTACT NAME DAN
CITY, STATE AND ZIP BALLWIN, MO 63011	PHONE NUMBER 314-495-9685
JOB SITE LOCATION SAME	2ND CONTACT
CUSTOMER EMAIL DANBOWERS314@GMAIL.COM	PHONE NUMBER

SALES REPRESENTATIVE SADO CERIMOVIC			SALES REP. PHONE NUMBER 314-443-7185		SALES REP. EMAIL SADO@MAKICFENCE.COM
TYPE PRESSURE TREATED	COLOR	HEIGHT 72"	STYLE PRIVACY	POST SIZE AND TOP 4" PRESSURE TREATED FLAT	INSTALL FT 95 FT
TYPE VINYL	COLOR WHITE	HEIGHT 48"	STYLE	POST SIZE AND TOP 5" FLAT	INSTALL FT 10 ft
PERMIT MAKIC TO OBTAIN PERMIT	TEAR OUT FT 95 FT	DIRT FROM POST HOLES LEAVE ON SITE	TOP OF THE FENCE FLOW CONTINUES	GAP HEIGHT UNDER THE FENCE STANDARD	



Total Cost:\$4,010.00 Deposit:\$ 2,050.00 The Balance Due In Full Upon Completion.

SEE THE ATTACHED TERMS AND CONDITIONS OF CONTRACT WHICH ARE EXPRESSLY INCORPORATED HEREIN BY REFERENCE. BY SIGNING THIS CONTRACT, CUSTOMER ACKNOWLEDGES RECEIPT AND ACCEPTANCE OF THE TERMS AND CONDITIONS OF CONTRACT.

IN WITNESS WHEREOF, the parties hereto have executed this Service Contract effective the date and year below.

Customer Signature

Date

Authorized Signature
Makic Fence and Deck

Date