

## **AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
  - a. Minutes of the October 24, 2022 Meeting
- 5. Citizen Comments**
- 6. Presentations**
- 7. Old Business**
- 8. Legislation**
  - a. 4142 - Golf Cart Fees
  - b. 4143 - Emergency Vehicles
  - c. 4144 - SUE 22-07 Siline's Restaurant
  - d. 4145 - Waterford Subdivision Rezoning
- 9. Mayor's Report**
- 10. City Administrator's Report**
- 11. City Attorney's Report**
- 12. Staff Reports**
  - a. Administration - Ward Annexations
  - b. Parks - North Pointe Lounge Chairs
- 13. Aldermanic Comments**
- 14. Closed Session**
  - a. Pursuant to Section 610.022 RSMo., the Board of Aldermen may vote to move to closed session regarding real estate matters under Section 610.021 (2) and personnel matters under Section 610.021 (9)
- 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.



Meeting Minutes

October 24, 2022

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 Kevin M. Roach
Alderman Mark Stallmann
Alderman Frank Fleming
Alderman Jim Leahy
Alderman Ross Bullington
Alderman David Siegel
City Administrator Eric Sterman
City Attorney Robert Jones

The Pledge of Allegiance was recited.

MINUTES

The minutes from the October 10, 2022 Board of Aldermen meeting were submitted for approval. A motion was made by Alderman Fleming and seconded by Alderman Stallmann to approve the minutes from the October 10, 2022 Board of Aldermen meeting as submitted. A voice vote was taken with unanimous affirmative result and the motion passed.

The minutes from the October 10, 2022 Board of Aldermen closed meeting were submitted for approval. A motion was made by Alderman Fleming and seconded by Alderman Stallmann to approve the minutes from the October 10, 2022 Board of Aldermen closed meeting as submitted. A voice vote was taken with unanimous affirmative result and the motion passed.



Meeting Minutes

October 24, 2022

7:00 PM

1 GOVERNMENT CTR, BALLWIN, MO 63011

CITIZEN COMMENTS

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Michael Bertz, 1864 Oxborough Ct, Chesterfield, addressed the Board, advocating for Parkway School District Prop S, which will be on the November 8 ballot. He stated Prop S will help to maintain the buildings in the district, update security and technology, and improve accessibility for those with mobility devices.

Chief Schaeffler introduced new Communications Officers Courtney Bourbon and Chandra Sullivan, and Police Officer Joseph Carroll.

LEGISLATION

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Bill 4141 - AN ORDINANCE AMENDING CERTAIN PARKS AND RECREATION FEES FOR THE CITY OF BALLWIN.

A motion was made by Alderman Fleming and seconded by Alderman Leahy for a first reading of Bill 4141, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Bill 4141 was read for the first time.

**Discussion:**

Alderman Finley asked if any consideration was given to limiting the number of non-residents at North Pointe rather than raising the rate. Parks Director Chris Conway said that can be considered. City Administrator Sterman clarified that the intent of Alderman Finley’s suggestion is to limit non-resident attendance to season pass holders and those who are guests of residents, and said that might be too limiting. Parks Director Conway said that he would prefer to give non-residents a discount if they are attending as a guest, but still charge the increased daily rate to non-residents attending on their own. Alderman Siegel said he doesn’t want to raise rates just to limit the number of people at North Pointe.

Discussion was held regarding the various fees and alternatives to some fee increases. Parks Director Conway stated that the proposed fee increases bring the City of Ballwin in line with surrounding cities’ fees. The fee increases will help offset the cost for providing staff for the facilities. Alderman Finley asked if staff can monitor the number of people at North Pointe. Parks Director Conway said that they have to, because there is a maximum number of bathers they can allow. Mayor Pogue stated his concern about limiting non-residents, because of fluctuations in attendance and the possibility of losing income. Parks Director Conway said it would be very difficult to monitor non-resident attendance on the fly. Alderman Finley said he would be in favor of tabling the bill to allow staff to look into alternatives to raising rates. Alderman Siegel agreed, saying that raising the rates may not work to dissuade non-residents. Mayor Pogue said that alternatives may not work either, and staff has determined this is the best option. Alderman Bullington noted that raising the rates will provide funds to improve the facility.



**Meeting Minutes**

October 24, 2022

7:00 PM

1 GOVERNMENT CTR, BALLWIN, MO 63011

A motion was made by Alderman Roach and seconded by Alderman Finley to refer Bill 4141 to the Parks & Rec Committee of the Board.

A voice vote was taken with the following results:

Ayes – Aldermen Finley, Roach, Stallmann, and Siegel

Nays – Aldermen Utt, Fleming, Bullington, Leahy, and Mayor Pogue

The motion failed.

A motion was made by Alderman Bullington and seconded by Alderman Fleming for a second reading of Bill 4141, title only. A voice vote was taken with majority affirmative result and the motion passed 7-1. Bill 4141 was read for the second time.

A roll call vote was taken for passage and approval of Bill 4141 with the following results:

Ayes – Aldermen Utt, Fleming, Bullington, Leahy, and Mayor Pogue

Nays – Aldermen Finley, Roach, Stallmann, and Siegel

Bill No. 4141 was approved and became Ordinance No. 22-27.

**CONSENT ITEMS**

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**Parks & Recreation** – Holloway Park Comfort Station

*Staff recommends purchase of CXT prefabricated comfort station utilizing Sourcewell Contract.*

Discussion:

Alderman Siegel asked about the installation of a two-unit bathroom and asked Parks Director Conway about the difference in cost. Parks Director Conway said that the two-unit bathroom would cost \$33,000 more than the one-unit bathroom, which is \$11,000 more than he put in the budget. Alderman Siegel said he is in favor of spending the additional funds for the two-unit bathroom. City Administrator Sterman explained that the City was awarded an approximately \$300,000 grant for all of the renovations at Holloway Park, which is broken down into four bids/projects: the new playground, the conversion of tennis court to pickleball court, the new restroom, and grading/construction. Three of the four bids have been done; the fourth (grading/construction) has not. That bid, and the decision about the restroom, will determine whether we exceed the budget. Parks Director Conway said that once the type of restroom has been decided on, we can go out for bid on the construction. Mayor Pogue suggested we write an RFP for both options of the restroom, and then compare it to the budget.

No action was taken on the consent item at this time.



Meeting Minutes

October 24, 2022

7:00 PM

1 GOVERNMENT CTR, BALLWIN, MO 63011

**Administration** – Little Hi Liquor License  
*Staff recommends approval of the liquor license for Little Hi.*

Discussion:  
None.

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

**MAYOR’S REPORT**

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Mayor Pogue stated the St. Louis County Boundary Commission will meet Tuesday evening and we expect to receive a final decision on the Cascades annexation proposal. He confirmed with City Attorney Jones that the City came to an agreement with St. Louis County regarding the legal description.

**CITY ADMINISTRATOR’S REPORT**

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City Administrator Sterman stated that golf cart fees are not currently set by ordinance. Unless there is objection from the Board, City Attorney Jones will draft legislation to include golf cart fees in the same ordinance with greens fees.

A motion was made by Alderman Fleming and seconded by Alderman Stallmann to authorize the City Attorney to draft legislation following the staff recommendation in relation to golf cart rentals. A voice vote was taken with unanimous affirmative result and the motion passed.

City Administrator Sterman announced that the City has been awarded the grant for the Vlasis Park playground renovation. Mayor Pogue asked Parks Director Conway about the timeline for the project. Mr. Conway said the plan is to go out to bid in February 2023, but construction will be dependent on the manufacturers.

**CITY ATTORNEY’S REPORT**

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City Attorney Jones had provided copies of the proposed revisions to residential home business accessory use to the Board of Aldermen prior to the meeting. This is to comply with House Bill 1662, which restricts the ability of municipalities to regulate and prohibit certain home-based businesses, while maintaining the residential character of the structure or neighborhood.

Alderman Roach asked how it would be determined if the residential character is changed. City Attorney Jones said it would have to be applied on a case-by-case basis, at the discretion of the code enforcement officer.



Meeting Minutes

October 24, 2022

7:00 PM

1 GOVERNMENT CTR, BALLWIN, MO 63011

Alderman Stallmann asked about short-term rentals and confirmed that, under the new language, someone could purchase a home to use exclusively as an AirBnB or VRBO type property. City Attorney Jones said that is correct.

Alderman Fleming asked about the section relating to commercial vehicles. City Attorney Jones said he used the verbiage from federal law verbatim. Alderman Fleming asked about the registration for home-based businesses. City Attorney Jones said the City is not allowed to require business licenses, but can require registration to ensure compliance with state and local laws and payment of applicable taxes.

Mayor Pogue directed the Board to review the proposed changes and contact City Attorney Jones with any concerns.

**STAFF REPORTS**

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**Administration – City Clerk Appointment**

*Staff recommends the Board move to appoint Linda Lechner as the Interim City Clerk, and Megan Freeman as the City Clerk upon her return from maternity leave.*

**Discussion:**

Alderman Finley asked if the Board is free to select any employee. City Attorney Jones said that is correct; it does not need to be done by ordinance.

Alderman Roach asked if the title should be Deputy City Clerk, so as not to have a “temporary” label. City Administrator Sterman said City Clerk is an official title as designated by State law and City ordinance. There is no provision for a “deputy” city clerk, so it is not necessary. City Attorney Jones said if it is necessary, an interim city clerk can always be named.

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

**ALDERMANIC COMMENTS**

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Alderman Finley stated that the Public Health & Safety Committee of the Board has been rescheduled for January 23, 2023 at 6:00 pm. The petitioner has been notified.

Alderman Siegel said that leaf pickup has begun and commended Public Works for the great job they are doing.



Meeting Minutes

October 24, 2022

7:00 PM

1 GOVERNMENT CTR, BALLWIN, MO 63011

ADJOURNMENT

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A motion was made by Alderman Fleming and seconded by Alderman Finley to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 8:23 p.m.

\_\_\_\_\_ TIM POGUE, MAYOR

ATTEST:

\_\_\_\_\_ LINDA LECHNER, INTERIM CITY CLERK



Section 8, Item a.

Bill No. 4142

Ordinance No. \_\_\_\_\_

INTRODUCED BY  
ALDERMEN UTT, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, SIEGEL, BULLINGTON

AN ORDINANCE AMENDING GOLF CART FEES FOR THE CITY OF BALLWIN.

WHEREAS, the Board of Aldermen has determined that usage and future access to the parks and recreation facilities merit a review and amendment of existing fees for the use of golf carts.

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

Section 1. Chapter 18, Article I, Section 18-9(a) of the Code of Ordinances of the City of Ballwin shall be amended by adding the following to the last paragraph of Section 18-9(a):

Cart rental fees shall be \$10 per person per nine holes. Single riders shall not be allowed, provided, however, single use shall be allowed when no other alternative for sharing or using a golf cart exists. Golf cart fees shall apply for cart use whether or not a rider is a player or an observer. These fees shall apply on a year round basis.

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022. \_\_\_\_\_

*TIM POGUE, MAYOR*

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022. \_\_\_\_\_

*TIM POGUE, MAYOR*

ATTEST:

\_\_\_\_\_  
*ERIC STERMAN, CITY ADMINISTRATOR*





Section 8, Item b.

Bill No. 4143

Ordinance No. \_\_\_\_\_

INTRODUCED BY  
ALDERMEN UTT, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, SIEGEL, BULLINGTON

**AN ORDINANCE ADDING THE DEFINITION OF EMERGENCY VEHICLE IN SECTION 1.2 OF THE CITY CODE OF ORDINANCES.**

**WHEREAS**, recent amendments to state traffic laws have revised the definition of “emergency vehicle” (HB1606 2022); and

**WHEREAS**, it is appropriate to amend the companion City ordinance in keeping with new state law.

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

Section 1. The definition of “emergency vehicle” in Section 1.2 of the Code of Ordinances of the City of Ballwin is hereby added, to read as follows:

A vehicle operated by the State Highway Patrol, the State Water Patrol, the Missouri Capitol Police, a Conservation Agent or a State, County or municipal Park Ranger, those vehicles operated by enforcement personnel of the State Highways and Transportation Commission, Police Department or Fire District, Sheriff, Constable or Deputy Sheriff, Federal Law Enforcement Officer authorized to carry firearms and to make arrests for violations of the laws of the United States, traffic officer or Coroner or by a privately owned emergency vehicle company.

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022. \_\_\_\_\_

*TIM POGUE, MAYOR*

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022. \_\_\_\_\_

*TIM POGUE, MAYOR*

ATTEST:

\_\_\_\_\_  
*ERIC STERMAN, CITY ADMINISTRATOR*



INTRODUCED BY  
ALDERMEN UTT, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, SIEGEL, BULLINGTON

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO PIERRE LAMOUR FOR A RESTAURANT WITH SALE OF ALCOHOL BY THE DRINK FOR CONSUMPTION ON THE PREMISES AT 15581 MANCHESTER ROAD.

WHEREAS, a petition has been received from Pierre Lamour, requesting the use of certain property for a restaurant with sale of alcohol by the drink for consumption on the premises at 15581 Manchester Road; 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 November 7, 2022, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, the Board of Aldermen has determined that an establishment for the purposes disclosed above, under certain conditions, would not substantially increase traffic hazards or congestion; would not adversely affect the character of the neighborhood; would not adversely affect the general welfare of the community; would not over-tax public utilities; would not adversely affect public safety and health; is consistent with good planning practice; can be operated in a manner that is not detrimental to the permitted developments and uses in the District; and can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and

WHEREAS, all applicable matters in Section 2 of Article XIV of Ordinance No. 557, "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. An amended special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to Pierre Lamour, for a restaurant with sale of alcohol by the drink for consumption on the premises at 15581 Manchester Road, as is made and provided for in Article XIV of Ordinance No. 557.



Section 8, Item c.

Bill No. 4144

Ordinance No. \_\_\_\_\_

Section 2. The amended special use exception hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, without the permission of the Board of Aldermen of the City of Ballwin.

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

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022. \_\_\_\_\_
TIM POGUE, MAYOR

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022. \_\_\_\_\_
TIM POGUE, MAYOR

ATTEST: \_\_\_\_\_
ERIC STERMAN, CITY ADMINISTRATOR

EXHIBIT ONE

The permittee granted a Special Use Exception per the ordinance hereby appended to, their assignees and successors, as authorized and approved by the Board of Aldermen of the City of Ballwin, agree to abide by the following provisions, the provisions of all ordinances of the City of Ballwin, and all applicable laws of St. Louis County, the State of Missouri and of the United States of America and to require all licensees, franchisees, and lessees to similarly abide by said ordinances, laws and provisions, as appropriate to such special use exception. In addition, the following provisions, as appropriate, shall apply:

1. There is no outdoor storage, display or sale of any merchandise, equipment, vehicle, supplies or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin.

2. There is no servicing, repair, cleaning, maintenance or other work on any merchandise, equipment, vehicle, materials, supplies, or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin, except within a fully enclosed building which shall not include carports, porte-cocheres, accessory structures or temporary coverings and/or enclosures such as tents, tarpaulins, flies, or other similar structures.

3. 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.

4. 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.

5. 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.

6. 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.

7. The permittee and their approved assignees or successors, if any, shall preserve, maintain and care for all plantings, and landscaped and planted areas on the site and/or premises, in accordance with the landscape and site plans of this ordinance. Such maintenance, preservation and care shall include all planted and landscaped rights-of-way adjacent to the site and/or premises addressed and approved by the Special Use Exception hereby granted.

8. 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.

9. 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.

10. 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.

11. 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.



INTRODUCED BY  
ALDERMEN UTT, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, SIEGEL, BULLINGTON

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AN ORDINANCE AMENDING ORDINANCE NO. 557, KNOWN AS "THE ZONING ORDINANCE" OF THE CITY OF BALLWIN, AND AMENDING "THE DISTRICT MAP" BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN LAND IN THE CITY OF BALLWIN FROM ST. LOUIS COUNTY R-4 DISTRICT TO R-3 SINGLE FAMILY DWELLING DISTRICT.

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WHEREAS, a petition has been received from the City of Ballwin to change the zoning classification of certain land in the City of Ballwin; and

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

WHEREAS, due notice of a public hearing before the Planning and Zoning Commission was held on November 7, 2022, upon the petition, notice of which was published and posted according to law and ordinance; and

WHEREAS, the Planning and Zoning Commission has submitted its report to the Board of Aldermen and has recommended that said property be rezoned in accordance with the petition received; and

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

Section 1. Ordinance No. 557 of the City of Ballwin, known as "The Zoning Ordinance," and "The District Map" of the City of Ballwin are hereby amended by changing the existing zoning classification of the following described tract of land from St. Louis County R-4 to R-3 Single Family Dwelling District as shown on the Plat Plan attached and made a part hereof, and more fully described as:

Waterford Subdivision

Section 2. The City Planner is authorized and directed to change "The District Map" of the City of Ballwin to reflect the changes made by this ordinance.

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



Section 8, Item d.

Bill No. 4145

Ordinance No: \_\_\_\_\_

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022. \_\_\_\_\_

*TIM POGUE, MAYOR*

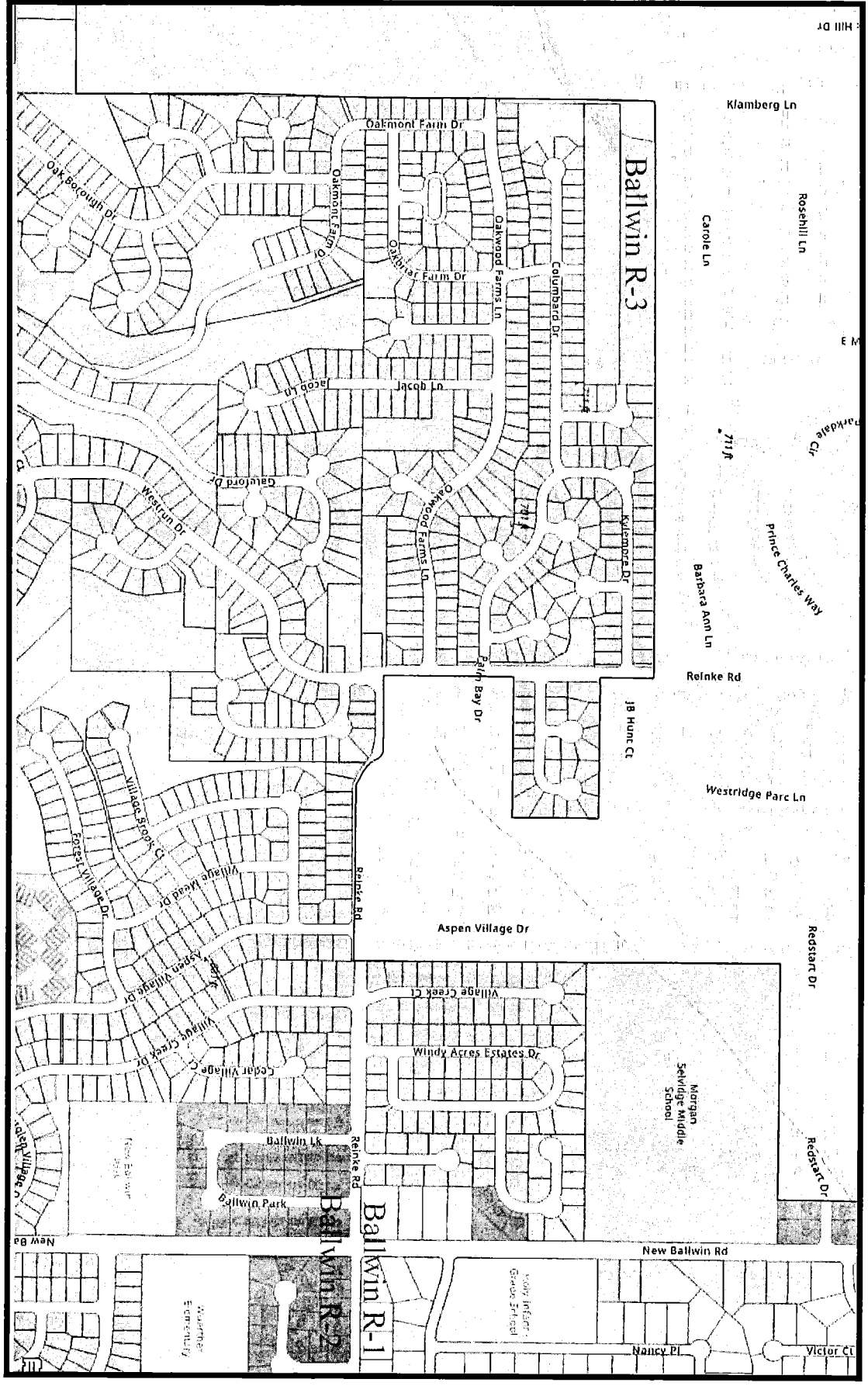
APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022. \_\_\_\_\_

*TIM POGUE, MAYOR*

ATTEST:

\_\_\_\_\_  
*ERIC STERMAN, CITY ADMINISTRATOR*

# Appendix C (b): Future Zoning of Waterford Subdivision







# Staff Report

**Subject:** Aldermanic Wards – Newly Annexed Areas

**Department/Program:** Administration

**Explanation:**

The City is currently in the process of annexing two subdivisions south of Big Bend – Cascades and Charleston Oaks. As we move forward in the annexation process, the City needs to determine which of our four Aldermanic wards the new subdivisions will be placed in.

The Cascades is located at the southeast corner of Ries and Big Bend. The northeast corner of Ries and Big Bend is located in Ward 1, making that the most likely ward for the Cascades based on geography. Charleston Oaks is located at the southwest corner of Ries and Big Bend. The northwest corner of Ries and Big Bend is located in Ward 4, making that the most likely ward for Charleston Oaks based on geography.

While geographic continuity is the primary factor in ward placement, there is case law dictating that there cannot be too large of a population discrepancy between wards. Specifically, the combined percentage of deviation of the most populous district and the percentage of deviation of the least populous district from the ideal district population may not exceed 10% and all other district populations must fall within that narrow range.

Therefore, we must also consider current and future ward populations to make a recommendation on placement of these subdivisions.

The current ward breakdown by population is as follows:

Ward 1: 7,762

Ward 2: 7,908

Ward 3: 8,007

Ward 4: 7,505

Using the above methodology, the “ideal” ward would consist of 7,795 residents. This is calculated by taking the City’s total population and dividing it by the number of wards. Our current least populous ward is Ward 4, which is 3.7% less populous than the “ideal” ward. Our current most populous ward is Ward 3, which is 2.7% more populous than the “ideal” ward. This gives us a total deviation of 6.4%, which is well within the 10% guideline established by the courts.

Now let's look at the ward breakdown if Cascades and Charleston Oaks were placed into Ward 1 and Ward 4, respectively. The current population of Cascades is 250 residents and Charleston Oaks is 271 residents. That would make the new ward breakdown as follows:

Ward 1: 8,012

Ward 2: 7,908

Ward 3: 8,007

Ward 4: 7,776

Under this proposal the new "ideal" ward would consist of 7,925 residents. Ward 4 would remain the least populous ward, however, would now be only 1.8% less populous than the "ideal" ward. Conversely, Ward 1 would become the most populous ward, which would be only 1% more populous than the "ideal" ward. The total deviation would become 2.8%, which would be an improvement over our current deviation and well under the 10% guideline established by the courts.

Lastly, if the City were to do future annexations south of Big Bend, it would make sense to continue to use Ries Road as the dividing line between the wards to prevent the ward deviation from becoming too large.

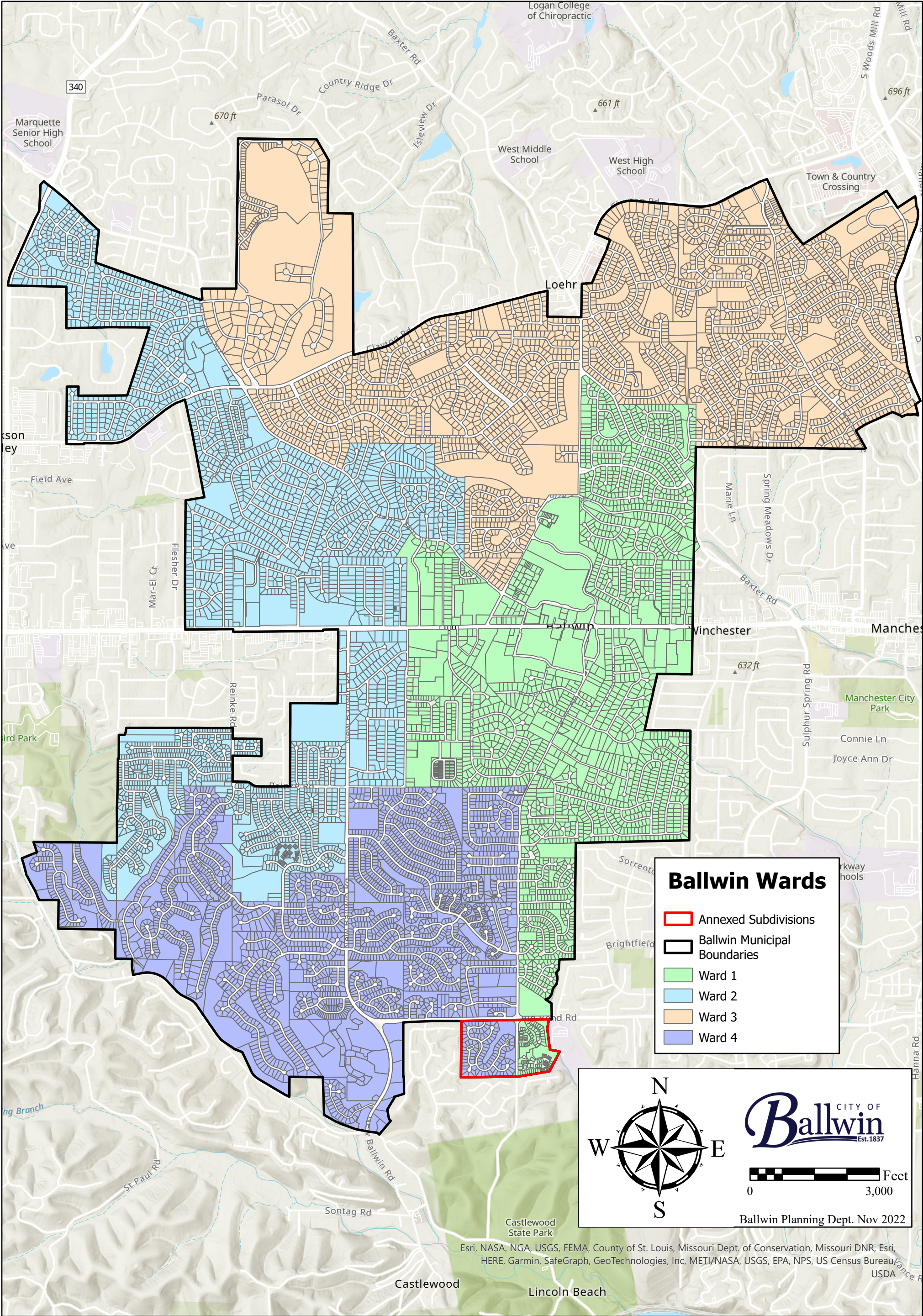
A copy of the proposed new map is enclosed for your review.

**Recommendation:**

Staff recommends the Board make a motion to include the Cascades subdivision in Ward 1 and the Charleston Oaks subdivision in Ward 4.

**Submitted By:** Eric Sterman

**Date:** 11/9/22



Marquette Senior High School

Logan College of Chiropractic

West Middle School

West High School

Town & Country Crossing

Loehr

Field Ave

Mar-El Cr  
Fletcher Dr

Winchester

Manchester

632ft

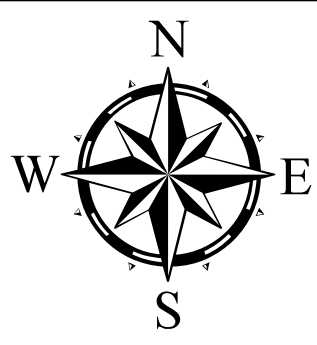
Manchester City Park

Connie Ln

Joyce Ann Dr

**Ballwin Wards**

- Annexed Subdivisions
- Ballwin Municipal Boundaries
- Ward 1
- Ward 2
- Ward 3
- Ward 4



CITY OF  
**Ballwin**  
Est. 1837

0 3,000 Feet

Ballwin Planning Dept. Nov 2022

Esri, NASA, NGA, USGS, FEMA, County of St. Louis, Missouri Dept. of Conservation, Missouri DNR, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau/American Factfinder, USDA

Castlewood

Lincoln Beach

Sontag Rd

Ballwin Rd

St. Paul Rd

Reinke Rd

Sorrento

Brightfield

nd Rd

Sulphur Spring Rd

Marie Ln  
Spring Meadows Dr

Baxter Rd

Woods Mill Rd  
Mill Rd

696ft

661ft

670ft

Parasol Dr

Country Ridge Dr

Baxter Rd

Isleview Dr

ing Branch

Hanna Rd

rkway hools

St. Paul Rd

ance R



# Staff Report

**Subject:** North Pointe Lounge Chairs

**Department/Program:** Parks and Recreation

**Explanation:**

\$30,000 was budgeted for this purchase in the 2022 operating budget. The bid was advertised in the St. Louis Business Journal, posted on the Ballwin website and sent to eight individual businesses. On October 4, 2022, three bids were received to review.

	Purchase	Disposal
Fry & Associates	\$28,530.00	\$1,530.00
New Again	\$46,655.70	\$924.00
Watson's	\$46,670.00	n/a

**Recommendation:**

Award purchase of chaise lounge chairs to replace existing older pieces at North Pointe, in addition to removal of old chairs to Fry & Associates, Inc. for the amount of \$30,060.00. This price includes 90 chairs and the removal of 90 old chairs.

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

**Date:** November 14, 2022