

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - [a.](#) Minutes of the January 13, 2025 Board of Aldermen Meeting
- 5. Citizen Comments**
- 6. Legislation**
 - [a.](#) Bill 5011 - Assault on a Law Enforcement Animal Code Update
 - [b.](#) Bill 5012 - Blair's Law Code Update
 - [c.](#) Bill 5013 - Video Service Provider Code Update
- 7. Consent Items**
 - [a.](#) Administration - Mi Lupita Liquor License
- 8. Mayor's Report**
- 9. City Administrator's Report**
- 10. City Attorney's Report**
- 11. Staff Reports**
 - [a.](#) Administration – 326 Turfwood Drive Fence
- 12. Aldermanic Comments**
- 13. Adjourn**

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

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

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



**BOARD OF ALDERMEN
Meeting Minutes**

JANUARY 13, 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 Pogue at 7:00 p.m.

ROLL CALL

Present

Absent

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

The Pledge of Allegiance was recited.

MINUTES

The minutes from the December 9, 2024 Board of Aldermen meeting were submitted for approval. A motion to approve as submitted was made by Alderman Frank Fleming and seconded by Alderman Michael Finley. A voice vote was taken with unanimous affirmative result and the motion passed.

CITIZEN COMMENTS

Jacque Glaeser, 517 Golfwood Drive, spoke to the Board of Aldermen about the cold temperatures in the Pointe Indoor Pool, specifically during Water Aerobics. She noted the pool has been cold for several years during the winter months.



BOARD OF ALDERMEN Meeting Minutes

JANUARY 13, 2025

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

Parks & Recreation Director Chris Conway noted they have reached out to see what solutions can be used to fix the problem and the Department is working on a fix.

CONSENT ITEMS

Administration – Check Signatories

Staff recommends that the Board approve the authorized signers for all City accounts as presented.

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

Administration – Six Month Cash Financial Statements

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

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

MAYOR'S REPORT

Mayor Tim Pogue thanked City staff, Police and the Public Works Department for their hard work during the winter snow storms. He noted there have been several compliments from residents.

CITY ADMINISTRATOR'S REPORT

None.

CITY ATTORNEY'S REPORT

City Attorney Bob Jones noted there are several changes to Missouri's State Statutes that began on January 1st. One of these changes was a Texting While Driving/Hands-Free Driving ordinance. City Attorney Jones noted that the law specifically states local municipalities cannot enact their own ordinance on those topics, so nothing further needs to be done.

He also noted there is a change to the video service/streaming ordinance that will need to be changed in City Code.

He also noted there is language change for Assault on a Law Enforcement Animal.

Alderman Mark Stallmann made a motion to draft ordinances for the code changes. Alderman Michael Finley seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.



**BOARD OF ALDERMEN
Meeting Minutes**

JANUARY 13, 2025

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

STAFF REPORTS

Administration – 326 Turfwood Drive Front Yard Fence

Staff recommends allowing the fence at 326 Turfwood Drive, but relocating it a minimum of five feet into the property to allow for landscaping.

Discussion:

City Planner Lynn Sprick noted there was a petition for a fence along the side street of the residence at 326 Turfwood Drive. It replaces an existing fence. Staff recommends approval with the condition that the fence is pulled back five feet into the property to allow for landscaping and sidewalk access.

The petitioner, Bob Axley, spoke to the Board and noted he only wanted to move it back three feet since he didn't want to lose part of his yard.

Mayor Tim Pogue noted he preferred five feet because the new fence will be two feet taller than the existing fence and will not be as transparent as the current chain link fence.

Alderman David Siegel said he believed three feet is more than enough in that neighborhood because the lots are smaller than other areas and that street does not have a high risk of traffic.

Alderman Mark Weaver asked if three feet would be enough for Public Works to work on the sidewalk. Public Works Director Jim Link noted he would have to take a look at the property.

Alderman David Siegel noted he would be in favor of three feet to allow the property owner to keep as much property as possible.

Alderman Frank Fleming asked if there was approval from the homeowners association. City Planner Sprick noted she had not seen any, but petitioner Axley noted he did receive approval.

Alderman Frank Fleming noted he would like to see the letter from the HOA, and would like the Police Department and Public Works to make sure three feet would be acceptable before moving forward with the petition.

Alderman Fleming then made a motion to table, followed by Alderman Mike Utt. A voice vote was taken with unanimous affirmative result and the motion passed and the petition was tabled.

Parks & Recreation – Parks Maintenance Pickup Truck Purchase

Staff recommends waiving the purchasing policy for bids and authorize the purchase of a new pickup truck for the Parks Department, not to exceed the budgeted amount of \$43,000.

Discussion:

Parks & Recreation Director Chris Conway noted he would like to waive the purchasing policy for a new work vehicle so the department can move quickly once one is available.



**BOARD OF ALDERMEN
Meeting Minutes**

JANUARY 13, 2025

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

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

ALDERMANIC COMMENTS

Alderman David Siegel thanked the Public Works Department for their response to the snow storm, stating he had many phone calls from people complimenting the snow removal. Alderman Siegel asked about ticketing for cars on the street during a snow emergency. Chief John Bergfeld stated there is a policy to ticket and tow and the department has been ticketing.

Alderman Mike Utt also thanked the Public Works Department, and noted he forwarded a complaint from a resident to Public Works Director Jim Link and he went to fix the issue that day on a Sunday. Alderman Utt also noted there was a complaint from a resident on Lock Drive next to Arco who was upset about Arco’s delivery trucks blocking the street.

Alderman Michael Finley also noted the drivers are using Lock Drive as a delivery area and the resident noted the no parking sign disappears and reappears.

Mayor Tim Pogue asked City Staff to see what could be done.

Alderman Mark Stallmann also thanked the Public Works Department for their excellent work on snow removal. He also noted January 9th was National Law Enforcement Appreciation Day and thanked the Police Department for their hard work.

Alderman Michael Finley also noted that we’re 130 days away from the opening of North Pointe.

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 7:38 p.m.

_____ TIM POGUE, MAYOR

ATTEST:

_____ MEGAN FREEMAN, CITY CLERK

INTRODUCED BY

ALDERMEN UTT, FINLEY, STALLMANN, HAUG, FLEMING, WEAVER, LEHMKUHL, SIEGEL

AN ORDINANCE AMENDING SECTION 17-17 OF THE CODE OF ORDINANCES OF THE CITY OF BALLWIN WITH RESPECT TO ASSAULT UPON A LAW ENFORCEMENT ANIMAL.

WHEREAS, the Board of Aldermen has determined that the Assault of a law enforcement officer, corrections officer, emergency personnel, highway worker, utility worker, cable worker, probation and parole office, or police animal should be revised to be consistent with Missouri Revised Statutes.

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

Section 1. Chapter 17, Article I, Section 17-17 is amended to read as follows (revisions in bold text):

- (a) A person commits the offense of assault of a law enforcement officer, corrections officer, emergency personnel, highway worker in a construction zone or work zone, utility worker, cable worker, or probation and parole officer in the third degree if:
1. Such person recklessly causes physical injury to a law enforcement officer, corrections officer, emergency personnel, highway worker in a construction zone or work zone, utility worker, cable worker, or probation and parole officer;
 2. Such person purposely places a law enforcement officer, corrections officer, emergency personnel, highway worker in a construction zone or work zone, utility worker, cable worker, or probation and parole officer in apprehension of immediate physical injury; or
 3. Such person knowingly causes or attempts to cause physical contact with a law enforcement officer, corrections officer, emergency personnel, highway worker in a construction zone or work zone, utility worker, cable worker, or probation and parole officer without the consent of the law enforcement officer, corrections officer, emergency personnel, highway worker in a construction zone or work zone, utility worker, cable worker, or probation and parole officer.
- (b) As used in this section “emergency personnel” means any paid or volunteer firefighter, emergency room or trauma center personnel, or emergency medical technician as defined in subdivisions (15), (16), (17) and (18) of RSMo 190.100.
- (c) As used in this section, the term “corrections officer” includes any jailor or corrections officer of the state or any political subdivision of the state.



Bill No. _____

Ordinance No. _____

- (d) As used in this section, the term “highway worker” “construction zone” or “work zone” shall have the same meaning as such terms are defined in RSMo 304.580.
- (e) As used in this section, the term “utility worker” means any employee while in the performance of their job duties, including any person employed under contract, of a utility that provides gas, heat, electricity, water, steam, telecommunications services, or sewer services, whether privately, municipally, or cooperatively owned.
- (f) As used in this section, the term “cable worker” means any employee including any person employed under contract, of a cable operator, as such term is defined in RSMo 67.2677.
- (g) A person commits the offense of assault on **a law enforcement animal** if he or she knowingly kills or disables, knowingly attempts to kill or disable, or knowingly causes or attempts to cause serious physical injury, to a **law enforcement animal** when that animal is involved in law enforcement investigation, apprehension, tracking, or search, or the animal is in the custody or under the control of a law enforcement officer or fire or rescue personnel.
- (h) **As used in this section, the term “law enforcement animal” means a dog, horse, or other animal used in law enforcement or a correctional facility, or by a municipal police department, fire department, search and rescue unit or agency, whether the animal is on duty or not on duty. The term shall include, but not be limited to, accelerant detection dogs, bomb detection dogs, narcotic dogs, search and rescue dogs, and tracking animals.**
- (i) **Any dog that is owned, or the service of which is employed, by a law enforcement agency and that bites or injures another animal or human in the course of their official duties is exempt from the provisions of sections 5-38 and 5-63.**

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

PASSED this ____ day of _____, 2025.

TIM POGUE, MAYOR

APPROVED this ____ day of _____, 2025.

TIM POGUE, MAYOR

ATTEST: _____

ERIC STERMAN, CITY ADMINISTRATOR

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

AN ORDINANCE PROHIBITING THE DISCHARGE OF A FIREARM WITHIN OR INTO THE CITY LIMITS.

WHEREAS, the Board of Alderman has determined that the Offenses Against Public Health and Safety section should be revised to be consistent with Missouri Revised Statute 571.031, also known as Blair’s Law.

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

Section 1: Chapter 17, Article III, Division I, shall be amended by adding municipal ordinance Section 17.54.1, as follows:

Sec. 17.54.1 – Unlawful discharge of a firearm

- (a) A person commits the offense of unlawful discharge of a firearm if he or she recklessly discharges a firearm within or into the city limits.
- (b) This section shall not apply if the firearm is discharged:
 - 1. As allowed by a defense of justification under RSMo Chapter 563;
 - 2. On a shooting range that is:
 - a. Indoor;
 - b. Owned or operated by the state or any political subdivision;
 - c. A commercial shooting range, including any range used by paying members; and
 - d. Supervised by any person eighteen years of age or older;
 - 3. To lawfully take wildlife during an open season established by the Department of Conservation;
 - 4. For the control of nuisance wildlife as permitted by the Department of Conservation of the United States Fish and Wildlife Service;
 - 5. By special permit of the chief of police;
 - 6. As required by animal control officer in the performance of his or her duties;
 - 7. Using blanks;
 - 8. More than one-quarter mile of any occupied structure;
 - 9. In self-defense or defense of another person against an imminent or ongoing animal attack unless the self-defense or defense of another person is a gross deviation from the standard of care which a reasonable person would exercise in the situation to protect oneself or the other person from such animal attack and such person shall not have a duty to retreat;
 - 10. 10. By law enforcement officers or a member of the United States Armed Forces if acting in an official capacity.



Section 6, Item b.

Bill No. _____

Ordinance No. _____

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

PASSED this ____ day of _____, 2025.

TIM POGUE, MAYOR

APPROVED this ____ day of _____, 2025.

TIM POGUE, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



Bill No. 5013

Ordinance No. _____

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

AN ORDINANCE AMENDING SECTION 7.5-1 OF THE CODE OF ORDINANCES OF THE CITY OF BALLWIN WITH RESPECT TO VIDEO SERVICES.

WHEREAS, the City’s Code of Ordinances establishes video service provider requirements in accordance with state law, and

WHEREAS, changes in statute (2024 SB 872 and HB 2057) require revision of the definition of video service; and

WHEREAS, the Board of Aldermen being fully informed finds that amending the City Code of Ordinances as provided herein is in the public interest;

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

Section 1. The definition of Video Service in Code Section 7.5-1(a) is amended to read as follows (revisions in bold text):

Video service means the provision, **by a video service provider**, of video programming provided through wireline facilities, without regard to delivery technology, including Internet protocol technology, whether provided as part of a tier, on demand or on a per-channel basis, including cable service as defined by 47 U.S.C. Section 522(6), but excluding video programming provided by a commercial mobile service provider defined in 47 U.S.C. Section 332(d) or any video programming **accessed via** a service that enables users to access content, information, electronic mail or other services offered over the public Internet, **including streaming content.**

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

PASSED this ____ day of _____, 2025.

TIM POGUE, MAYOR

APPROVED this ____ day of _____, 2025.

TIM POGUE, MAYOR

ATTEST: _____

ERIC STERMAN, CITY ADMINISTRATOR



Consent Item

RE: Mi Lupita Liquor License

Department/Program: Administration

Explanation:

Mi Lupita recently moved into a new location at 100 Holloway Road. Because of the move, they are required to obtain a new liquor license at that new address. Mi Lupita is requesting the same type of liquor license with the same owners and liquor license holder, just under the new address.

Recommendation:

Staff recommends Board approval for Mi Lupita's liquor license.

Submitted By: Megan Freeman

Date: January 27, 2025

Staff Report

Subject: 326 Turfwood Drive

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

Explanation:

This Petition was discussed at the Board of Aldermen Meeting on January 13, 2025. At that time, the Board asked for clarification and additional information.

- The Petitioner was asked to provide approval from the subdivision's homeowners' association. The property owner has since submitted signed plans from one of the trustees.
- Clarification regarding distances from property lines was also addressed. The included survey indicates that the closest point to the property line along Turfwood Drive is 20.9 feet, while the closest point along Towerwood Drive is 26 feet. Please note these measurements are to the property line, not the edge of the street. An additional 10–12 feet exists between the property line and the street edge.
- The residence was constructed in 1969, when the property was part of unincorporated St. Louis County. At that time, the required front setback was 20 feet, which the structure met. When the subdivision was annexed in 1989, this condition became legally non-conforming.
- Per Article XVI, Section 10 of the Zoning Ordinance: "No fence, structure, or planting higher than 2½ feet above street grade shall be maintained within 15 feet of any street intersection." This area, referred to as sight distance, ensures that vehicles approaching an intersection can safely assess traffic on the opposing street.
 - The Public Works Department stated that locating the fence five feet (5') from the property line would provide sufficient space for sidewalk repair/replacement.

Recommendation:

Staff's recommendation remains unchanged. Relocating the fence a minimum of five feet (5') into the property to allow for landscaping, along with the property owner's agreement to the stated requirements in the previously submitted staff report.

Submitted By: Lynn Sprick

Date: January 27, 2025



Looking east, past the property along Towerwood Drive



Another view looking east, past the property along Towerwood Drive



Looking north, past the property along Turfwood Drive



Aerial view of property

12/19/2024

Board of Aldermen
City of Ballwin
1 Government Center
Ballwin, MO 63011

Board of Aldermen,

I am writing to request approval for a 6 foot privacy fence for my corner lot at 326 Turfwood Dr, Ballwin MO 63021.

I purchased this home back in 2020 with the appeal of the corner lot and side yard for my dogs to play in. The house currently has a chain link fence which is in need of replacement. For the security and privacy of the residence I have employed the services of a very reputable company Kirkwood Fence to perform the work.

This proposed fence does not block the views of cars at the intersection. This intersection also has a stop sign when coming towards Turfwood from Towerwood. The fence would go around the entire yard and would be located exactly where the current fence resides with no changes other than being a 6 foot high fence.

I have already received approval from the HOA of Westglen to have this fence installed as it meets their criteria.

As the homeowner I will follow all city codes and ordinances to comply and meet with your approval process.

In addition to replacing the current broken down fence this will be visually appealing and provide security as well it will allow my dogs the full freedom to use the yard as I envisioned when I purchased this home just 4 years ago. I see this as an investment in my home and for the City of Ballwin.

Please let me know if you need any additional info. to approve my proposed fence.

Sincerely,
BOB AXLEY
326 Turfwood Drive
314-852-8902



FENCE PERMIT / APPLICATION

Section 11, Item a.

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

PERMIT #:

LOCATION (ADDRESS): 326 Turfwood Dr	DATE: 12/13/24
OWNER: Bob Axley	PERMIT NUMBER:
CONTACT PERSON: Bob Axley	PERMIT FEE: <input type="checkbox"/> \$45
PHONE: (314) 852-8902	<input type="checkbox"/> MAIL TO: Homeowner Contractor
EMAIL: 79handsunset@gmail.com	

CONTRACTOR: Kirkwood Fence	CONTACT PERSON: Cooper Moore
ADDRESS: 425 N Hwy Dr	PHONE: 314-575-8397
EMAIL: cmoore@kirkwoodfence.com	

FENCE INFORMATION

PRIVACY CHAIN LINK
 NON-PRIVACY WOOD
 POOL VINYL
 ALUMINUM
 OTHER: _____

CORNER LOT*
 STREETS AT FRONT & REAR OF PROPERTY*


HEIGHT FROM GROUND: 6' tall _____ 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.



OWNER/CONTRACTOR

12/13/24

DATE

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

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

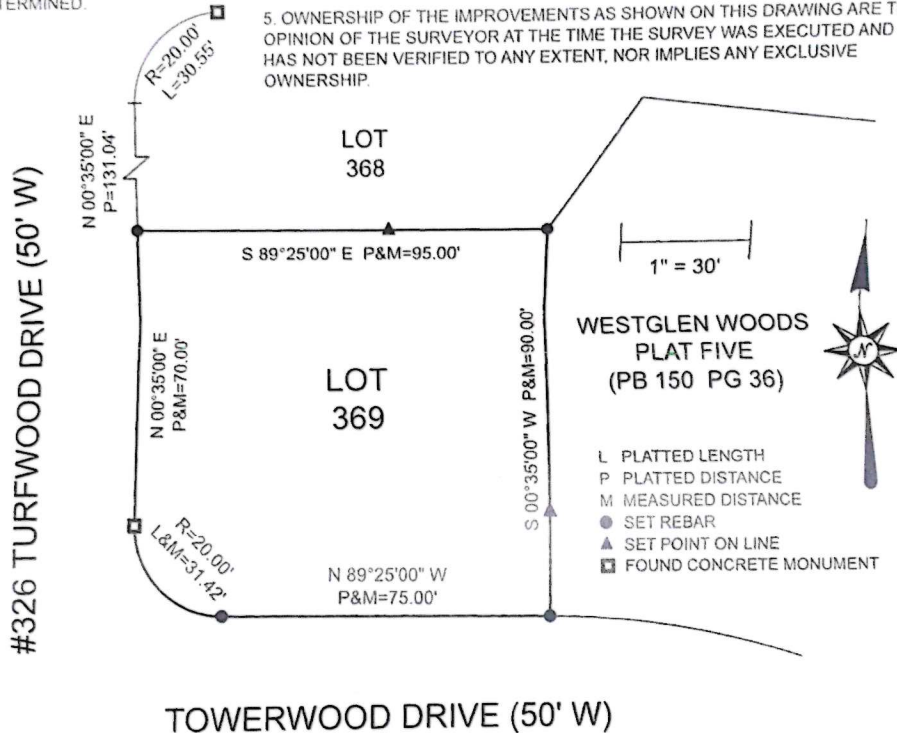
BOUNDARY SURVEY

LOT 369 WESTGLEN WOODS PLAT ONE PB 133 PG 32, ST LOUIS COUNTY, MO

SURVEYORS NOTES:

1. BASIS OF BEARING PER RECORD PLAT OF WESTGLEN WOODS PLAT ONE PER PLAT BOOK 133 PAGE 32 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 #20LT08942 (6629/328 - DOES NOT AFFECT SUBJECT PROPERTY).
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.



SHEET 2 OF 2

Cardinal
Surveying & Mapping

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

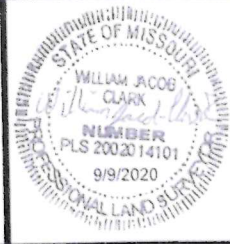
JOB #2009092
FB 584-2

FIELD WORK BY: TAO/SDP

DRAWN BY: BSR/MAG

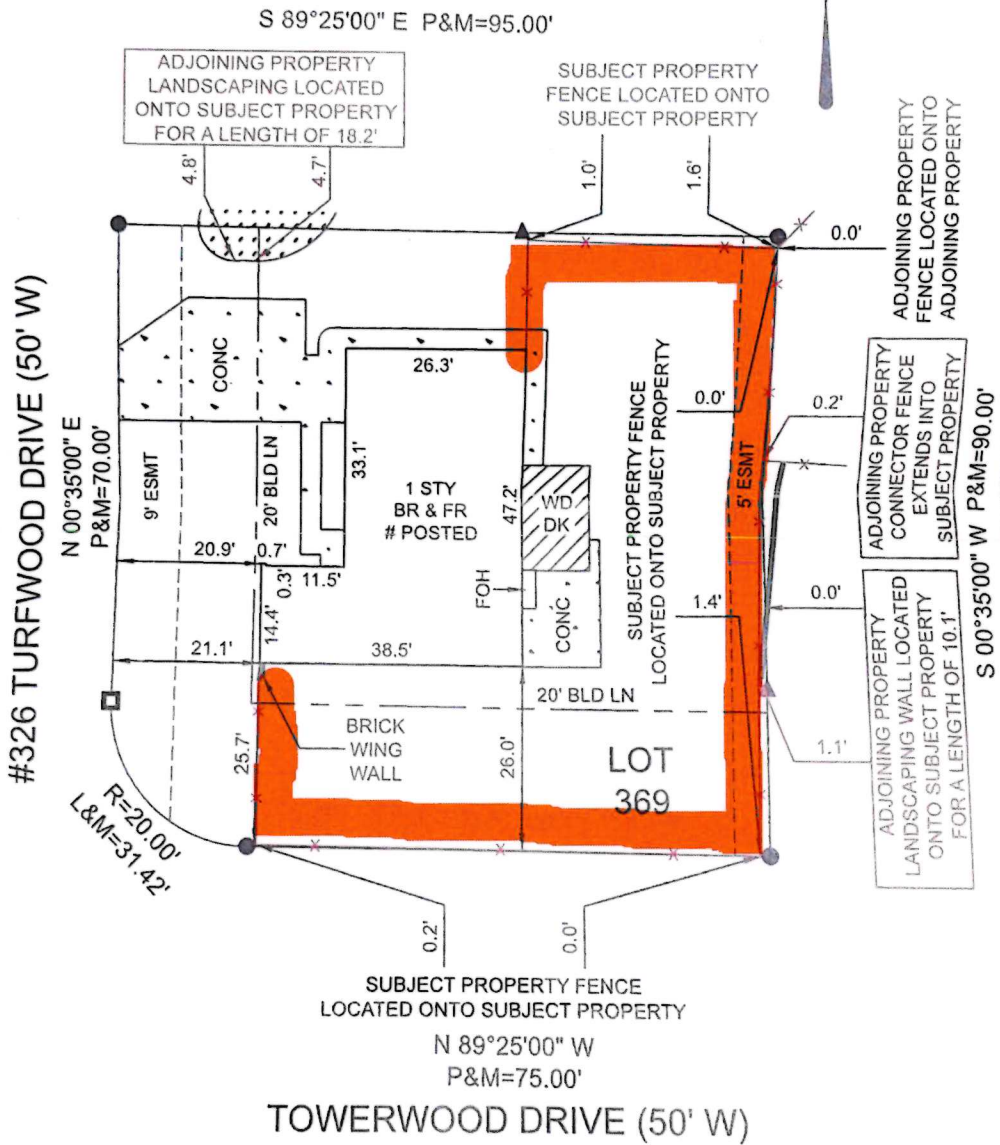
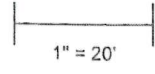
REVIEWED BY:
WILLIAM JACOB CLARK
LS# 2002014101

THIS IS TO CERTIFY THAT ON SEPTEMBER 2, 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



BOUNDARY SURVEY LOT 369 WESTGLEN WOODS PLAT ONE PB 133 PG 32, ST LOUIS COUNTY, MO

- ✕ FENCE
- L PLATTED LENGTH
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- SET REBAR
- ▲ SET POINT ON LINE
- ▣ FOUND CONCRETE MONUMENT



SHEET 1 OF 2

Cardinal
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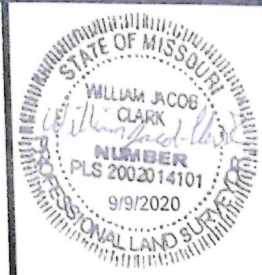
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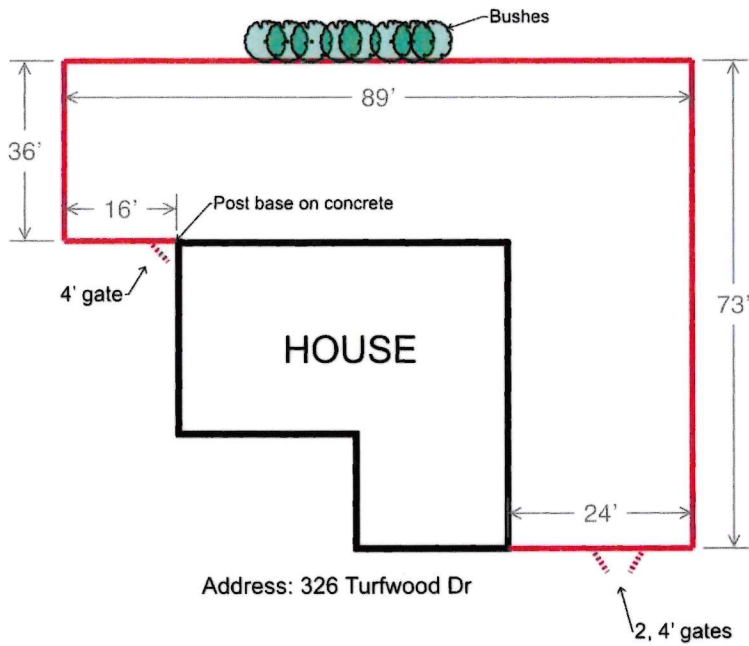
FIELD WORK BY: TAO/SDP

DRAWN BY: BSR/MAG

REVIEWED BY:
WILLIAM JACOB CLARK
LS# 2002014101

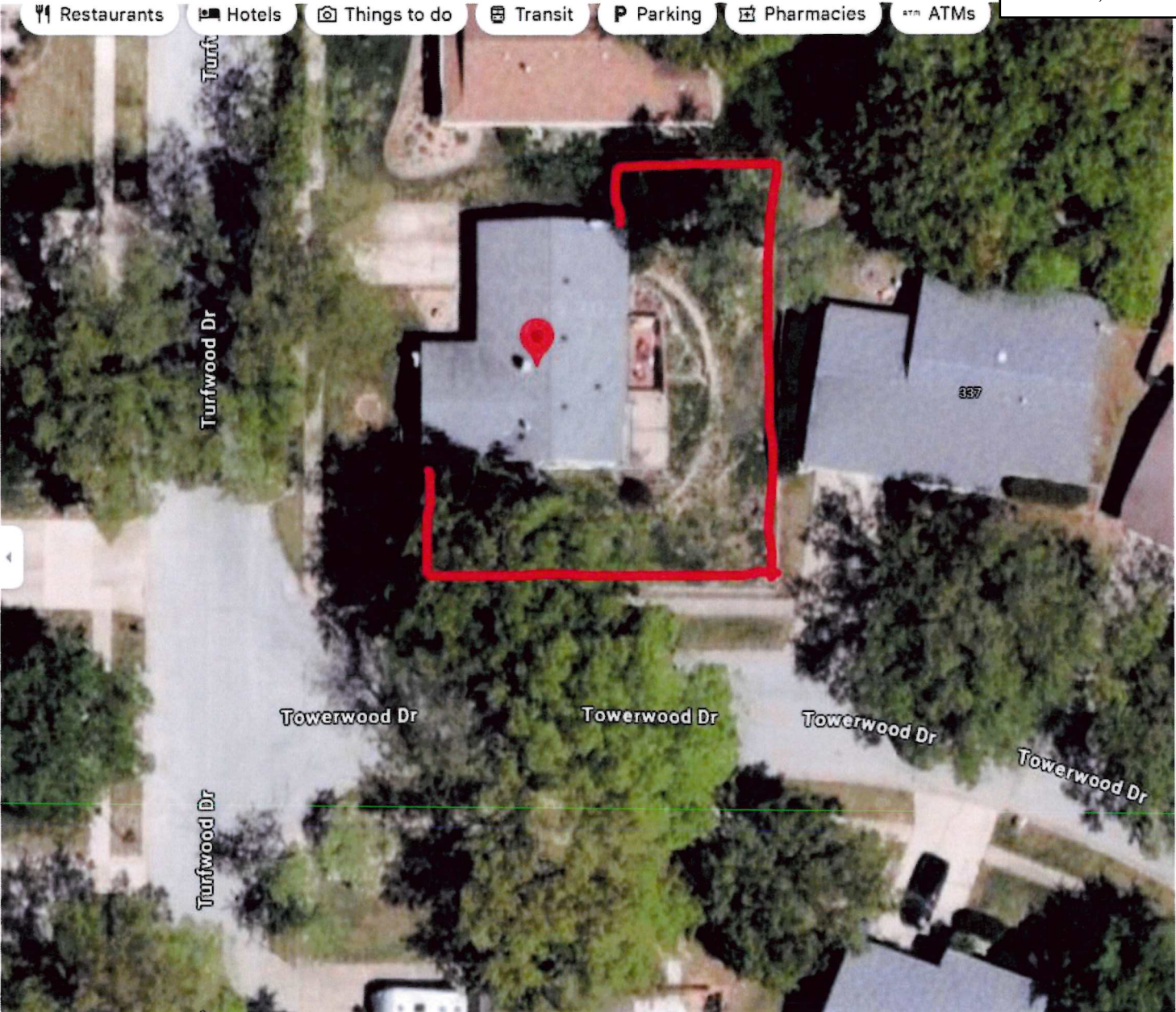
THIS IS TO CERTIFY THAT ON SEPTEMBER 2, 2020 A REQUEST BY FREEDOM TITLE COMPANY WAS MADE FOR A BOUNDARY SURVEY AND TO LOCATE THE IMPROVEMENTS ON THE ABOVE NAMED TRACT AND THAT THE RESULTS ARE, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTED HEREON.





— New fence

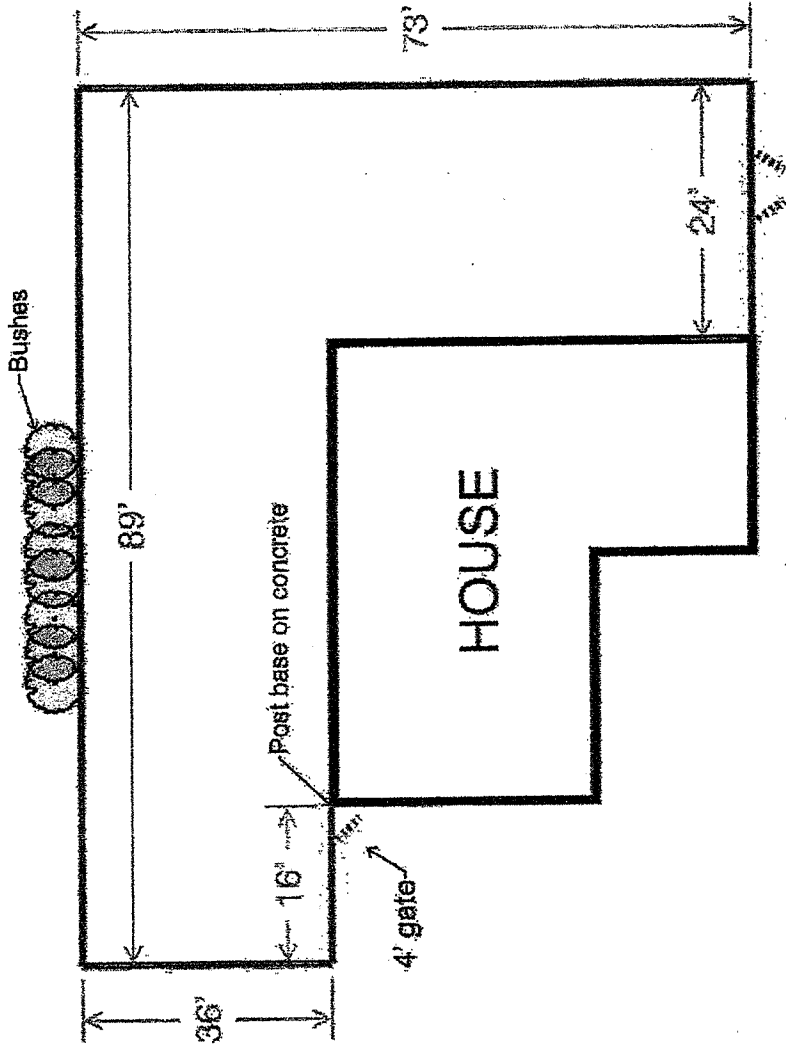
DRAWING
NOT TO
SCALE





— New fence

DRAWING
NOT TO
SCALE



Address: 326 Turfwood Dr

*Six feet or lower, even with
building line. In accordance
with indenture of restrictions #7*

*Michael Swain
Trustee*

*** SECTION 1, 3 & 4 ARE REQUIRED**

REPORT DUE BY: 8/31/2024

N01146707
WESTGLEN WOODS HOMEOWNERS ASSOCIATION, INC.
SPRA CORP.
120 S. CENTRAL AVE., SUITE 1600
ST. LOUIS MO 63105

	ORGANIZED UNDER THE LAWS OF: <u>Missouri</u>
	PRINCIPAL PLACE OF BUSINESS OR CORPORATE HEADQUARTERS: * <u>614 Twigwood Dr</u> (Required)
1	STREET <u>Ballwin MO 63021-6328</u> CITY / STATE ZIP

If changing the registered agent and/or registered office address, please check the appropriate box(es) and fill in the necessary information.

The new registered agent _____
IF CHANGING THE REGISTERED AGENT, AN ORIGINAL WRITTEN CONSENT FROM THE NEW REGISTERED AGENT MUST BE ATTACHED AND FILED WITH THIS REGISTRATION REPORT.

The new registered office address _____

Must be a Missouri address, PO Box alone is not acceptable. This section is not applicable for Banks, Trusts and Foreign Insurance.

	OFFICERS NAME AND PHYSICAL ADDRESS (P.O. BOX ALONE NOT ACCEPTABLE). MUST LIST PRESIDENT AND SECRETARY BELOW	A	BOARD OF DIRECTORS NAME AND PHYSICAL ADDRESS (P.O. BOX ALONE NOT ACCEPTABLE). MUST LIST AT LEAST THREE DIRECTORS BELOW	*
3	<u>PRESIDENT</u> <u>Johnson, Larry</u> STREET <u>614 Twigwood Drive</u> CITY/STATE/ZIP <u>Ballwin MO 63021</u>		<u>NAME</u> <u>Altrogge, Andrew</u> STREET <u>230 Bitterwood Dr</u> CITY/STATE/ZIP <u>Ballwin MO 63021-6341 USA</u>	
	<u>SECRETARY</u> <u>Swain, Michael</u> STREET <u>333 Turfwood Drive</u> CITY/STATE/ZIP <u>Ballwin MO 63021</u>		<u>NAME</u> <u>Swain, Michael</u> STREET <u>333 Turfwood Drive</u> CITY/STATE/ZIP <u>Ballwin MO 63021 USA</u>	
	<u>TREASURER</u> <u>Altrogge, Andrew</u> STREET <u>230 Bitterwood Dr</u> CITY/STATE/ZIP <u>Ballwin MO 63021-6341</u>		<u>NAME</u> <u>Johnson, Larry</u> STREET <u>614 Twigwood Drive</u> CITY/STATE/ZIP <u>Ballwin MO 63021 USA</u>	
	STREET _____ CITY/STATE/ZIP _____		<u>NAME</u> _____ STREET _____ CITY/STATE/ZIP _____	

NAMES AND ADDRESSES OF ALL OTHER OFFICERS AND DIRECTORS ARE ATTACHED

The undersigned understands that false statements made in this report are punishable for the crime of making a false declaration under Section 575.060 RSMo. Photocopy or stamped signature not acceptable. *

4 Authorized party or officer sign here Larry Johnson (Required)

Please print name and title of signer: Larry Johnson / President
NAME TITLE

REGISTRATION REPORT FEE IS:
___\$10.00 If filed on or before 8/31/2024
___\$15.00 If filed after 8/31/2024

Corporation will be administratively dissolved if report is not filed by 11/29/2025

WHEN THIS FORM IS ACCEPTED BY THE SECRETARY OF STATE, BY LAW IT WILL BECOME A PUBLIC DOCUMENT AND ALL INFORMATION PROVIDED IS SUBJECT TO PUBLIC DISCLOSURE

E-MAIL ADDRESS (OPTIONAL): _____

Lynn Sprick <lynnsp@ballwin.mo.us>

Westglen Woods

Mike Swain <swainer80@yahoo.com>
To: Lynn Sprick <lynnsp@ballwin.mo.us>

Thu, Jan 16, 2025 at 8:54 PM

Good evening Lynn,

I can send you the indentures in full if you'd like. I've read it a couple of times and have found nothing regarding protocols as to which or how many trustees need to sign off. The indentures do not explicitly spell out any formal process to "OK" much of anything. They were last revised back in 2010 to my recollection. Beyond that, that this puppy is old. I won't speak for Andrew (the other trustee) but I would interpret the "building line" to be the front of the building. There are currently many houses (Golfwood & Ballwood, Ballwood & Twigwood, Twigwood & Statewood, Bitterwood's fence abutting the subdivision walkway/service road) as well as Bob's property at Turfwood and Towerwood that currently has fencing that extends to the side or their property to the sidewalk. Thankfully the houses in the subdivision are set back from the street and solid fencing does not substantially block vision from the intersection as viewed from a vehicle. As the current situation stands, to me at least, the homeowner is replacing an existing chain link fence for a new vinyl fence. It is for the benefit of the nearby neighbors to not have the dogs bark as much when people are out walking, which I think would be a good thing for our subdivision.

If there are any further questions I would be happy to discuss them, please feel free to reach out.

Have a good night,
Mike Swain

[Quoted text hidden]

D. Easements and installation and maintenance of utilities and drainage facilities are reserved as shown on the Plats and over the rear five feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

E. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

(7) Fences may be constructed of any durable and reasonable material, including tight board, provided that no fence erected on any lot in the Subdivision may contain barbed wire, chicken wire, mesh or similar materials. All fences in the Subdivision must be constructed with all unfinished sides facing inward to the lot on which the fence is located and only finished sides facing outward. A fence shall neither extend in front of the building line on any lot in the Subdivision nor shall be more than six (6) feet in height.

(8) (a) There are and will be situated in the above described tract, certain areas designated as Common Land. The Trustees shall hereafter maintain said Common Land and may develop therein park areas, playgrounds, ball fields and other kinds of recreational facilities.

(b) Any other provision hereof to the contrary notwithstanding the obligations and rights of the Trustees hereunder to maintain the parks and streets referred to herein shall not cease nor may this Indenture be changed or amended to reduce or eliminate any of the duties, obligations and rights in such connection granted to and imposed on the Trustees under any subparagraph of Paragraph III herein, nor may this Indenture be amended to eliminate the Trusteeship set up in said Indenture or provisions for the succession of Trustees.



Lynn Sprick <lynnsp@ballwin.mo.us>

326 Turfwood

2 messages

John Bergfeld <jbergfeld@ballwin.mo.us>
To: Lynn Sprick <lynnsp@ballwin.mo.us>

Tue, Jan 14, 2025 at 2:13 PM

Lynn,

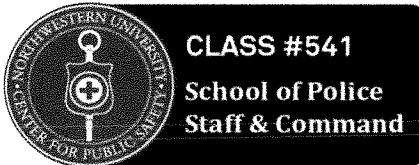
I drove past 326 Turfwood today. I agree that there needs to be a five foot setback from the sidewalk. I believe a six foot privacy fence in the side yard will create a decent blindspot for drivers approaching the intersection. There definitely needs to be some sort of setback from the sidewalk.

John

John J. Bergfeld
Chief of Police
Ballwin Police Department
City of Ballwin, MO
phone 636.207.2351
website www.ballwin.mo.us



Follow us:   



Lynn Sprick <lynnsp@ballwin.mo.us>
To: John Bergfeld <jbergfeld@ballwin.mo.us>

Tue, Jan 14, 2025 at 2:14 PM

Thank you for checking it out!
[Quoted text hidden]

Lynn Sprick
City Planner
City of Ballwin
phone 636-227-2243
website www.ballwin.mo.us



Follow us:   