

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - [a.](#) Minutes of the July 14, 2025 Board of Aldermen Meeting
 - [b.](#) Minutes of the July 14, 2025 Board of Aldermen Closed Session Meeting
 - [c.](#) Minutes of the July 14, 2025 Public Health & Safety Committee Meeting
 - [d.](#) Minutes of the July 8, 2025 Board of Aldermen Special Meeting & Strategic Planning Session
- 5. Citizen Comments**
- 6. Presentations**
 - [a.](#) Budget Survey Results
- 7. Legislation**
 - [a.](#) Bill 5026 – Corner Lot Fence Code Change
 - [b.](#) Bill 5027 – Roof & Mechanical Screening Requirements
 - [c.](#) Bill 5028 – Arbor Crest Annexation Plan of Intent
- 8. Consent Items**
 - [a.](#) Administration – Craft Beer Festival Liquor License
- 9. Mayor’s Report**
- 10. City Administrator’s Report**
- 11. City Attorney’s Report**
- 12. Staff Reports**
 - [a.](#) Administration – 225 Baltray Court Fence
 - [b.](#) Administration – 404 Applestone Drive Fence
 - [c.](#) Administration – 487 Brightspur Lane Fence
- 13. Aldermanic Comments**
- 14. Closed Session**
 - [a.](#) Pursuant to Section 610.022 RSMo., the Board may vote to move to closed session to discuss legal and personnel matters under Section 610.021 (1) and (3).
- 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

JULY 14TH, 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
Alderman Pamela Haug
Alderman Tequila Gray via videoconference
Alderman Frank Fleming
Alderman Mark Weaver
Alderman David Siegel
Alderman Jim Lehmkuhl
City Administrator Eric Stermann
City Attorney Kyle Cronin

Absent

The Pledge of Allegiance was recited.

Mayor Mark Stallmann held a moment of silence for the Texas flooding victims.

MINUTES

The minutes from the June 9, 2025 Board of Aldermen meeting were submitted for approval. Alderman Michael Finley made a motion to amend the minutes, by changing his comments under Aldermanic comments to read that he wanted the City to redo all of the City's message boards. Alderman Frank Fleming seconded the amendment. 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

JULY 14TH, 2025

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

PRESENTATIONS

Alderman Janet Rodriguez Judd was sworn in as Ward 1 Alderman.

ROLL CALL

Present

Mayor Mark R. Stallmann
Alderman Michael Finley
Alderman Janet Rodriguez Judd
Alderman Pamela Haug
Alderman Tequila Gray via video conference
Alderman Frank Fleming
Alderman Mark Weaver
Alderman David Siegel
Alderman Jim Lehmkuhl
City Administrator Eric Stermann
City Attorney Kyle Cronin

Absent

CITIZEN COMMENTS

Joan Lorber of 329 Meadowbrook Drive, spoke to the Board about her fence. She noted she has been having a hard time trying to get it approved after it was damaged when a car ran into it. She noted she's replacing the existing fence on the same fenceline. City Planner Lynn Sprick noted this was something that is covered in code and required approval of the Board of Aldermen.

Alderman Frank Fleming noted he didn't want to delay her fence, and was ok with approval as long as City staff were ok with it.

City Administrator Stermann noted the caveat is that it's on the petitioners lot, replaced permanently where it currently is.

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

Michael McLellan of 409 Lexbridge Lane, spoke about mosquito fogging. He believes money should be better spent on other safety issues.

Lori Bresnan of 665 Turfwood Drive, spoke to the Board about mosquito fogging, noting the vast majority of St. Louis County uses St. Louis County vector control when needed.



BOARD OF ALDERMEN
Meeting Minutes

JULY 14TH, 2025

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

Megan Kokesh of 115 Lock Drive, spoke to the Board about mosquito fogging. She continued her comments from the Public Health & Safety Committee meeting, noting her research found bees are killed by the fogging and half of Missouri's bees are on the endangered list.

Jon Harvey of 214 Highview Drive, spoke to the Board about growth of the City. He recommended the Board get the deal back with the high rise that was slated to be built in Vlasik Park, as that would bring business to Ballwin.

LEGISLATION

Resolution: Pointe Play Structure Grant Application - 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.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for approval of the resolution. A voice vote was taken with unanimous affirmative result and the motion passed.

CONSENT ITEMS

Administration – Destruction of Records

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.

Discussion:

Alderman Tequila Gray questioned what records are being destroyed and how long they had been kept. City Administrator Eric Sterman noted the City follows the Missouri Secretary of State's schedule of records and the records that are being destroyed are detailed in the consent item report.

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 – Six Month Cash Financials

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 Michael Finley to accept staff's recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.



BOARD OF ALDERMEN
Meeting Minutes

JULY 14TH, 2025

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

Administration – Insurance Renewals

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.

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 – SUE Extension for Dutch Bros

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

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 – Ballwin Days Liquor License

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

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

Parks & Recreation – Cart Path Paving Bid Award

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

Alderman Frank Fleming questioned what the department was doing paving them, as it had been expressed that the department would like to have them redone with concrete.

Parks & Recreation Director Chris Conway noted that ideally they'd like to redo the paths with concrete, but it is not in the budget right now. The paving will address the sections currently in the worst shape.

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
Meeting Minutes

JULY 14TH, 2025

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

Public Works – Surplus Vehicles Sale

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

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.

Public Works – Asphalt Bid Award

Staff recommends awarding this contract at the unit bid price to the low bidder, E.Meier Contracting, not to exceed \$220,829.00.

Discussion:

Alderman David Siegel noted it was refreshing to see that the City is getting more bids. He also asked about specifics on the milling. Public Works Director Jim Link noted they're going with a two inch mill.

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 noted July is Parks & Recreation month, and thanked Chris Conway and his staff for their wonderful work. He also noted there are several events throughout July that are free because of Parks & Recreation month.

He noted the Ballwin Days Committee will meet on July 24th at the Ballwin Golf Course at 6 p.m.

He also noted the MML conference is September 14-17 and invited Aldermen to the conference, which is being held in St. Charles.

He also pointed out Officer Quackers, the plastic duck the Ballwin Police Department has hidden throughout the City. He praised the police department's PR effort.

CITY ADMINISTRATOR'S REPORT

None.

CITY ATTORNEY'S REPORT

None.



BOARD OF ALDERMEN
Meeting Minutes

JULY 14TH, 2025

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

STAFF REPORTS

Administration – 1024 Hollybend Drive Fence

Staff recommends approval with the property owner's agreement to the stated requirements above.

Discussion:

City Planner Lynn Sprick noted the property is at the Northeast corner of Hollybend Drive and Court. The petitioner is asking for a six foot vinyl privacy fence. She noted the petitioner is willing to put up landscaping. The contractor, Ed Burke, noted he did not realize that the fence permit was a separate permit from the pool permit and that the fence wasn't approved yet.

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.

Administration – 384 Sunfield Place Fence

Staff recommends approval with the property owner's agreement to the stated requirements above.

Discussion:

Petitioner Dan Bowers spoke to the Board and noted when St. Louis County did the renovation on Baxter, they put up a chain link fence. He noted he wants to replace it with a six foot wood fence.

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.

ALDERMANIC COMMENTS

Alderman Michael Finley noted earlier this evening the Public Health & Safety Committee met regarding mosquito fogging. All citizens that spoke were against fogging. He noted the committee will continue to research and make a recommendation to the full Board at a later time.

Alderman David Siegel noted he would like to call a Public Works Committee meeting at 6 p.m. on August 11th. He wanted to see Streets for 2026, crack sealing, an updated list of equipment, work orders and a potential change to the tree trimming ordinance on the agenda. Alderman Tequila Gray noted she would like to Public Works hiring and adding more employees on the agenda as well.

Alderman Frank Fleming noted he wanted staff to take a look at the permit applications to see if there is an opportunity to include more things with check boxes to make sure all necessary permits are applied for.



BOARD OF ALDERMEN
Meeting Minutes

JULY 14TH, 2025

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

CLOSED SESSION

A motion was made by Alderman Michael Finley and seconded by Alderman Frank Fleming to move to closed session. A roll call vote was taken on the move to closed session with the following results:

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

Nay: None

The meeting moved to closed session at 8:14 p.m.

ADJOURNMENT

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to reconvene to open session. The motion passed by unanimous voice vote at 9:27 p.m.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 9:28 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK



**SAFETY COMMITTEE
Meeting Minutes**

July 14, 2025

6:00 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 Alderman Michael Finley at 6:00 p.m.

ROLL CALL

Committee Members Present

Mayor Mark R. Stallmann
Alderman Michael Finley
Alderman Pamela Haug
Alderman Mark Weaver
Alderman David Siegel

Absent

Other Board Members Present

Alderman Frank Fleming
Alderman Jim Lehmkuhl
City Administrator Eric Sterman

Alderman Tequila Gray

AGENDA

Mosquito Control Measures

City Administrator Eric Sterman noted the City currently spends around \$50,000 for vector control.

Alderman Michael Finley brought up the members of Ballwin Grows Native to speak on the issue of the City stopping mosquito fogging.

Eileen Graessle, of 232 Old Ballwin Road, noted that preventing mosquito breeding is the most effective way to stop mosquitos. She presented research on mosquito fogging and other control measures.

Alderman David Siegel noted he was in favor of the mosquito fogging program.

Megan Kokesh, of 115 Lock Drive, spoke against mosquito fogging and gave her research into the chemicals used in mosquito fogging.

Alderman Michael Finley noted he is in favor of discontinuing the mosquito fogging program.

Alderman Mark Weaver noted he was fine with either continuing the program or discontinuing it.

Alderman Pam Haug also noted she was in favor of discontinuing fogging.



**SAFETY COMMITTEE
Meeting Minutes**

July 14, 2025

6:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

Alderman Frank Fleming noted the mosquito fogging program is a popular program, and in order to change public opinion we would need to start educating the public on other mosquito control measures.

Alderman Jim Lehmkuhl spoke about chemicals children are exposed to and noted mosquito fogging is another chemical children are being exposed to.

Mayor Mark Stallmann clarified that any change the Board would approve would not happen until 2026.

Alderman Pam Haug made a motion to recommend the City quit mosquito fogging. There was no second so the motion died.

The Board agreed to wait until the budget survey results before making recommendations.

Alderman David Siegel made a motion to adjourn, with Alderman Mark Weaver seconding the motion.

A voice vote was taken with unanimous affirmative result and the motion passed. The meeting was adjourned at 7:00 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK



**BOARD OF ALDERMEN SPECIAL
& STRATEGIC PLANNING SESSION**
Meeting Minutes

Section 4, Item d.

July 8, 2025

5:30 PM 333 HOLLOWAY ROAD, 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 Mark Stallmann at 5:39 p.m.

ROLL CALL

Present

Mayor Mark R. Stallmann
Alderman Michael Finley
Alderman Pamela Haug

Absent

Alderman Tequila Gray

Alderman Frank Fleming
Alderman Mark Weaver
Alderman David Siegel
Alderman Jim Lehmkuhl
City Administrator Eric Serman
City Attorney Kyle Cronin

AGENDA

Appointment of Ward 1 Alderman

Mayor Mark Stallmann recognized former Ballwin Police Officer Mike Flamion, who was shot in the line of duty nine years ago today.

Mayor Stallmann noted former Ward 1 Alderman Mike Utt moved away in May.

He nominated Janet Rodriguez Judd for Ward 1 Alderman, noting she was chosen after soliciting applications from the public.

Alderman Michael Finley noted the procedure is outlined in RSMo. 79.280 and said Mayor Stallmann had gone beyond what's in the statute and invited Alderman Frank Fleming and him to be part of the process.

Alderman Frank Fleming made a motion to approve the nomination of Janet Rodriguez Judd as Ward 1 Alderman. Alderman Michael Finley seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.



**BOARD OF ALDERMEN SPECIAL MEETING
& STRATEGIC PLANNING SESSION
Meeting Minutes**

Section 4, Item d.

July 8, 2025

5:30 PM 333 HOLLOWAY ROAD, BALLWIN, MO 63011

Finance Update

Finance Officer Denise Keller gave a presentation on where the City's budget stands so far. She noted there will most likely be a budget surplus but would caution the Board to increase the reserve fund balance policy. It's currently at 25%.

She also noted the ordinance to commit surplus revenues will sunset at the end of the year and recommended the Board renew it.

Street Funding

Public Works Director Jim Link gave an update on street ratings. The Board discussed the ratio of projects done in house versus contracted out. They also discussed the number of outstanding work orders.

Park Project Priority

Parks & Recreation Director Chris Conway gave an update on the list of projects the department would like to do over the next several years if there is funding available.

The Board of Aldermen agreed they'd like to see the City budget some of the surplus to streets and to parks to accomplish the long list of projects yet to be completed.

Annexation Updates

City Administrator Eric Sterman gave an update on annexation, and asked whether the Board wanted to continue with the current strategy, which is to remain petition-driven, and not aggressively seek out annexations but let neighborhoods come to the City with annexation petitions. The Board agreed with that strategy.

Marketing/Economic Development

Mayor Mark Stallmann gave an update on the ICSC conference he and City Administrator Sterman attended geared towards driving businesses to cities. He noted most of them were not traditional retailers, but restaurants and franchisers. The Board discussed the possibility of offering incentives and potentially creating a Ballwin Restaurant week or a Ballwin Food festival to showcase the number of diverse restaurants coming into the City.

City Communications

Marketing & Communications Specialist/City Clerk Megan Freeman gave an update on the potential for a new website, noting there are ADA requirements that will go into place in 2027 that will need to be addressed. The Board agreed that a new website was needed. The Board also discussed the possibility of live streaming Board meetings and noted they would like a question about that in the budget survey.



**BOARD OF ALDERMEN SPECIAL MEETING
& STRATEGIC PLANNING SESSION
Meeting Minutes**

Section 4, Item d.

July 8, 2025

5:30 PM 333 HOLLOWAY ROAD, BALLWIN, MO 63011

Open Discussion

Krystal Coxon, of 428 Breezewood Drive, spoke as a member of the Ballwin Grows Native group and noted she would like to see more native plants used in the City. She also would like to see Ballwin remove invasive species in public planting.

Alderman Frank Fleming made a motion to adjourn. Alderman Michael Finley seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed. The meeting adjourned at 8:52 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK

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

AN ORDINANCE AMENDING CHAPTER 7, ARTICLE VIII, SECTION 7-224 AND APPENDIX A, ARTICLE XVI, SECTION 9, PERTAINING TO FENCE REGULATIONS.

WHEREAS, the City of Ballwin wishes to increase governmental efficiency and reduce the burden on residents who are attempting to make improvements to their properties while still ensuring that all improvements are made according to the codes of the City and with the safety and general welfare of the community in mind; and

WHEREAS, it is consistent with these goals to change the review and approval process for fences on corner or double frontage lots to be one which is conducted by staff rather than requiring review and approval by the Board of Aldermen in each instance; and

WHEREAS, a public hearing was held before the Planning & Zoning Commission on August 4, 2025 with respect to the amendments to the Zoning Ordinance pertaining to fence regulations. Following the hearing, the Planning & Zoning Commission recommended approval to the Board of Aldermen in regard to said amendments.

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

Section 1: Chapter 7, Article VIII, Section 7-224 of the Municipal Code of the City of Ballwin, Missouri is hereby amended to read as follows:

CHAPTER 7 – BUILDINGS AND STRUCTURES

ARTICLE VIII. – FENCES

SECTION 7-224. – RESTRICTIONS.

- a) Location for intersections. No fence, wall, structure or planting higher than 2.5 feet above the grade of the street may be erected, planted or maintained within 15 feet of the right-of-way lines of any intersecting alleys, streets, roads or highways.
- b) Front yard location prohibited. No fence, wall or structure may be erected, constructed or maintained within the front yard area between the City’s right-of-way line and the building line, including corner and double-frontage lots, except for the following:

- 1) As permitted by article XVI, section 9, of the zoning ordinance for corner and double-frontage lots in a dwelling district; or
- 2) On lots located in a commercial C-1, C-2, C-3, P.A., MXD or S-1 zoned district.
- c) Construction materials prohibited. No fence, wall or structure may be constructed in whole or in part as follows:
 - 1) Cloth, canvass or other flexible material.
 - 2) Barbed wire or other single wire strung between posts or supports except public utilities for gas, electric, cable, telephone, telegraph, sewer and water; or any government may use barbed wire and single wire at the top of fences, provided that the wire is at least six feet above grade.
 - 3) No wall, structure, fence, chain, chainlink or wire on a fence shall have electrical current passing through it except if the wire is properly insulated and installed in accordance with the electrical code.
- d) Maintenance of fences. All fences, screens, structures and walls are to be maintained and kept in good condition and repair, including paint and stain. Any fence, screen, structure or wall not kept in good condition and repair can be declared by the city to be a dangerous building or structure and can be repaired or removed as a dangerous building or structure pursuant to section 7-127.

Section 2: Appendix A, Article XVI, Section 9 of the Municipal Code of the City of Ballwin, Missouri is hereby amended to read as follows:

APPENDIX A – ZONING ORDINANCE

ARTICLE XVI. – ADDITIONAL HEIGHT AND AREA REGULATIONS

SECTION 9. – FENCES AND STRUCTURES IN DWELLING DISTRICTS.

- A. No fence or structure shall be erected, constructed or maintained between the City's right-of-way line and the building line along the street in front of a dwelling. Additionally, for a side street on corner lots or on a lot with double frontage located within a dwelling district, no fence or structure is permitted closer than three (3) feet from either the City's right of way line on sides where there is no sidewalk, or closer than three (3) feet from the sidewalk edge which is closer to the building line on sides where there is a sidewalk.

Bill No. 5026

Ordinance No. _____

B. If an applicant seeks to construct a fence or structure on a side street of a corner lot or on a lot which has double frontage in a dwelling district, and if said fence or structure would be located greater than three (3) feet from the City's right of way line on a side where there is no sidewalk, or greater than three (3) feet from the sidewalk edge closest to the building line on a side where there is a sidewalk, the applicant shall first obtain a permit from the City. Pursuant to this, applicant shall submit a site plan for approval, which shall show the following:

1. The location of the fence;
2. The height of the fence;
3. The proposed landscaping on the right-of-way side of the fence;
4. An illustration of the type of fence to be erected; and
5. The approximate grade (elevations) of both sides in the area of the fence.

The site plan or other application shall contain 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.

C. Front yard fences approved by the city under the provisions of this section shall be erected in a manner which is uniform and harmonious with similar existing fences in the neighborhood as follows:

1. All fences shall generally be erected on private property. Fences may only be placed in public right-of-way subject to special conditions approved by the board of aldermen.
2. All fences shall have a gate providing access to the right-of-way for maintenance purposes.
3. All fences shall be erected with the finished side facing the roadway unless adjoining previously existing fences that are built with the unfinished side out. Only in this situation, with the approval of the city, may the fence be erected with the unfinished side facing the roadway.
4. Fences shall blend with existing nearby front yard fences in orientation, color, style, height, materials of construction and location.



Bill No. 5026

Ordinance No. _____

Section 3: This ordinance shall be in full force and effect from its passage and approval pursuant to law and shall remain in effect until amended or repealed by the Board of Aldermen.

PASSED this ____ day of _____, 2025.

MARK R. STALLMANN, MAYOR

APPROVED this ____ day of _____, 2025.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR

INTRODUCED BY

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

AN ORDINANCE AMENDING APPENDIX A, ARTICLE XVI TO ADD A NEW SECTION 32 PERTAINING TO THE SCREENING ROOF-MOUNTED EQUIPMENT AND FLAT ROOFING ON COMMERCIAL DEVELOPMENTS.

WHEREAS, the City of Ballwin wishes to put in place certain standards which would require screening of roof-mounted equipment and flat roofing located on commercial structures to protect the aesthetic value, visual congruity, and general welfare of the community; and

WHEREAS, a public hearing was held before the Planning & Zoning Commission on August 4, 2025 with respect to the amendments to the Zoning Ordinance. Following the hearing, the Planning & Zoning Commission recommended approval to the Board of Aldermen in regard to said amendments.

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

Section 1: Appendix A, Article XVI of the Municipal Code of the City of Ballwin, Missouri is hereby amended to add a new Section 32, which shall read as follows:

APPENDIX A – ZONING ORDINANCE

ARTICLE XVI. – ADDITIONAL HEIGHT AND AREA REGULATIONS

SECTION 32. – ROOF-MOUNTED EQUIPMENT AND FLAT ROOF SCREENING REQUIREMENTS.

- a) Screening of Roof-Mounted Equipment. All new commercial developments which feature rooftop equipment or fixtures, as well as any existing commercial developments where rooftop equipment or fixtures are being relocated, shall include design elements such as parapets, false façades, privacy fencing, or other architectural treatments that fully conceal all rooftop equipment and fixtures. The height of said design elements shall be at least six (6) inches taller than the highest point of the equipment which is being screened. Said design elements shall be applied consistently and in a manner that is compatible with the overall design of the building and is uniform across all building facades visible from off-site and throughout the development site.



Bill No. 5027

Ordinance No. _____

- b) Screening of Flat Roofing. All new commercial developments which feature flat roofing on any structure shall include design elements on said structure such as parapets, false façades, privacy fencing, or other architectural treatments that fully conceal the flat roofing from view. The height of said design elements shall be as tall as is needed to conceal the flat roofing from view from ground level of neighboring properties, but in no case shall it be shorter than two (2) feet. Said design elements shall be applied consistently and in a manner that is compatible with the overall design of the building and is uniform across all building facades visible from off-site and throughout the development site.

Section 2: This ordinance shall be in full force and effect from after the date of its passage and approval and shall remain in effect until amended or repealed by the Board of Aldermen.

PASSED this ____ day of _____, 2025.

MARK R. STALLMANN, MAYOR

APPROVED this ____ day of _____, 2025.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



Bill No. 5028

Ordinance No. _____

INTRODUCED BY

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

AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF BALLWIN, MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED HEREIN AND REFERRED TO AS “ARBOR CREST SUBDIVISION”, AND PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND A SIMPLIFIED BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION.

WHEREAS, the City has received verified petitions signed by at least seventy-five percent (75%) of the registered voters within an area of land located in unincorporated St. Louis County referred to as “Arbor Crest Subdivision” in the City of Ballwin’s Annexation Map Plan submitted to the St. Louis County Boundary Commission, hereinafter referred to as “Arbor Crest Subdivision”; and

WHEREAS, the area proposed to be transferred, referred to as “Arbor Crest Subdivision”, is predominantly residential in character and has an average residential density of not less than one dwelling unit per three (3) acres; and

WHEREAS, the Annexation Area proposed to be annexed constitutes an “unincorporated area” as that term is defined in Section 72.407.1(2) of the Revised Statutes of Missouri; and

WHEREAS, the City of Ballwin proposes to annex the property referred to as “Arbor Crest Subdivision” into the City as a simplified boundary change pursuant to 72.405.6 of the Revised Statutes of the State of Missouri; and

WHEREAS, the City has developed a Plan of Intent to be submitted to the St. Louis County Boundary Commission for approval of the simplified boundary change of the area referred to as “Arbor Crest Subdivision” by the City setting forth, among other things, the various impacts of the boundary change proposal, a legal description of the Annexation Area, proposed time schedule for the provision of the services to the Annexation Area, the current tax rates, the revenue sources, the effect of the simplified boundary change on St. Louis County resource distribution, the proposed zoning, and the effective date of the proposed Annexation.

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

Section 1. The City will seek the inclusion of the Arbor Crest Subdivision within the City’s limits through a simplified boundary change proposal as being in the best interest of the City of Ballwin, the unincorporated area subject to the simplified boundary change proposal and



Bill No. 5028

Ordinance No. _____

the area adjacent to the unincorporated area subject to the proposed simplified boundary change.

Section 2. The City has caused to be prepared a Plan of Intent for submission to the St. Louis County Boundary Commission, wherein the City has described and analyzed:

- a) The verified petitions signed by the property owners;
- b) The various impacts of the boundary change proposed;
- c) The ability to accommodate the orderly incorporation in the city;
- d) Legal description of the Arbor Crest Subdivision;
- e) Present level of major services provided by the City and St. Louis County and proposed to be provided to the Arbor Crest Subdivision;
- f) Proposed time schedule for the provision of services to Arbor Crest Subdivision;
- g) Current tax rates;
- h) Revenue sources;
- i) Effect of boundary change on St. Louis County resource distribution;
- j) Proposed zoning;
- k) Compactness of the Annexation Arbor Crest Subdivision; and
- l) Effective date of the proposed transfer.

Section 3. The City is well prepared to effectuate the simplified boundary change of the Arbor Crest Subdivision as described in the Plan of Intent, which the City hereby adopts. The Plan of Intent, a certified copy of this Ordinance and all other information deemed necessary to the St. Louis County Boundary Commission, shall be submitted to the St. Louis County Boundary Commission for its consideration and approval.

Section 4. This ordinance shall be in full force and effect from its passage and approval pursuant to law.

PASSED this ____ day of _____, 2025.

MARK R. STALLMANN, MAYOR

APPROVED this ____ day of _____, 2025.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR

**Plan of Intent to be submitted to St.
Louis County Boundary Commission
for the Annexation of Arbor Crest
Subdivision**



Section 2: Plan of Intent
i: Geographic

1. General description:

The Arbor Crest Annexation Area proposed with this submittal for annexation into the City of Ballwin lies adjacent to Ward 1, on the east side of Ries Road, approximately 1830 feet (0.34 mile) south of Big Bend Road. The area includes 34 single family dwellings. The area is generally bounded by Unincorporated St. Louis County to the east, south and west and the City of Ballwin to the north.

2. Map of proposed annexation area: Appendix A

3. Map of proposed annexation area, including surrounding municipalities: Appendix B

4. Demographic and Geographic information from 2020 Census:

	Population (2020)	Land area (acres)	Dwelling Units (2022)
Arbor Crest Subdivision	*100	14.80	34
City of Ballwin	31,103 residents	5775.87	12,625

*Population is estimated based off of the 2020 Census average family size in St Louis County.
Average family size of 2.92 people x 34 dwelling units = 99.28 people

5. The residents of Arbor Crest Subdivision have significant ties with the City of Ballwin. They are within the boundaries of Parkway School District, more specifically Oakbrook Elementary School, within Unincorporated St Louis County and adjacent to Ballwin's boundaries. The Subdivision is approximately 2.5 miles from the City of Ballwin's Recreational Facility known as "The Pointe".
6. Arbor Crest is the only subdivision involved in this petition and will not be split as a result of the annexation.
7. Compactness of the area to be annexed by identifying:
- a. There is a single street connection between the area to be annexed and the City of Ballwin. Arbor Crest Drive intersects with Ries Road, which is considered a collector road.
 - b. The annexation area is easily accessible and would not have a major impact on delivery of City Services.
 - c. There are no natural or man-made barriers that would impede the efficient delivery of City Services to the annexation area.

8. Acreage of the proposed annexation area vs total combined area affected by the annexation:
 The proposed annexation area is approximately 0.0025% the acreage of Ballwin's current total acreage:

$$14.8 \text{ acres of proposed annexation area} / 5775.87 \text{ total acres in the City} = 0.0025\% \text{ of Ballwin's current total acreage}$$
9. Extent of boundary adjacency:
 The proposed annexation area has a perimeter of approximately 3,625 linear feet with a common boundary of approximately 750 linear feet, resulting in 20.69% of shared boundary.

$$750 \text{ feet of shared boundary} / 3,625 \text{ feet of annexation area perimeter} = 20.69\% \text{ of shared boundary}$$
10. Isolating any parcels in Unincorporated St Louis County:
 This annexation will not result in any contiguous Unincorporated area being accessible only through another municipality and/or another county.
11. Municipal growth plans:
 Pursuant to the 2024 Map Plan submitted to and approved by the St Louis County Boundary Commission at the beginning of this cycle, the proposed annexation area is within a large unincorporated area, to be considered for annexation.
12. The proposed simplified boundary change creates logical and reasonable municipal boundaries in the County as the annexation area directly borders the City along 20.69% of its perimeter.

ii: Financial

1. Table 1 tax rate changes:

Tax type	St Louis County	Ballwin
Real estate	6.4364%	6.4364%
Sales	7.738%	8.738%
Personal property	7.9619%	7.9619%
Utility tax	5.00%	7.00%

- Real estate tax: There will be no change to current real estate taxes.
- Sales tax: Residents will see a 1% increase in the tax on the purchase of vehicles.
- Personal property tax: There will be no change to current personal property taxes. Ballwin does not tax personal property.
- Utility tax: Residents will see a 2% increase in utility tax.

2. Table of projected revenues and expenditures specific to Arbor Crest Subdivision:

Year	Revenues*	Expenditures**
2026	\$26,744	\$28,626
2027	\$26,797	\$29,485
2028	\$26,851	\$30,369

*Revenues = Total of Table 7, incremented slightly each year

** For expenses, see calculations below incremented by 3% each year).

Arbor Crest has 7 streetlights; annual streetlight cost is \$298.80 per light = \$2,092

Arbor Crest has 1 street. PW expenses allocated per street (22,24,27) = \$7,833

Police expenses allocated per housing units = \$18,702

3. Table of revenues, expenditures and fund balance history:

Year	Revenues	Expenditures	Fund balance	
2023	\$24,730,091	\$22,110,489	\$22,446,878	Historical actuals 2023 and 2024
2024	\$25,705,190	\$23,821,699	\$24,692,497	
2025	\$25,058,153	\$24,906,096	\$20,486,865	Budget for 2025-general fund only

4. Table projecting combined revenue and expenditures:

Year	Revenues	Expenditures
2026	\$25,550,383	\$25,451,347
2027	\$25,646,280	\$26,093,040
2028	\$25,749,015	\$26,778,078

Revenues and Expenditures are taken from the 2025 budget page 16, adjusted to remove the capital expenditures and transfers into capital

5. Table of anticipated capital improvement projects:

Year	Revenues	Expenditures
2026	\$0	\$0
2027	\$0	\$0
2028	\$0	\$0

The street infrastructure of the annexation area has been reviewed by the City of Ballwin's Public Works Department. The City of Ballwin recognizes that annexing the Subdivision carries the responsibility of maintaining all of its public streets and sidewalks. Currently, there are 170 slabs in Arbor Crest, with the average cost for slab replacement estimated at approximately \$1762.56 per slab. The City of Ballwin does not believe that a Capital Improvement Plan is necessary for this annexation; unless an emergency situation arises, the annexation area would begin to see street maintenance beginning the fiscal year following the date of annexation with consideration towards budget constraints and with regards to street slab conditions with repairs to be determined as needed.

6. Extraordinary effect of the proposed boundary change:

There will be no extraordinary effect on the distribution of tax resources in St Louis County as a result of annexation.

7. Table of redirected revenue sources:

Tax type	Amount	Clarification
Public safety tax	\$6,188	Assumption of a 0.3% increase in population
Utility tax	\$10,200	Estimated at \$300 per year per household
Vehicle sales tax	\$3,680	Estimate 5 new cars per year at \$33,000
Motor fuel tax	\$3,650	Assumption of a .3% increase in population
Motor vehicle fees	\$417	Assumption of a .3% increase in population
Road/bridge tax	\$2,359	*See below
Permits	\$250	Estimated two permits per year @ \$125 each

*Road tax is based on an average assessed value of \$92,505 for single family homes at 0.075%. ($\$92,505 / 100, \times 0.075, \times 34$ homes) See sampling below:

Taking two sample locations from each street in the subdivision:
211 Arbor Crest Dr: 2025 Total Assessed Value: 88,920
268 Arbor Crest Dr: 2025 Total Assessed Value: 96,090

8. Impact fees:
New residential developments are subject to a recreational impact fee, calculated based on the number of dwelling units or lots created. At this time, no impact fee is anticipated, as the annexation area is already developed.

9. Traffic Generation Assessment (TGA):
The City of Ballwin will allow St. Louis County to collect any applicable Traffic Generation Assessment (TGA) fees from the annexation area. Ballwin does not have any policies or ordinances that prohibit participation in the TGA program.

10. Subdivision escrow accounts:
Ballwin does not have policies or ordinances that would impact existing subdivision escrow accounts held by St. Louis County. In prior annexations involving such accounts, Ballwin has coordinated with St. Louis County to facilitate the release of escrow funds and final acceptance of subdivision improvements. This process has historically been smooth, with no reported issues or negative outcomes.

11. Impacts on tax base and revenue generation:

- a. Area subject to boundary change:
The proposed annexation is not expected to affect the annexing area's ability to generate revenue. The City of Ballwin does not anticipate any impact on existing organizations, nor is any organization, other than St. Louis County, expected to relinquish taxing authority as a result of the annexation.
- b. Existing municipality and its residents:
The proposed annexation will have no effect on the City of Ballwin or its residents with regard to their ability to generate revenue. Ballwin retains the authority to assess taxes in accordance with state law applicable to fourth-class cities, and this authority will remain unchanged.
- c. Adjoining areas and residents outside of the annexation area:
The proposed annexation will have no impact on the tax base or revenue generation for residents or areas adjacent to, but outside of, the annexed area.
- d. Entire geographic area of the County and its residents:
There will be minimal impact on the tax base or revenue generation for residents or the overall geographic area of St. Louis County. Most revenues received by governmental entities providing municipal services are based on population or the number of dwelling units. While a redistribution of revenues between Ballwin and the County will occur as a result of the jurisdictional change, the overall effect on tax base and revenue generation will be negligible.

iii: Services

1. List of services and providers:

Service	Present provider	Post annexation provider	Fee	In house	Contract
Administration	St Louis County	Ballwin	No	X	
Building department - code enforcement - permits & inspections	--- St Louis County St Louis County	--- Ballwin Ballwin	--- No Yes	--- X X	
Fire protection	Metro West	Metro West	Some	n/a	n/a
Legislation	St Louis County	Ballwin	No	X	
Library	St Louis County	St Louis County	n/a	n/a	n/a
Local court	St Louis County	Ballwin	No	X	
Parks & Rec	St Louis County	Ballwin	Some	X	
Planning & Zoning	St Louis County	Ballwin	Some	X	
Police	St Louis County	Ballwin	No	X	
Public works -Leaf pick up -Sidewalk installation* -Sidewalk maintenance* -Street light bills -Street light installation -Street maintenance* -Snowplowing	--- Private St Louis County St Louis County Subdivision Subdivision St Louis County St Louis County	--- Ballwin Ballwin Ballwin Ballwin Ballwin Ballwin Ballwin	--- No No No No No No No	--- X X X X X X X	n/a
Public school	Parkway	Parkway	No	n/a	n/a
Social services	St Louis County/ State of Missouri	St Louis County/ State of Missouri	n/a	n/a	n/a
Solid Waste** - Recycling - Trash - Yard waste	--- St Louis County's contracted hauler	--- City of Ballwin's contracted hauler	--- Yes Yes Yes		--- X X X
Utilities - Electric - Sewer - Water	--- Ameren MSD Missouri American Water	--- Ameren MSD Missouri American Water	--- n/a n/a n/a	n/a	n/a

*Except in emergency situations, major street and sidewalk maintenance and upgrades in annexed areas will not begin sooner than the beginning of the fiscal year following the effective date of the annexation and will be performed in accordance with Ballwin's existing procedure. Based on budget constraints and regular citywide surveys of roadway conditions, an annual listing of the roadways most in need of work is prepared for each Ward for the annual work program. All efforts are made to monitor and correct deterioration as soon as it is discovered.

**Use of Ballwin's contracted solid waste removal provider cannot be required for two years following the effective date of the annexation; however, the service and its associated rate will be available on a voluntary basis prior to that period.

2. Barriers to efficient delivery of services:

There are no barriers that will impede the efficient delivery of services to the proposed annexation area.

3. Effective date of Municipal Services:

The City of Ballwin will begin providing municipal services to the annexation area effective on the date of annexation. Exceptions include solid waste removal, which will be required no later than two (2) years from the annexation date; street maintenance, which will be conducted according to Ballwin's standard procedures; and seasonal services, which will be performed on an as-needed basis.

iv: Zoning/Land Use

1. Percentage of land use:

Land use	Acres	Percentage
Commercial	0.00	0.00%
Industrial	0.00	0.00%
Institutional / Government	0.00	0.00%
Single Family Residential	9.15	61.82%
Multi Family Residential	0.00	0.00%
Vacant (common ground)	5.65	38.17%
Total	14.80	100.00%

2. Current and proposed zoning maps: Appendix C

3. Zoning and land use changes after annexation:

The annexation area includes an existing single-family residential subdivision. The current land use within the annexation area is expected to remain unchanged. Arbor Crest Subdivision is currently in Unincorporated St Louis County and zoned R-2 Residence District. Upon annexation the City proposes to rezone the Subdivision to the City's R-2 Single Family Dwelling District, which closely aligns with St. Louis County's R-2 Zoning District.

4. Non-conformities:

No obvious non-conformities would be created as a result of the change in zoning to the annexation area. Any unintentional creation of non-conformities would result in correction in the event the structure(s) would be replaced.

5. Regulations affecting the annexation area:

Regulations contained in the City's Code of Ordinances would apply to the annexation area. No other districts or overlay regulations would apply.

6. Affect on prospective development:

The annexation area is a previously developed subdivision, with a low likelihood for any further development in the near future. Development approvals will be subject to Ballwin's procedures and not those of St. Louis County.

7. Code compliance with on-going development projects:

There are currently no active developments in the annexation area. However, any permits that remain open as of this date are generally completed by St. Louis County. Ballwin would then be asked to participate in final inspections in coordination with the

County. Additionally, any open code enforcement cases would be transferred to Ballwin for review and follow-up by the City's Code Enforcement Inspectors.

8. Future development:

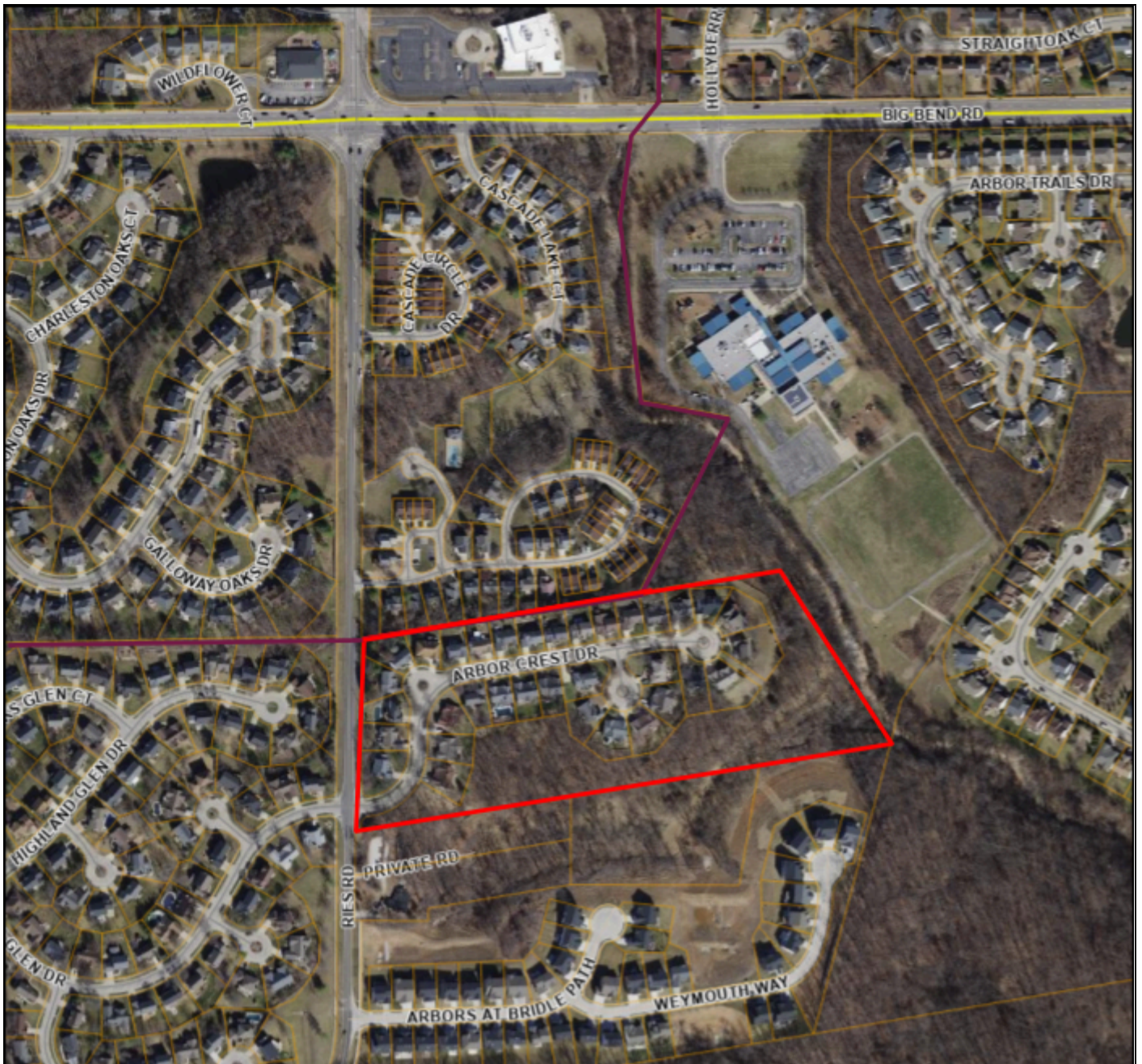
Ballwin does not anticipate any significant development in the annexation area in the foreseeable future. It should be noted that any future development occurring under the proposed Ballwin R-2 zoning would be required to comply fully with all applicable regulations.

v. Summary

The City of Ballwin does not actively pursue annexations; rather, its policy is to carefully evaluate petitions submitted for voluntary annexation or simplified boundary changes. In reviewing such petitions, the City considers whether the proposed annexation would impact its ability to maintain a high level of service both to the annexation area and to the community as a whole.

Appendix A: Arbor Crest Annexation Area

Section 7, Item c.



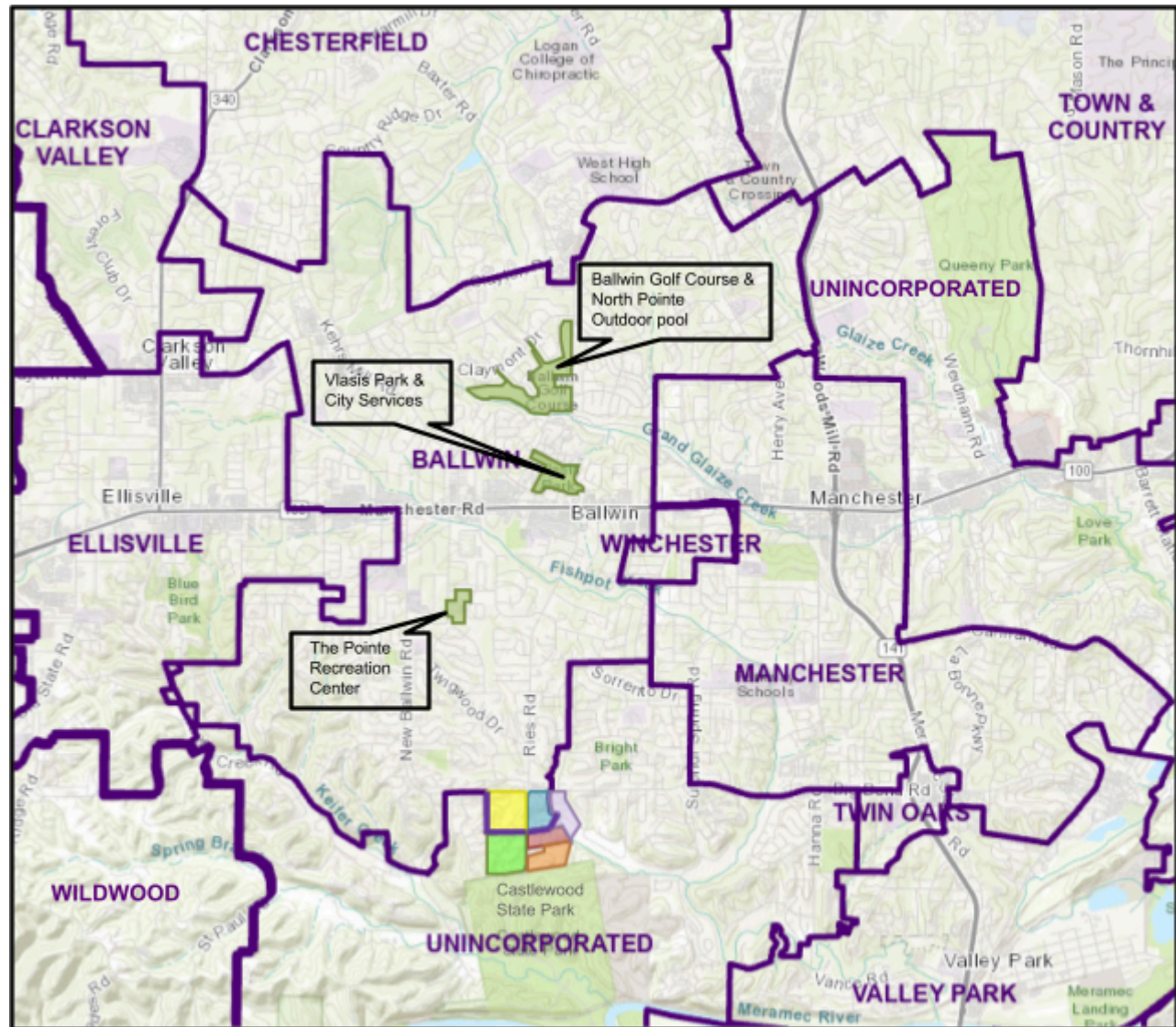
LEGEND

- Annexation Area ———
- Existing City Limits ———

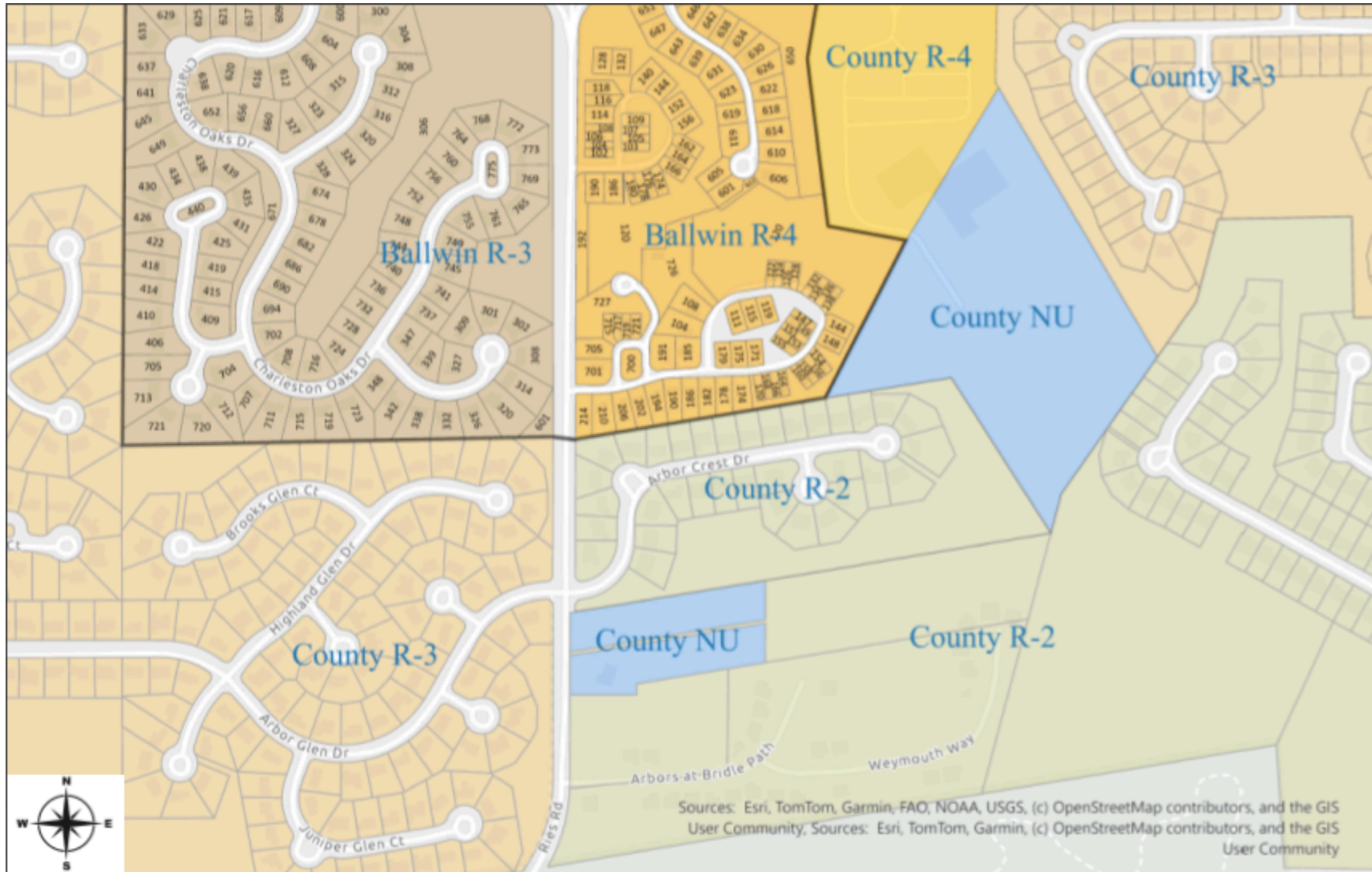


APPENDIX B: Arbor Crest Annexation & Surrounding Area

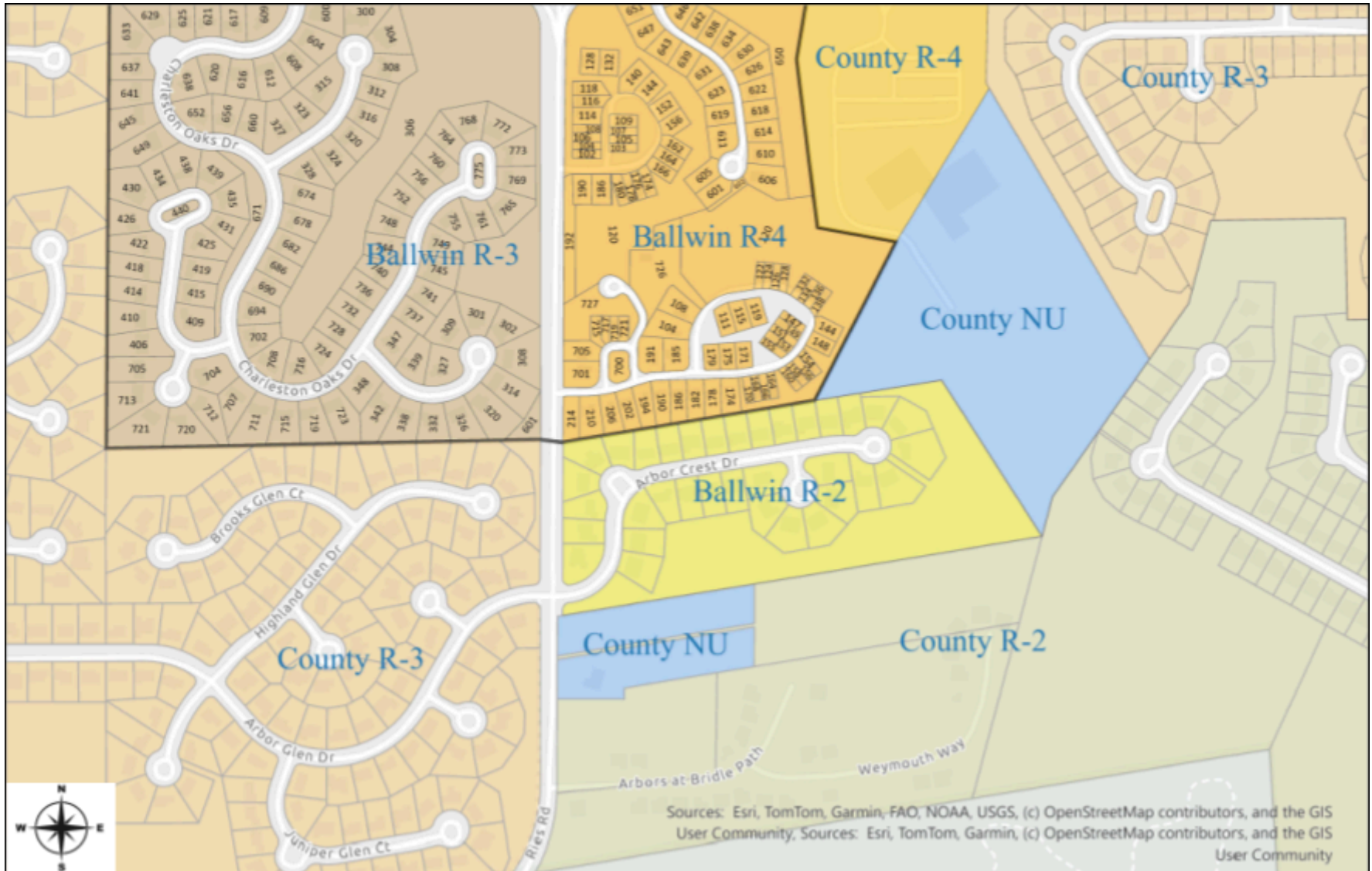
Section 7, Item c.



APPENDIX C: ARBOR CREST EXISTING ZONING MAP



APPENDIX C: ARBOR CREST PROPOSED ZONING MAP





Consent Item

RE: Liquor License for Craft Beer Festival

Department/Program: Administration

Explanation: The Ballwin Historical Commission has applied for a liquor license for the Craft Beer Festival in Vlasis Park on September 6th.

Recommendation: Staff recommends approval of liquor license.

Submitted By: Megan Freeman

Date: August 11, 2025



Staff Report

Subject: 225 Baltray Court

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

Explanation:

Request for a fence in the front yard of a corner lot on the northwest corner of Baltray Court and Palm Bay Drive. The petitioner is requesting approval for the replacement of a fence on the property, extending from the side of the house, into the “secondary” front yard, along Palm Bay Drive terminating approximately four feet (4’) from the right of way line.

Recommendation:

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

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

The proposed fence is a six-foot (6’) tall aluminum and vinyl privacy fence to replace the existing 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: August 11, 2025



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



Figure 2 - Proposed fence location - looking west from Baltray Court, onto Palm Bay Drive

Sachin & Debra Anand

225 Baltray Ct.
Ballwin, MO 63021
703-962-0502

Date: 07/17/2025

To The Ballwin Municipality Board,

City of Ballwin
14811 Manchester Road
Ballwin, MO 63011

Subject: Request For Fence Placement Approval - 225 Baltray Ct.

Dear Members of the Board,

We, Sachin and Debra Anand, are the homeowners at 225 Baltray Ct. Ballwin, 63021. We're writing to formally request an exception to the current municipal fencing ordinance that restricts fence placement on corner lots.

We are seeking a permit to replace our existing fence, which was in place when we purchased our home in 2015. The proposed fence would have the same layout as the current fence.

Due to the corner lot designation, the side yard and part of the back yard of our property – facing Palm Bay Dr. – is classified as a “front yard” under the Ballwin Municipal Code. This classification prevents us from placing a new fence beyond the side of our home's structure. As a result, the permitted new fence line would remove a significant portion of our existing backyard.

We are respectfully requesting approval to place our new fence in the same location as our existing fence, extending from the side of the house to the edge of the property line bordering Palm Bay Dr. The proposed fence will be a vinyl fence with aluminum posts, which has been approved by the HOA.

I am including the following supporting documents with this request:

**FENCE PERMIT / APPLICATION**

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

LOCATION (ADDRESS): 225 BALTRAY CT. BALLWIN MO 63021	DATE: 7/14/25
OWNER: SACHIN & DEBRA ANAND	PERMIT NUMBER:
CONTACT PERSON: SACHIN ANAND	PERMIT FEE: <input type="checkbox"/> \$45
PHONE: 703-962-0502	<input checked="" type="checkbox"/> MAIL TO: Homeowner Contractor
EMAIL: sach2201@gmail.com	

CONTRACTOR: HOME OWNER	CONTACT PERSON: SAME AS ABOVE
ADDRESS:	PHONE:
EMAIL:	

FENCE INFORMATION

- | | |
|---|---|
| <input checked="" type="checkbox"/> PRIVACY | <input type="checkbox"/> CHAIN LINK |
| <input type="checkbox"/> NON-PRIVACY | <input type="checkbox"/> WOOD |
| <input type="checkbox"/> POOL | <input checked="" type="checkbox"/> VINYL |
| | <input type="checkbox"/> ALUMINUM |
| | <input type="checkbox"/> 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.*

OWNER/CONTRACTOR

DATE

7/14/25

PERMITEE MUST CALL FOR A FINAL INSPECTION WHEN THE FENCE HAS BEEN COMPLETED**RECEIVED****JUL 16 2025****CITY OF BALLWIN****► REVIEWED ◀**

PLANS EXAMINER APPROVAL

INSPECTOR APPROVAL (if needed)

Date: _____

PERMIT #: 25-52-59

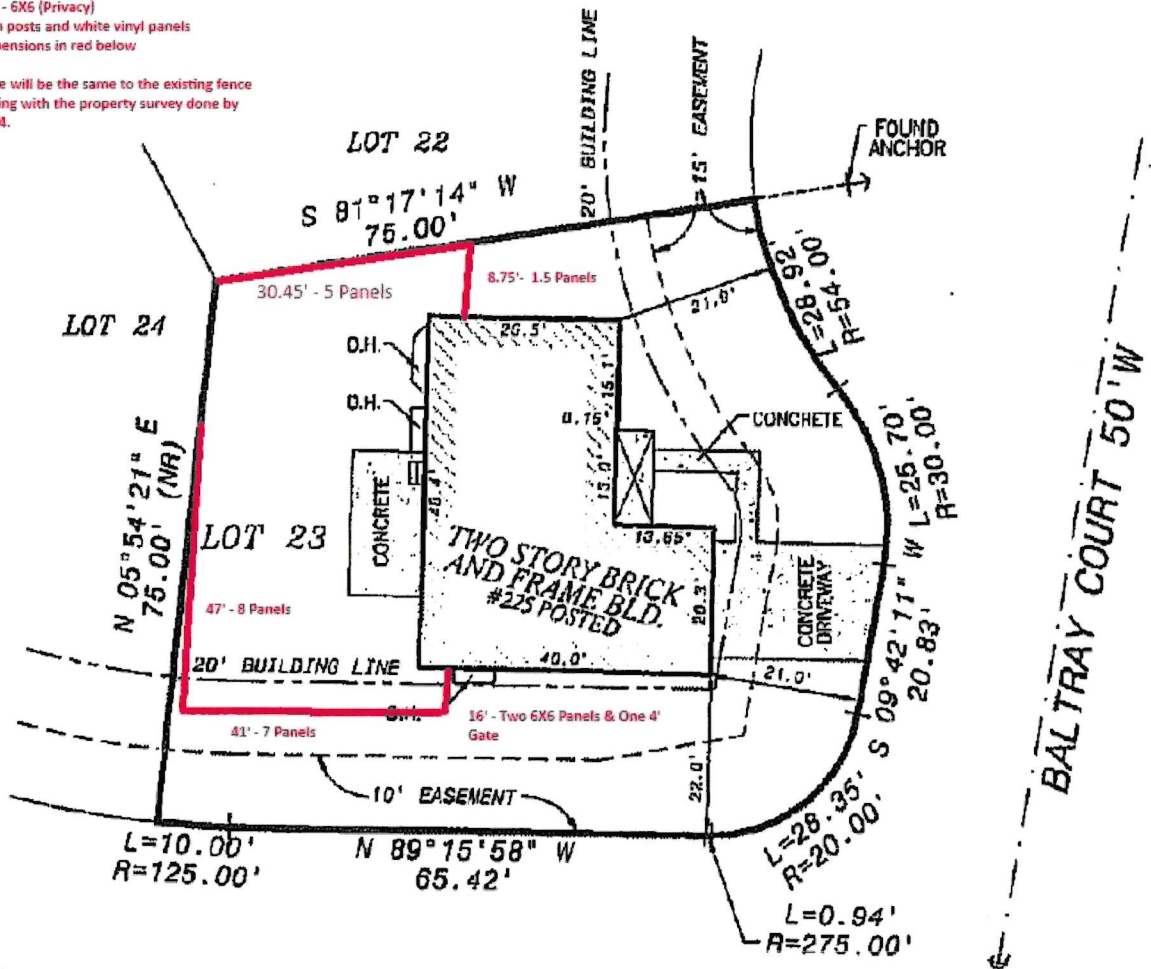
Fence Type - Vinyl - 6X6 (Privacy)

- Black Aluminum posts and white vinyl panels

Boundary and dimensions in red below

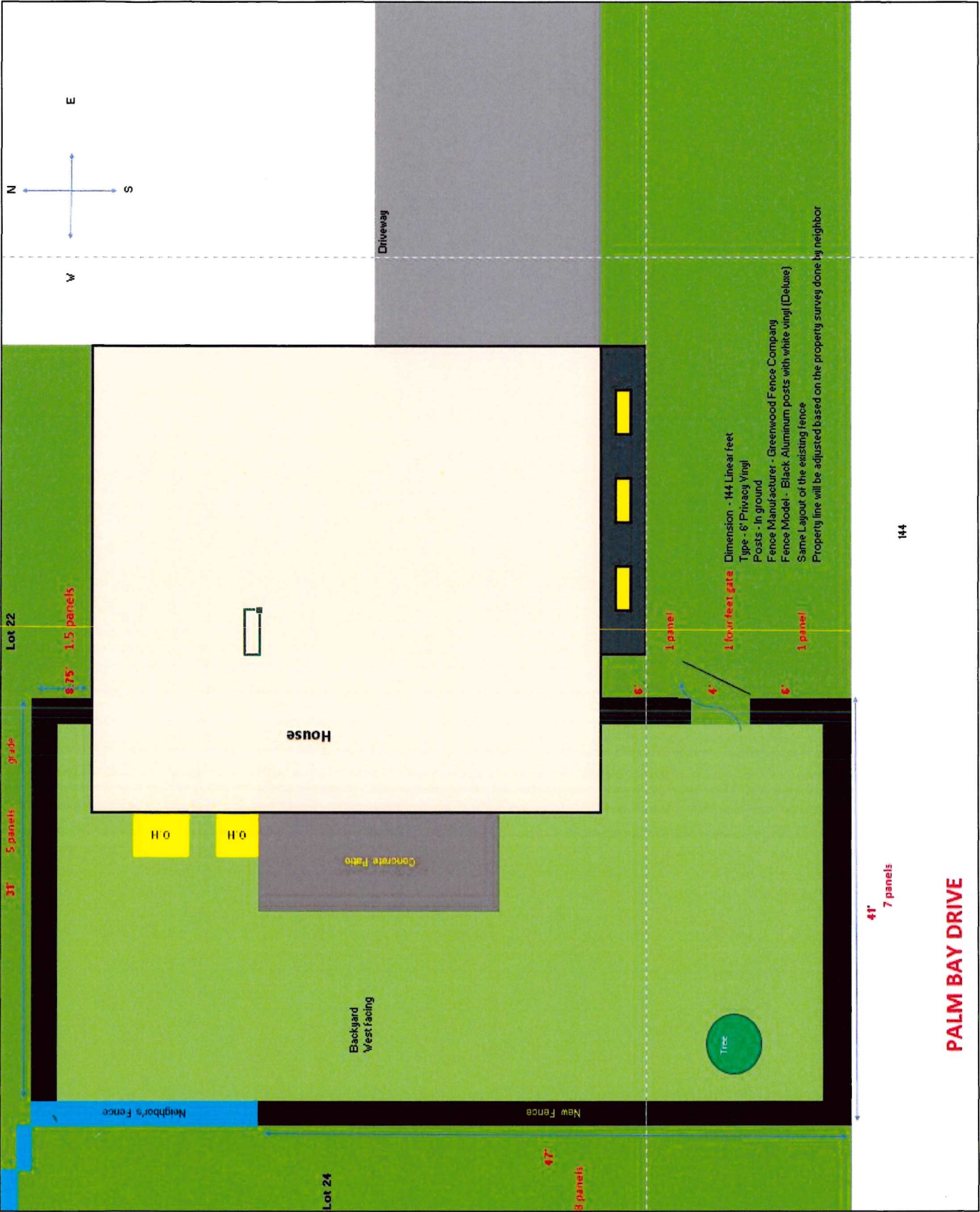
Gate - 4'

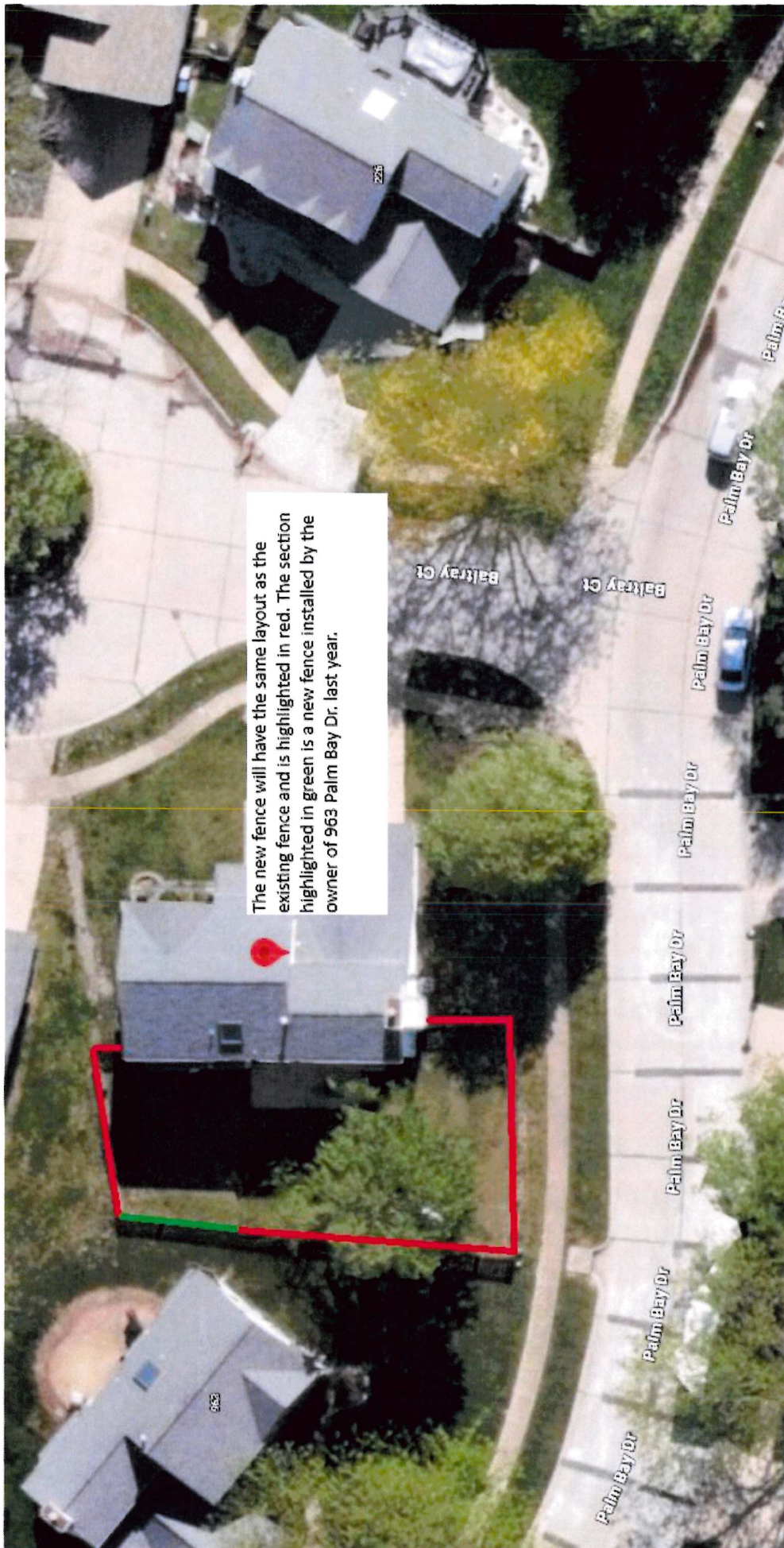
Layout of the fence will be the same to the existing fence except for complying with the property survey done by the owner of lot 24.













Anand, Sachin

From: Sachin Anand <sach2201@gmail.com>
Sent: Friday, June 13, 2025 6:50 AM
To: Anand, Sachin
Subject: Fwd: Fence Installation - 225 Baltray Ct.

STOP | THINK | ACT

External email detected. Do not click on links or open attachments from unknown sources. Be alert for phishing attempts & report suspicious email to IT Security.

Sent from my iPhone

Begin forwarded message:

From: Sachin Anand <sach2201@gmail.com>
Date: June 13, 2025 at 6:49:43 AM CDT
To: Owners Association Waterford Oaks Home <waterfordoaks@gmail.com>
Subject: Re: Fence Installation - 225 Baltray Ct.

Thank you very much!

Sent from my iPhone

On Jun 13, 2025, at 6:43 AM, Waterford Oaks Home Owners Association <waterfordoaks@gmail.com> wrote:

Thank you for the clarification. Please consider this request approved.

Waterford Oaks Trustees
Pam Haug, Dustin Prasuhn, Susanne Voss

On Thu, Jun 12, 2025 at 8:34 AM Sachin Anand <sach2201@gmail.com> wrote:

Hello,

Thanks for the response.

The posts of our fence will butt against the posts of the adjacent neighbor's fence.

I see no way to attach fence panels to their posts even if they were of the same construction because there are no slots to allow for attachment.

The posts will be situated in such a way to minimize any gap and will not impact lawn care.

Thanks, Sachin

On Wed, Jun 11, 2025 at 8:35 PM Waterford Oaks Home Owners Association

<waterfordoaks@gmail.com> wrote:

Thank you for your email, and apologies for our delayed response during the summer travel season.

We have one question: will your new fence be attached to the fence at 963 Palm Bay Dr .? Or will your posts just butt to the adjacent owner's fence since it is of different construction?

Waterford Oaks Trustees

Pam Haug, Dustin Prasuhn, Susanne Voss

On Thu, Jun 5, 2025 at 10:04 PM Sachin Anand <sach2201@gmail.com> wrote:

Hello,

Per bylaws, article XI, section 1 (architectural structure), we are seeking approval to remove our existing fence and install a new fence at 225 Baltray Ct.

- Layout/Design: 144 linear feet of the fence will be removed, and new fence will be installed.
 - Twenty-four 6X6 panels will be installed plus a 4' gate.
 - Layout will remain the same except for complying with the property survey done by the owner of 963 Palm Bay Dr.
 - Layout showing dimensions is included in the attached excel spreadsheet.
 - Aerial view showing the layout is attached--fence line highlighted in red.
- Type of fence:
 - 6X6 Privacy Vinyl
 - Manufacturer – Greenwood Fence
 - Posts will be in-ground and installed per Ballwin City guidelines
 - Picture of the fence attached
- Neighbors at 963 Palm Bay and 217 Baltray Ct. will be notified before work commences.
- New fence will be joined to existing fence panels of neighbors' at 963 Palm Bay.
- Fence permit will be requested from the city after approval from the HOA board.

Thank you for your timely consideration of this matter.

Sachin and Debra Anand

<image.png>



Staff Report

Subject: 404 Applestone Drive

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

Explanation:

Request for a fence in the front yard of a corner lot at the terminus of Applestone Drive, approximately 0.26 mile northeast of Twigwood Drive. This lot is considered a “through lot” or “double frontage 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, terminating approximately ten feet (10’) from 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:

The proposed fence is a six-foot (6’) tall wood privacy fence to be constructed ten feet (10’) from the rear property line. It meets all applicable requirements and does not obstruct sight distance for drivers. Staff recommends approval, contingent upon the property owner’s agreement to the conditions outlined above.

Submitted By: Lynn Sprick

Date: August 11, 2025

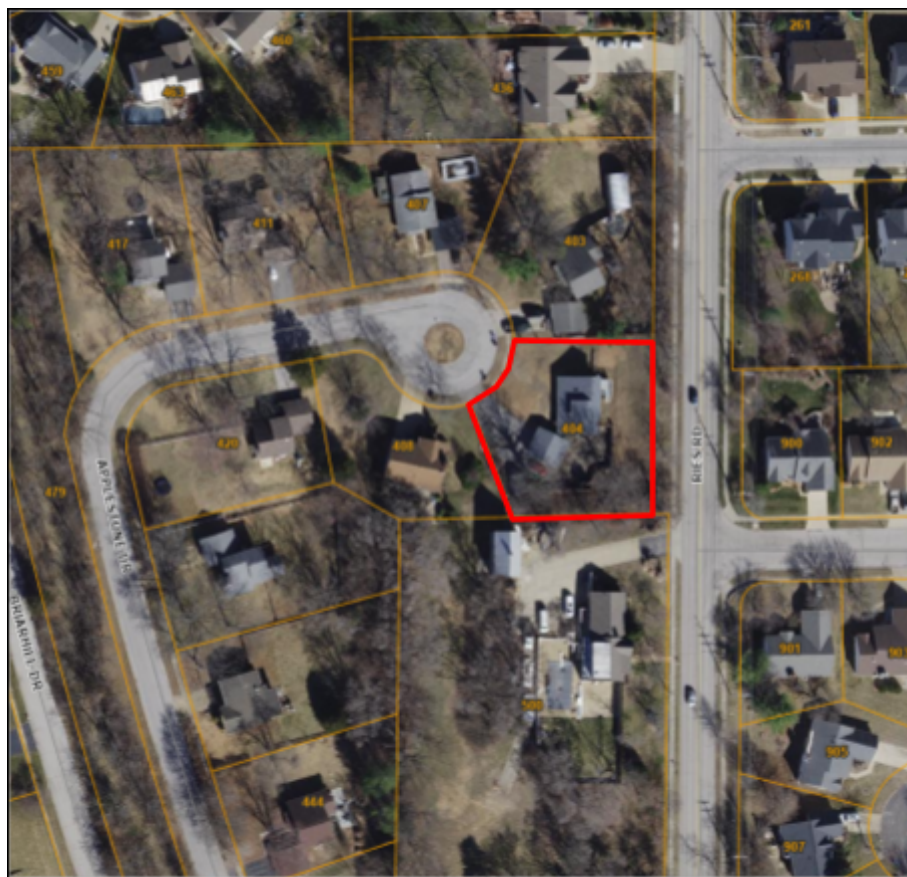


Figure 1 - Aerial view of the site. Source: St Louis County



Figure 2 - Looking at the property from Ries Road

Kathryn and Jason Nickell
404 Applestone Dr
Ballwin, MO 63021
636-627-1203

Date: July 23, 2025

To the Ballwin Municipality Board
City of Ballwin
14811 Manchester Road
Ballwin, MO 63011



Subject: Request for Fence Installation

Dear Members of the Board,

My name is Kathryn Nickell and I am the owner of **404 Applestone Drive, Ballwin, MO 63021**. I am writing seeking approval to install a 6 foot wood weathered privacy fence adjacent to Ries Road. The fence will not connect to our neighbor, allowing the 10 foot easement for sewer line access. It would follow the easement all the way around enclosing the yard in the back of the house. My husband and I just purchased the property this month and were unaware of the fence codes prohibiting the installation on our property. I respectfully request your approval following your review of the submitted permit.

Best Regards,

Jason and Kathryn Nickell



FENCE PERMIT / APPLICATION

Section 12, Item b.

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

LOCATION (ADDRESS): 404 Applestone Dr. Ballwin, MO 63021	DATE: 18 July 2025
OWNER: Jason Nickell	PERMIT NUMBER:
CONTACT PERSON: Jason Nickell	PERMIT FEE: <input type="checkbox"/> \$45
PHONE: 636-627-1203	<input type="checkbox"/> MAIL TO: Homeowner Contractor
EMAIL: jcn5cent@gmail.com	

PERMIT #: 25-52-60

CONTRACTOR: N/A	CONTACT PERSON:
ADDRESS:	PHONE:
EMAIL:	

FENCE INFORMATION

- ☒ PRIVACY ☒ CHAIN LINK only gates over driveway
☐ NON-PRIVACY ☒ WOOD - backyard
☐ POOL ☐ VINYL
 ☐ 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.


OWNER/CONTRACTOR

18 July 2025

DATE

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

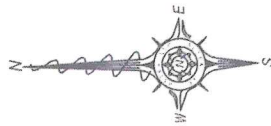
<p>RECEIVED</p> <p>JUL 18 2025</p> <p>CITY OF BALLWIN</p>	<p>► REVIEWED ◀</p> <p>_____ PLANS EXAMINER APPROVAL</p> <p>_____ INSPECTOR APPROVAL (if needed)</p> <p>Date: _____</p>
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BOUNDARY RETRACEMENT AND IMPROVEMENT SURVEY

Section 12, Item b.

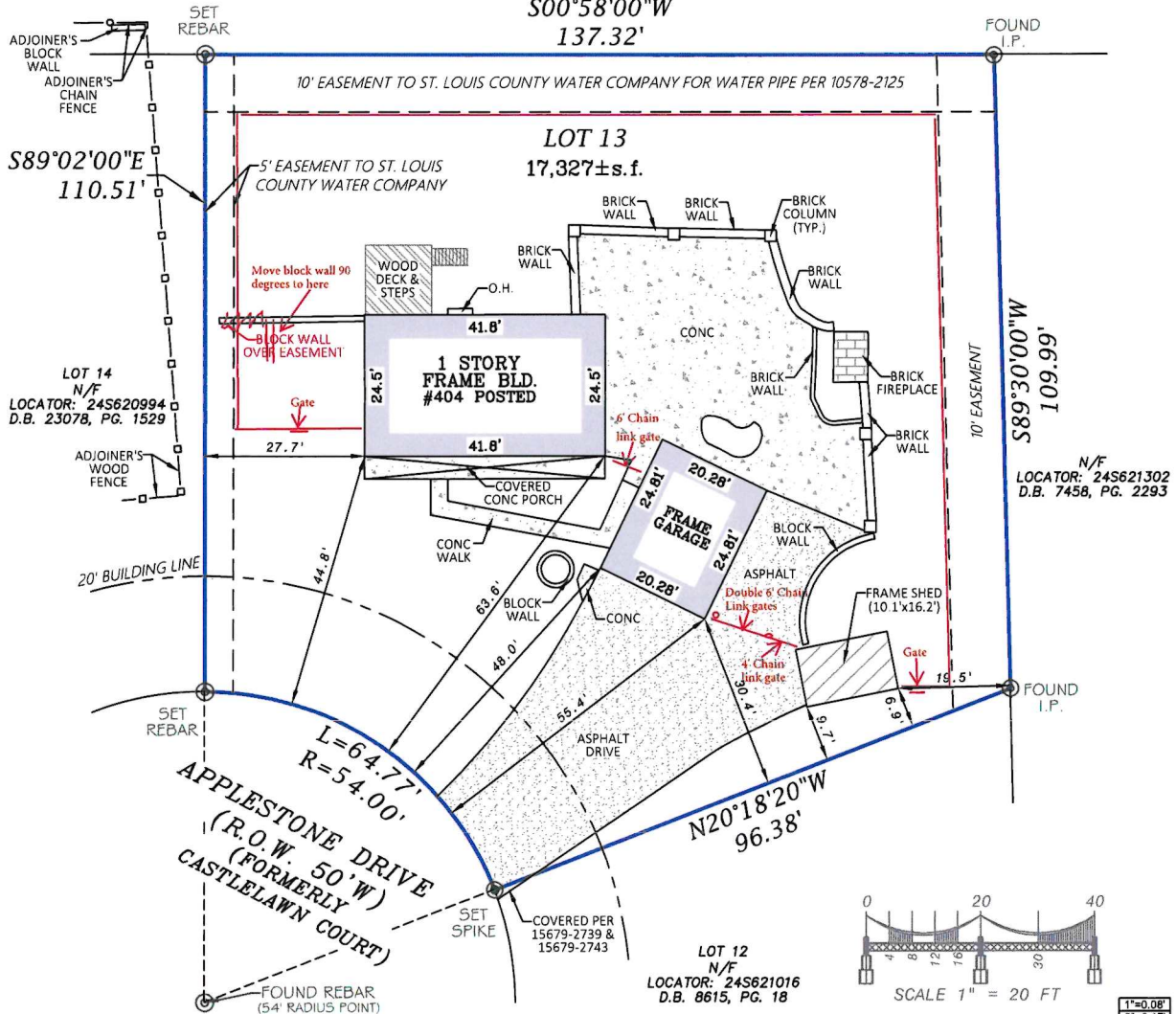
404 APPLESTONE DRIVE

LOT 13 OF THE MEADOWS PLAT ONE
PLAT BOOK: 154, PAGE: 32
ST. LOUIS COUNTY, MISSOURI



RIES ROAD (R.O.W. 50'W)

S00°58'00"W
137.32'



TITLE NOTES
FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY & TITLE PARTNERS AGENCY, LLC, FILE/COMMITMENT NUMBER 25-346842-JBA.

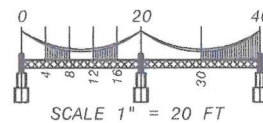
- 8.) EASEMENT(S) GRANTED TO ST. LOUIS COUNTY WATER COMPANY PER 10578-2125; AS SHOWN HEREON.
- 9.) EASEMENTS FOR INGRESS AND EGRESS FOR THE REPAIR AND MAINTENANCE OF DRIVEWAY PER 15679-2739 & 15679-2743; AS SHOWN HEREON.

BASIS OF BEARINGS
THE MEADOWS PLAT ONE
PLAT BOOK: 154, PAGE: 32

LINE TYPES

—○— CHAIN FENCE	—□— BOUNDARY LINE
—E— EASEMENT	—W— WOOD/VINYL/
—L— LINE	—M— METAL FENCE
—S— SETBACK LINE	—X— WIRE FENCE
—P— PARCEL LINE	—B— BUILDING
—U.S. SURVEY/SECTION LINE	—F— FOOTPRINT
	—C— CENTERLINE

CONTROLLING CORNERS USED:
I.P. - NORTHWEST CORNER LOT 12
I.P. - SOUTHWEST CORNER LOT 10



1"=0.08'
2"=0.17'
3"=0.25'
4"=0.33'
5"=0.42'
6"=0.50'
7"=0.58'
8"=0.67'
9"=0.75'
10"=0.83'
11"=0.92'

I.P.=IRON PIPE I.R.=IRON ROD (S)=SURVEYED
(R)=RECORD NR=NON-RADIAL P.B.=PLAT BOOK
PG.=PAGE D.B.=DEED BOOK S.F.=SQUARE FEET
NF=NOW OR FORMERLY CL=CENTERLINE
CONC=CONCRETE R.O.W.=RIGHT-OF-WAY

ALTEA, LLC
Consulting Land Surveyors
3908 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63044
PHONE: (636) 477-6000
FAX: (636) 886-0950
WWW.ALTEA.LLC.COM
© 2025 ALTEA, LLC

PROJECT NUMBER: **25-1757-O**

SHEET **1** OF 1

FIELD CREW & FIELD DATE:	SMI-7/14/2025
DRAFTER:	LD/SY
DRAFTED ON:	7/16/2025
REVIEWER:	BLH
REVIEWED ON:	7/16/2025

SURVEYOR'S STATEMENT
AT THE REQUEST OF JASON C. NICKELL, KATHRYN A. NICKELL, TITLE PARTNERS AGENCY, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ALTEA, LLC, HAS DURING THE MONTH OF JULY, 2025, EXECUTED A BOUNDARY RETRACEMENT & IMPROVEMENT SURVEY OF LOT 13 OF THE MEADOWS PLAT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 154, PAGE 32 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SEWERS WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES.

THIS BOUNDARY SURVEY IS NON-TRANSFERABLE.

AS AGENT OF ALTEA, LLC
DATE 7-16-25



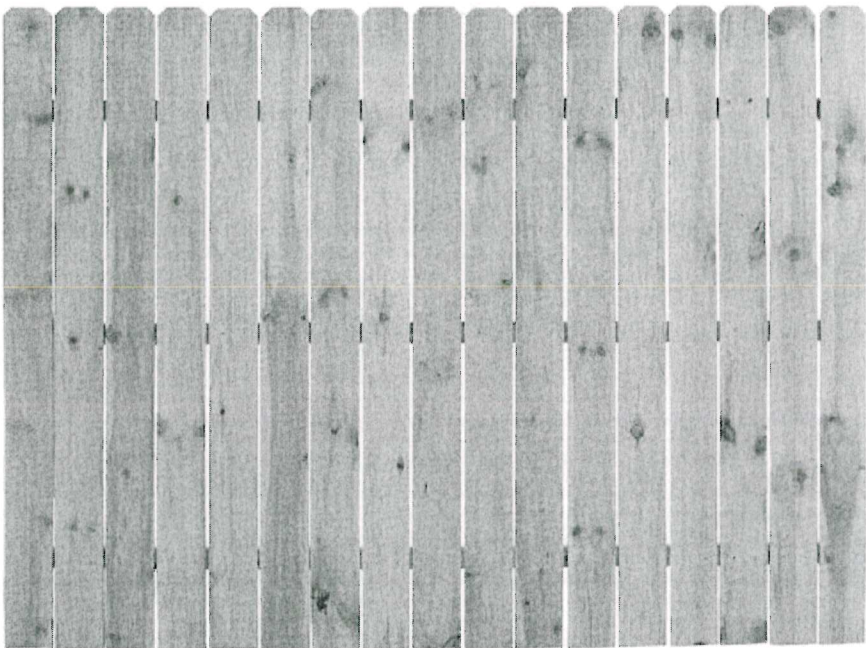
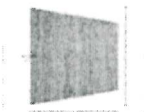
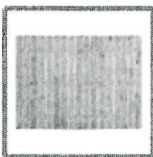
ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 201002373

I, Jason Nickell, am in the middle of the home buying process and plan to close on the house on July 24th. I would like to start construction on the fence directly after closing and receiving the keys. I will be calling digrite 811 today (18 July). The fence additions are marked in red on the property survey. I will be moving the block wall that is currently over the property line as shown in the picture. 95% of project will be 6' wood plank fencing. I will install a 6'x6' chain link gate between the garage and the house. Double 6x6' gates + 6'x4' gate between the garage and shed over the driveway.

Outdoor Essentials

6 ft. H x 8 ft. W Pressure-Treated Pine Dog-Ear Fence Panel

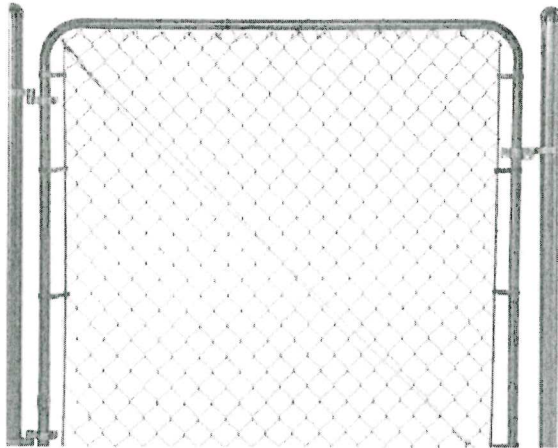
★★★★★ (1254) Questions & Answers (333)



Everbilt

6 ft. W x 6 ft. H Galvanized Steel Chain Link Fence Expandable Gate Kit (Actual Gate Width: 26 in. to 68 in.)

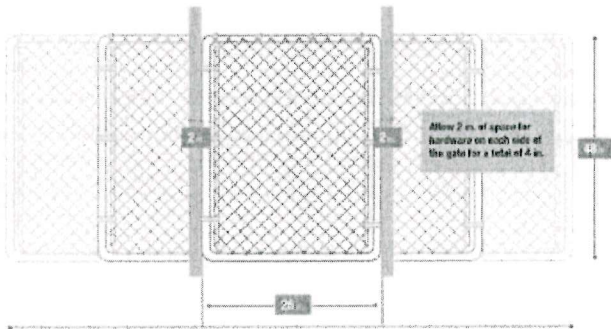
★★★★★ (322) Questions & Answers (84)



Everbilt

Expandable Chain Link 6 ft. W x 4 ft. H Galvanized Steel Fence Gate Kit

★★★★★ (322) Questions & Answers (84)



6

BULK PRICE \$129.00

Buy 2 or more \$103.20

Pay \$104.00 after \$25 OFF your total qualifying purchase

card. ①

Apply for a Home Depot Consumer Card

- Galvanized finish that complements any chain link fence
- Expandable gate can cover 28 in. to 68 in. opening
- Mounting posts are not included in the gate kit
- [View More Details](#)

Nominal Gate Width (ft.) x Nominal Gate Height (ft.): 6 ft. x 6 ft.

6 ft. x 4 ft.

6 ft. x 6 ft.

Unavailable at

[Manchester Road](#)

Delivering to [63021](#)

Pickup Nearby

Today

In stock 9.4 mi away

FREE

Delivery

Thu, Jul 24

11 available

FREE

Get it delivered as soon as today. Schedule your delivery in checkout.

More delivery methods in checkout

[Delivery Details](#)

card. ①

Apply for

- Galvanizac
- Expandabl
- Expandabl
- [View More](#)

Manchester I

✓ 4 in stock .

Nominal Gate W

6 ft. x 4 ft.

Pickup at

[Manchester R](#)

Pickup



Staff Report

Subject: 487 Brightspur Lane

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

Explanation:

Request for a fence in the front yard of a corner lot on the southeast corner of Brightspur Lane and Brass Lamp Drive. The petitioner is requesting approval for the replacement of a fence on the property, extending from the side of the house, into the “secondary” front yard, along Brass Lamp Drive terminating approximately three feet (3’) from the right of way 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:

The proposed fence is a six-foot (6’) tall wood privacy fence to replace the existing 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: August 11, 2025



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



Figure 2 - Fence location - looking south onto Brass Lamp Dr

Barbara Goldberg
487 Brightspur Lane
Ballwin, MO 63011

July 28, 2025

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

Dear Members of the Board of Aldermen,

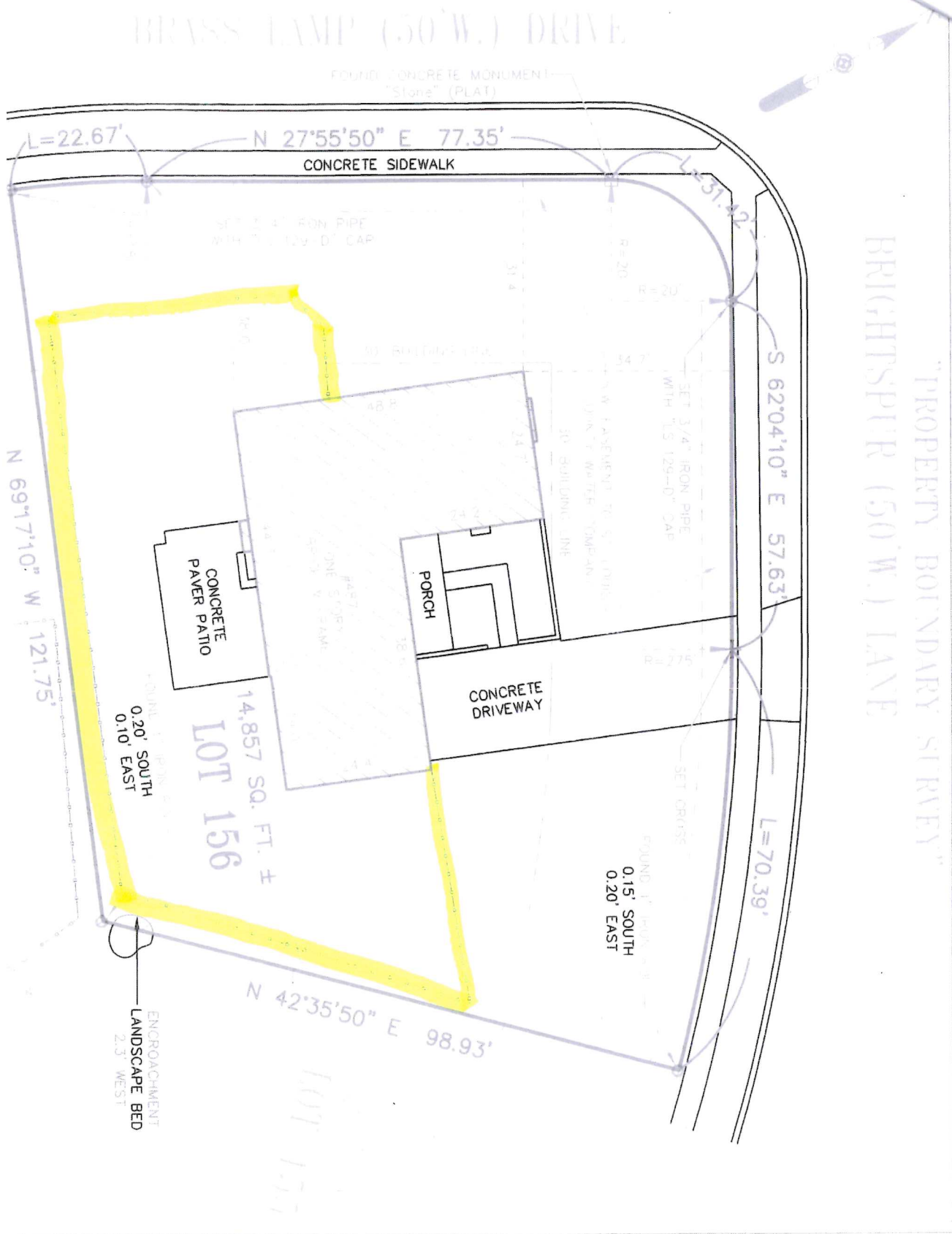
I am submitting this letter to formally request your permission to build a new fence at 487 Brightspur Lane, Ballwin, MO 63011, which is situated on a corner lot.

The proposed fence will be constructed with Eastern Cedar, a durable and visually pleasing material. It will be five feet tall and will span the side and back of my yard. I would like to assure the Board that the fence will comply with all relevant City codes and ordinances. It will be designed in a manner that does not obstruct visibility at the corner or impede safety in any way. Additionally, the design will enhance the overall appearance of my property and contribute positively to the aesthetic character of the neighborhood.

The installation will be performed by Chesterfield Fence and Deck, a reputable local company with experience in residential fencing projects. Please see the attached plans for the project.

I kindly request the Board's approval for this project and am happy to provide any additional information.

Sincerely,
Barbara Goldberg, Homeowner
487 Brightspur Lane, 63011





CODE ENFORCEMENT DEPT • 1 GOVERNMENT CTR • BALLWIN MO 63011 • (636) 227-2129 • FAX (636) 207-2360 • inspections@ballwin.mo.us

LOCATION (ADDRESS): 487 Brightspur Lane	DATE:
OWNER: Barbara Goldberg	PERMIT NUMBER:
CONTACT PERSON: Barbara Goldberg	PERMIT FEE: <input type="checkbox"/> \$45
PHONE: 314-496-4446	<input type="checkbox"/> MAIL TO: Homeowner Contractor
EMAIL: bjgstl@gmail.com	

PERMIT #: 25-51-52

CONTRACTOR: Chesterfield Fence & Deck	CONTACT PERSON: Laura DeMarco
ADDRESS: 620 Spirit Valley East Dr.	PHONE: 636-532-4054
EMAIL: info@chesterfieldfence.com	

FENCE INFORMATION

- ☐ PRIVACY ☐ CHAIN LINK
☐ NON-PRIVACY ☒ WOOD
☐ POOL ☐ VINYL
 ☐ ALUMINUM
 ☐ OTHER: _____
- ☒ CORNER LOT*
☐ STREETS AT FRONT & REAR OF PROPERTY*
- HEIGHT FROM GROUND: 5' _____ 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.

Barbara Goldberg
OWNER/CONTRACTOR

DATE 7/18/2025

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

<p>RECEIVED</p> <p>JUL 18 2025</p> <p>CITY OF BALLWIN</p>	<p>► REVIEWED ◀</p>
	<p>PLANS EXAMINER APPROVAL</p>
	<p>INSPECTOR APPROVAL (if needed)</p>
	<p>Date: _____</p>

Chesterfield Fence & Deck Company, Inc.**Chesterfield Sunrooms**

620 Spirit Valley East Drive

Chesterfield, MO 63005

Phone: 636-532-4054

Fax: 636-532-8011

Email: info@chesterfieldfence.com

**AGREEMENT**

Section 12, Item c.

Date:

Consultant **Karen Marshall**

Recd.:

Chesterfield Fence & Deck Co. (hereinafter called "Seller") agrees to furnish all necessary materials, labor, and workmanship to deliver/install and/or construct, and replace the improvements according to the following specifications, terms and conditions on the premises below described:

Purchaser Name	Barbara Goldberg	Residence #	0	Name:
Co-Purchaser	0	<input type="checkbox"/> Cell <input type="checkbox"/> Bus.	314-496-4446	0
Email Address	bjgstl@gmail.com	<input type="checkbox"/> Cell <input type="checkbox"/> Bus.	0	0
Billing Address	487 Brightspur Lane	Ballwin	MO	63011
		City	State	Zip
Jobsite Address	same			
		City	State	Zip

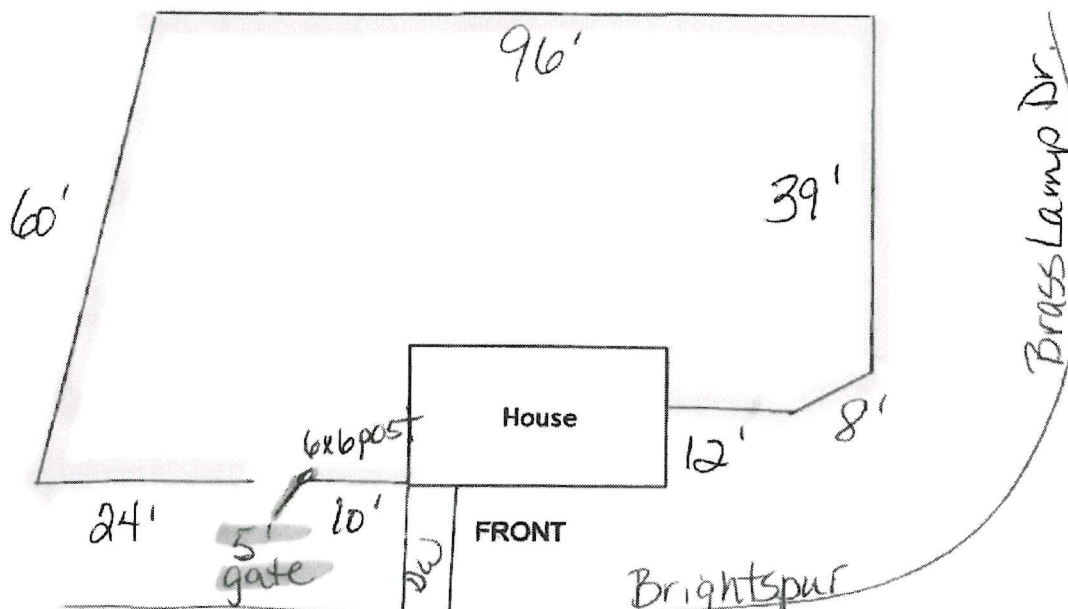
SPECIFICATIONS OF GOODS TO BE SUPPLIED

<input type="checkbox"/> Material Only	<input checked="" type="checkbox"/> Installed
Type of Material:	<input checked="" type="checkbox"/> Eastern Cedar <input type="checkbox"/> Western Cedar <input type="checkbox"/> Ozark Timber <input type="checkbox"/> Alumi-Guard Aluminum <input type="checkbox"/> Veka Vinyl <input type="checkbox"/> Other:
Color:	<input type="checkbox"/> Prestige Aluminum <input type="checkbox"/> Ameristar Montage <input type="checkbox"/> Western Cedar Deck <input type="checkbox"/> Veka Deck / Rail <input type="checkbox"/> Horizons Deck / Rail <input type="checkbox"/> Sunroom / Screen R.

WOOD, VINYL, ORNAMENTAL			Pickets	Rails	Posts			
Ft. / Gts.	Wth/ht.	Style	Size / Mat'l / Top Style / Spacing	No. / Size	Mat'l	Size	Top Style	Mat'l
249'	5'	Forest Park	1x6/EC/DE/1"	3	EC	4x4	flat	EC
0	0	0	0	0	0	0	0	0
1	5'5'	gate with 6" hinge	0	0	0	0	0	0
0	0	post	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
Tearout/footage/Ht.		254'14"	Temp Fence Feet: 0	Fence must meet pool code		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Property Stakes Present?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Latch Type: strap		Hinge: privacy		
<input type="checkbox"/> Fence to be Stepped			<input type="checkbox"/> Fence to be Level at Top, Regardless of Grade/Terrain of Land			<input checked="" type="checkbox"/> Fence to Follow Grade/Terrain of Land		
CHAIN LINK		Wire	Toprail	Line Posts		Terminals		
Ft.	Ht.	Ga. / Fabric / Mesh	O.D. / W.Th. / Mat'l	O.D./W.Th./Mat'l		No / Type / O.D. / W.Th. / Mat'l		
0	0	0	0	0		0		
0	0	0	0	0		0		

JOB DETAIL / DRAWING (below)	Start Date	Completion Date	Installer(s)

Tear out and remove wood fence and gate
Install 249' Eastern Cedar, Forest park, 1x6DE picket, 1" gap, flat post
Install one 5' wide gate with 6x6 hinge post



Clearing: ☐ Y ☒ N
☐ sf ☐ lf

Core D. ☐ Y ☒ N
 J. Hmr. ☐ Y ☒ N
 Water ☒ Y ☐ N
 Electric ☒ Y ☐ N
 Driveway ☒ Y ☐ N

Directions: ☒ Attached Map #:

Bing Attached