

**Official Submittal to St. Louis County  
Boundary Commission for the  
Annexation of Waterford Subdivision**

**By**

**City of Ballwin, Missouri**



**Submitted to the Boundary Commission, St. Louis County**

**June 2020**

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## Section 1: Executive Summary

Ballwin is closing in to our 70<sup>th</sup> year as a municipality of the State of Missouri, being formally incorporated in December of 1950. Initially a village, our status as a City of the Fourth Class was voted in by our residents in 1958, and it continues to stand today. We started out with a population of 850 people but over time, through the growth of our boundaries and migration to West County, our population has grown to approximately 30,000 people, where it has remained fairly steady for the last two decades. Since incorporation, Ballwin has accepted twenty-six annexations. Together, these have more than quadrupled Ballwin's territory and allowed an approximately 35-fold increase in population over a period of nearly seven decades. The past success of annexation has been such that we continue to embrace it to this day. We always ensure that no annexation be undertaken which is judged to negatively impact the quality of life for all residents of Ballwin.

The Waterford Annexation Area is adjacent to the southwestern part of the City of Ballwin. This approximately 6.3 acre subdivision is bounded by the City limits of the City of Ballwin to the west and the City of Ellisville to the north, south, and east. The area has existed as an unincorporated pocket since the annexations by the surrounding municipalities over 20 years ago. The annexation area is fully developed at this time.

The Waterford Subdivision contains 27 parcels, upon which 26 are developed for single-family housing units. The intensity of development in Waterford Subdivision, as measured in dwelling units and people per acre, is somewhat higher than that of Ballwin as a whole, but is similar to Westglen Village Subdivision to the south and Virginia Lee Meadows Subdivision to the east. The character of the development in the proposed annexation is very similar to the adjacent portion of Ballwin. Currently, the land use in Waterford is only zoned single-family, and this is expected to continue to be the case for the foreseeable future.

Ballwin proposes to provide the same full complement of municipal services to this area that we provide to the present City. This includes, but is not limited to, able policing, roadway maintenance, parks and recreation, and general administrative services. Residency in the City of Ballwin was sought out by a majority of the residents of Waterford Subdivision. This is evidenced by the signatures gathered in a petition representing over 75% of registered voters residing within the subdivision. Enclosed with this submittal are copies of this petition.

## Section 2: Plan of Intent

### Geographic:

#### 1. General Description:

The Waterford Annexation Area proposed with this submittal for annexation into the City of Ballwin lies adjacent to Ward 2, east of Reinke Road, approximately 2,600 feet (0.5 mi) south of Manchester Road. The area is generally bounded by the City of Ellisville to the north, east and south, and The City of Ballwin to the west. This area is defined exclusively by municipal boundaries and it represents a remaining pocket of unincorporated St. Louis County due to past annexations of the surrounding area by both of the surrounding municipalities.

#### 2. Map of Proposed Annexation Area: Located in Appendix A

#### 3. Map of Ballwin with annexation area and surrounding municipalities: Located in Appendix B

#### 4. Demographic and Geographic Information

	Population (2010)	Land Area (Acres)	Dwelling Units (2010)
Waterford Subdivision	≈ 68 residents*	6.27	26
City of Ballwin	30,404 residents	5,769.60	11,903

\*Waterford Subdivision's population is estimated based off of Wildhorse Township's average population per household from 2018 ACS data, 2.6 persons per household, multiplied by the amount of households within the subdivision, 26 residences. Wildhorse Township's inclusion into the equation is due to the fact that Waterford Subdivision makes up the entirety of Wildhorse Township Precinct 42.

$$2.6 \text{ people per household} \times 26 \text{ residences} = 68 \text{ people}$$

#### 5. Community of Interest

The residents of the Waterford Subdivision have significant ties with Ballwin, MO. They are within the school boundaries of the Rockwood School District, more specifically Ballwin Elementary School and Morgan Selvidge Middle School, and they have the option of a local private elementary school through the Holy Infant School, all within Ballwin's boundaries. The residents receive mail from the Ballwin Post Office, located less than a mile from their subdivision.

#### 6. List of Subdivisions:

Waterford Subdivision is the only subdivision included in this proposal and comprises the whole of the unincorporated pocket. There will be no splitting of the subdivision as a result of this annexation proposal.

7. Addressing Compactness of the Proposed Annexation:

- a. There is only one (1) street connection into Waterford Subdivision: Kylewood Place to Reinke Road. This connection is directly adjacent to Ballwin's current boundaries.
- b. Waterford Subdivision is highly accessible, and their small population will incur no major impact on the efficiency of the delivery of our services.
- c. There are no natural or manmade barriers that would impede efficiency of delivery of service to this subdivision.

8. Acreage of Proposed Annexation Area vs. Total Combined Area Affected by Annexation:

As shown above under #4, the proposed annexation area is fairly small, amounting to approximately a tenth (0.1) of a percent of the acreage of Ballwin's current boundaries.

$$\frac{6.27}{5,769.60} = 0.00108, \text{ or } 0.11\%$$

The combined total in the event of successful annexation of Waterford Subdivision into the City of Ballwin would amount to approximately 5,775.9 acres.

9. Extent of Boundary Adjacency:

The Waterford Annexation Area has a perimeter of approximately 2,158.6 linear feet, the coterminous boundary shared with Ballwin is 404.2 linear feet. The portion of the total perimeter shared with Ballwin is 18.73%, complying with State Law requiring a minimum of 15% shared boundary between the proposed annexation and the municipality seeking said annexation.

$$\frac{404.20}{2,158.60} = 0.1873, \text{ or } 18.73\%$$

10. Stranding Parcels in Unincorporated St. Louis County:

This annexation intends to bring an end to the isolation of the pocket of unincorporated St. Louis County brought about by the previous annexations of the Cities of Ballwin and Ellisville at the end of the 20<sup>th</sup> century. No parcels will exist in any pocket of unincorporated St. Louis County as a result of this annexation.

11. Municipal Expansion Plans:

At this time, Ballwin has a preliminary agreement with Ellisville in regards to Waterford Subdivision. In 2018, the Cities of Ballwin and Ellisville simultaneously submitted Map

Plan Proposals that each included Waterford Subdivision as a location of interest, as has been the case since the annexations in 1999 resulted in the current boundaries between the municipalities along Reinke Rd. As of the submission of this proposal, the City of Ellisville has yet to put forth a formal proposal of their own for the annexation of Waterford Subdivision. The City of Ellisville has supplied a letter to Ballwin stating that they had neither the intention to object nor contest this proposal, seen in Section 3, under Certification of Overlapping Proposals.

The logic behind this annexation in regards to our future plans lies squarely within the fact that Ballwin’s current annexation goals include helping to close up the surrounding pockets of unincorporated St. Louis County along our borders. The subdivision has also supplied to Ballwin a petition containing signatures from approximately 80% of the registered voters currently living within. The proximity to Ballwin, mailing addresses, ease of service, and community of interest all lend to the fact that this is a logical extension to Ballwin’s boundaries.

**Financial:**

1. Tax Rate Changes:

- a. Real Estate Tax: There will be no change to current real estate tax payments.
- b. Sales Tax: Residents will see a 1% higher sales tax on the purchase of vehicles. Saint Louis County collects a 7.738% sales tax, whereas Ballwin collects an 8.738% sales tax.
- c. Personal Property Tax: Ballwin has no personal property tax.
- d. Utility Tax: Residents will see a 2% higher utility tax. St. Louis County collects a 5% utility tax, whereas Ballwin collects a 7% utility tax.

2. Table of Revenues and Expenditures:

Year	Revenues	Expenditures
2021	\$17,867	\$1,082
2022	\$17,903	\$1,114
2023	\$17,939	\$1,147

3. Table of Revenues, Expenditures and Fund Balance History:

Year	Revenues	Expenditures	Fund Balance
2018	\$20,568,972	\$20,772,312	\$11,526,071
2019	\$20,623,650	\$18,256,984	\$13,222,743
2020	\$19,833,993	\$20,494,569	\$11,454,484

4. Combined Table of Revenues and Expenditures Projections:

Year	Revenues	Expenditures
2021	\$21,170,091	\$21,170,091
2022	\$21,010,586	\$21,010,586
2023	\$21,608,393	\$21,239,587

5. Capital Improvement Projects:

The infrastructure of Waterford has been generally well-maintained. An evaluation of the current condition of Waterford Subdivision’s streets and sidewalks by Ballwin’s Public Works Department found few issues, with only minor deficiencies noted at two select points along the sidewalks that may need to be addressed in the future. It is not expected that any new taxes or special assessments will be required to fund any capital improvements.

6. Extraordinary Effect:

There will be no extraordinary effect on the distribution of tax resources in St. Louis County arising from this annexation.

7. Table of Redirected Revenue Sources:

Tax Type	Amount
Public Safety tax	\$3,336
Utility tax	\$6,552
Vehicle sales tax	\$3,492
Motor Fuel tax	\$1,624
Motor Vehicle fees	\$268
Road/Bridge tax	\$2,470
Permits	\$125

8. Impact Fee Assessment:

New residential developments are assessed as a recreational impact fee. This is based upon the number of dwelling units or lots being created in the new development. At this time, there is no impact expected as the subdivision is completely developed.

9. Traffic Generation Assessment:

Ballwin will allow St. Louis County to collect any TGA Assessment it is due from this area. Ballwin has no policies or ordinances which prohibit participation in the TGA program.

10. Subdivision Escrow Accounts:

Ballwin has no policies or ordinances that would affect existing subdivision escrow accounts held by St. Louis County. In past instances of annexation, where such accounts are held, Ballwin has worked with the County to facilitate releases and final subdivision acceptance. There have been no problems or negative consequence to this process.

11. Impacts on Tax Base and Revenue Generation:

- a. Area Subject to Boundary Change: The annexation should have no impact on the ability of the annexing area to raise revenues. Ballwin can envision no organization that would be impacted. No organization having any jurisdiction in the area other than the County would cede any taxing jurisdiction as a result of the annexation.
- b. Existing Municipality and its Residents: There will be no impact on Ballwin or its residents relative to either's ability to raise revenues. Ballwin has the ability to assess taxes under the provisions of state law for cities of the fourth class. This will not be impacted.
- c. Adjoining Areas and Residents Outside of the Annexation: There will be no impact from a tax base or revenue generation perspective on the residents or the area adjacent to, but outside of, the proposed annexation.
- d. Entire Geographic Area of the County and its Residents: There will be nominal impact from a tax base or revenue generation perspective on the residents or the entire geographic area of the County. Most of the revenues that come to governmental jurisdictions providing municipal services are based on population or the number of dwelling units. There will be a redistribution of revenues between Ballwin and the county upon the change of jurisdiction, but the overall impact on tax base and revenue generation will be virtually nil.



Services:

1. List of Municipal Services and Providers:

Service	Present Provider	Post-Annexation Provider	Fee	In-House	Contract
Legislation	County	Ballwin	No	x	
Administration	County	Ballwin	No	x	
Police	County	Ballwin	No	x	
Parks & Rec.	Private	Ballwin	Some	x	
Solid Waste**	Private	Ballwin	Yes		x
Recycling	Private	Ballwin	No		x
Leaf Pickup	Private	Ballwin	No	x	
Brush Pickup	Private	Ballwin	No	x	
Code Enforcement	County	Ballwin	No	x	
Planning & Zoning	County	Ballwin	No	x	
Street Lighting	Subdivision	Ameren UE	No		x
New Street Lights	Private	Ballwin	No		x
Street Maintenance*	County	Ballwin	No	x	
Snowplowing	County	Ballwin	No	x	
Sidewalk Maintenance*	County	Ballwin	No	x	
New Sidewalks*	County	Ballwin	No	x	
Municipal Court	County	Ballwin	No	x	
Fire Protection	District	District	N/A	N/A	
Utilities					
Electric	Ameren UE	Ameren UE	N/A	N/A	
Water	Missouri American Water Co.	Missouri American Water Co.	N/A	N/A	
Sewer	MSD	MSD	N/A	N/A	
Social Services	County/State	County/State	No	x	
Public School	District	District	N/A	N/A	
Library	County	County	N/A	N/A	

\* Except in emergency situations, major street 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. Sidewalk repairs are approached in the same manner as street repairs. All efforts are made to monitor and correct deterioration as soon as it is discovered.

\*\* Use of Ballwin's trash removal contract cannot be required for two years following the effective date of the annexation, but the rate will be made available on a voluntary basis sooner.

2. Barriers to Efficient Delivery of Services:

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

3. Effective Date of Service Provision:

With the exception of trash removal services, which are otherwise regulated by state law, Ballwin will provide all services upon the effective date of the annexation. In the case of seasonal services, such as leaf removal, snowplowing, and brush pickup, services will be provided as needed or according to the service schedule in effect across the City.

Zoning/Land Use:

1. Percentage of Land Use:

Land Use	Acres	Percentage
Commercial	0.00	0.00%
Industrial	0.00	0.00%
Institutional/ Governmental	0.00	0.00%
Single-Family Residential	5.97	94.76%
Multi-Family Residential	0.00	0.00%
Vacant	0.33	5.24%
Total	6.30	100.00%

2. Zoning Maps: Located in Appendix C

3. Zoning Change Description:

In the past, Ballwin has explained our position not to intend rushing into a rezoning of annexed areas. Any modern annexations have generally resulted in an eventual rezoning several month following the effective date of the annexation.

We would anticipate that the subdivision could possibly be rezoned to Ballwin's R-3 for its appropriate and similar setbacks and the addendum under *Intensity of Use* for Ballwin's R-3 zone, wherein it permits lots with less area than 20,000 square feet to be used for single family dwelling if the plat has been duly recorded in the office of the St. Louis County recorder prior to June 1, 1991, the date of the most recent amendment of the zone. The most recent property in the subdivision was fully constructed no later than 1989.

4. Creation of Nonconformities

There will be no nonconformities developed as a result of the proposed zoning changes.

5. Regulations Impacting Annexation Area

Ballwin has a process that has been in place since 1971 for Occupancy Inspections to be undertaken as residences change owners. This program ensures safe and healthy inhabited structures, and is similar to programs the St. Louis County uses in certain designated neighborhoods. Many municipalities have also adopted similar programs.

6. Impact on Prospective Development

The area to be annexed is a fully developed subdivision with no space for any further development to occur in the near future. However, that stated, any development which might occur would be directly affected by the annexation. Development approvals will be subject to Ballwin procedures and not those of St. Louis County.

7. Code Compliance:

No developments are presently underway in Waterford Subdivision. However, any permits outstanding as of this date are typically completed by St. Louis County. Ballwin would then be asked to sign off on any final inspections jointly with the County. Any nuisance or similar complaints would be passed into Ballwin's care to be evaluated and responded to by Ballwin's capable Code Enforcement Inspectors.

8. Future Development (3 yrs.)

Ballwin does not anticipate any development of consequence in Waterford Subdivision in the foreseeable future. The area is essentially fully developed, with only 5% of the land use that is described as Vacant, assigned to a retention basin.

**Summary:**

In the past, Ballwin has occasionally pursued annexation without the invitation of the areas being proposed for annexation. Throughout the last three decades, however, it has been the philosophy of the City of Ballwin to not aggressively pursue annexation, but rather to give careful consideration to any group of people approaching the City with a wish to be annexed. It is also Ballwin's philosophy that anyone has the right to be part of the city as long as such an annexation does not negatively impact the overall quality of life enjoyed by all residents.

This process was not initiated by the City of Ballwin to the subdivision of Waterford, but rather by the residents themselves, who have sought Ballwin as their municipality for the last couple of decades. We held two meetings with the residents and they provided overwhelming support of the annexation process, seen through their submittal of 80% of the registered voters residing in the subdivision signing the petition beginning the process.



## Section 3: Certifications

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- i. Certification Regarding Unincorporated Territory
- ii. Certification Regarding Subdivisions
- iii. Certification Regarding Overlapping Proposals
- iv. Certification Regarding 15% Boundary Adjacency
- v. Certification of Budget and Audit Report Submittal
- vi. Certification of Expense Responsibility
- vii. Certification of Copy Distribution
- viii. Certification of Petition
- ix. Certification of Proposed Boundary Change





June 2, 2020

St. Louis County Boundary Commission  
225 S. Meramec, Ste. 821T  
Clayton, MO 63105

Re: Waterford Subdivision Annexation Area

Dear Commission Members:

In accordance with St. Louis County Boundary Commission Rules, I certify that Waterford Subdivision Annexation Area Submission conforms to the following requirements:

1. Certification Regarding Unincorporated Territory:

This is to certify that the proposed annexation area includes territory that is less than 50% of the combines land subject to the proposal.

2. Certification Regarding Subdivisions:

This is to certify that no platted subdivisions are being split by the proposal for the boundary change.

3. Certification Regarding Overlapping Proposals:

This is to certify that both the City of Ballwin and the City of Ellisville separately submitted Map Plans in 2018 that included this subdivision. The City of Ellisville has supplied the City of Ballwin a Letter of Support neither objecting nor contesting this initiative that is attached to this correspondence.

4. Certification Regarding 15% Boundary Adjacency:

This is to certify that at least fifteen percent (15%) of the boundary of the territory proposed for annexation is adjacent to the City of Ballwin.

Sincerely,

A handwritten signature in blue ink that reads 'Robert Kuntz'.

Bob Kuntz

City Administrator

City of Ballwin, MO







# City of Ellisville

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May 27, 2020

St. Louis Boundary Commission  
168 N. Meramec Avenue  
Clayton, MO 63105

Re: Waterford Subdivision

Dear Chairman and Members of the Commission:

The City of Ellisville and the City of Ballwin have included the Waterford subdivision in their respective map plans. It is our understanding that a petition has been circulated by the affected residents which reflects an overwhelming preference to become part of the City of Ballwin. Based on this indication of strong support, the City of Ellisville will neither object nor contest this initiative moving forward.

If you have any questions, please contact me at 636-227-9660.

Sincerely,

William L. Schwer, P.E.  
City Manager





June 2, 2020

St. Louis County Boundary Commission  
225 S. Meramec, Ste. 821T  
Clayton, MO 63105

Re: Waterford Subdivision Annexation Area

Dear Commission Members:

In accordance with St. Louis County Boundary Commission Rules, I certify that Waterford Subdivision Annexation Area Submission conforms to the following requirements:

1. Certification of Budget and Audit Report Submittal

This is to certify that one copy of the City of Ballwin's current budget and most recent audit report have been submitted along with twenty-one (21) copies of the submittal

2. Certification of Expense Responsibility

This is to certify that the City of Ballwin will bear all costs of the Boundary Commission related to publications, notifications, copying, etc. associated with the submittal of the proposal to annex the Waterford Annexation Area as described herein.

3. Certification of Copy Distribution

This is to certify that the City of Ballwin has distributed identical copies of this submittal by delivery or certified mail to the St. Louis County Clerk and the Clerk of the City of Ellisville which has a boundary contiguous to the boundaries of this annexation proposal.

Sincerely,

A handwritten signature in blue ink that reads 'Bob Kuntz'.

Bob Kuntz  
City Administrator  
City of Ballwin, MO





June 2, 2020

St. Louis County Boundary Commission  
225 S. Meramec, Ste. 821T  
Clayton, MO 63105

Re: Waterford Subdivision Annexation Area

Dear Commission Members:

In accordance with St. Louis County Boundary Commission Rules, I certify that Waterford Subdivision Annexation Area Submission conforms to the following requirements:

1. Certification of Petition

This is to certify that the enclosed petitions contain signatures representing in excess of 75% of the registered voters residing in Waterford Subdivision and that Waterford Subdivision has an average density not less than one dwelling unit per three (3) acres.

2. Certification of Proposed Boundary Change

This is to certify that the proposed annexation does not contain more than 60% of the area of a previous boundary change proposal which was disapproved by the voters within two years of the date of the submittal of this annexation proposal.

This is to further certify that the proposed annexation does not contain any unincorporated area which is currently in and approved unincorporated zone.

Sincerely,

A handwritten signature in blue ink that reads 'Robert Kuntz'. The signature is written in a cursive style.

Bob Kuntz  
City Administrator  
City of Ballwin, MO



**VERIFIED PETITION FOR SIMPLIFIED BOUNDARY CHANGE (WATERFORD SUBDIVISION)**

TO THE BOUNDARY COMMISSION, ST. LOUIS COUNTY, MISSOURI:

We, the undersigned, as residents of the property described in the address directly opposite the signature below, do hereby request annexation of my/our property from Unincorporated St. Louis County into the City of Ballwin pursuant to section 72.405.6(1) R.S.Mo. Our subdivision consists of 26 single family homes on Kylewood Court and Kylewood Place. It is accessed through the City of Ballwin via Reinke Rd. and bounded by Ballwin to the west. In support of this petition and being of lawful age, the undersigned state(s) as follows:

1. The undersigned is/are registered voter(s) at the above listed address and personally signed this petition in favor of annexation of Waterford Subdivision by the City of Ballwin.
2. The undersigned resides at the location described below and proposed to become annexed by the City of Ballwin.
3. That the property described above is located in whole within unincorporated St. Louis County, Missouri.

PRINT NAME	ADDRESS	SIGNATURE and DATE
1. <u>ERIC EYSTER</u>	<u>830 Kylewood Pl</u>	<u>[Signature]</u> 3/7/20
2. <u>Kelly Eyster</u>	<u>830 Kylewood Pl</u>	<u>Kelly Eyster</u> 3/7/20
3. <u>Sally Shepherd</u>	<u>854 Kylewood Pl</u>	<u>Sally Shepherd</u> 3-7-20
4. <u>Archana Rama</u>	<u>208 Kylewood Ct</u>	<u>[Signature]</u> 03/10/20
5. <u>Selvanth Goparepu</u>	<u>208 Kylewood Ct</u>	<u>[Signature]</u> 03/10/20
6. <u>Jennifer Bridwell</u>	<u>865 Kylewood Pl</u>	<u>Jennifer Bridwell</u> 03/10/20
7. <u>Linda Asher</u>	<u>818 Kylewood Pl</u>	<u>Linda Asher</u> 3-11-20
8. <u>Richard Asher</u>	<u>818 Kylewood Pl</u>	<u>Richard Asher</u> 3/11/20
<del>9. <u>Patti Mielke</u></del>	<del><u>209 Kylewood Ct</u></del>	<del><u>[Signature]</u></del>
10. <u>Laura Nappier</u>	<u>203 Kylewood Ct</u>	<u>Laura Nappier</u> 3/11/20
11. <u>Richard Nappier</u>	<u>203 Kylewood Ct</u>	<u>Richard Nappier</u> 3/11/20
12. <u>Michael Bridwell</u>	<u>865 Kylewood Pl</u>	<u>[Signature]</u> 3/11/2020
<del>13. <u>[Signature]</u></del>	<del><u>873 Kylewood Pl</u></del>	<del><u>[Signature]</u></del>
14. <u>Robert Braustetter</u>	<u>824 Kylewood Place</u>	<u>Robert Braustetter</u> 3/11/2020
15. <u>STEPHEN MIZULSKI</u>	<u>824 KYLEWOOD PL</u>	<u>[Signature]</u> 3-11-20
<del>16. <u>Jacqueline Mizulski</u></del>	<del><u>825 Kylewood Pl</u></del>	<del><u>[Signature]</u></del>
17. <u>Jacqueline Mizulski</u>	<u>825 Kylewood Pl</u>	<u>Jacqueline J. Mizulski</u> 3-11-20
18. <u>Clifford D. Shepherd</u>	<u>854 Kylewood Pl</u>	<u>Clifford D. Shepherd</u> 3/11/20
19. <u>Patricia L. Mielke</u>	<u>209 Kylewood Ct</u>	<u>Patricia L. Mielke</u> 3/11/20
20. <u>Mary Matthews</u>	<u>873 Kylewood Pl</u>	<u>Mary Matthews</u> 3/11/20





PRINT NAME

ADDRESS

SIGNATURE and DATE

PRINT NAME	ADDRESS	SIGNATURE and DATE
21. David Matthews	873 Kylewood Pl.	David Matthews 3/11/20
22. James R. Bauer	836 Kylewood Place	James R. Bauer 3/16/20
23. Jessica N. Bauer	836 Kylewood Place	Jessica N. Bauer 3/16/20
24. Patricia L. Bauer	836 Kylewood Place	Patricia L. Bauer 3/16/20
25. Lisa M. Leon	848 Kylewood Place	Lisa Leon 3/19/20
26. Ryan J. Melke	204 Kylewood Ct	Ryan Melke 3/22/20
<del>27. Kamal C. Dey</del>	<del>866 Kylewood</del>	<del></del>
28. Kamal Chandra Dey	866 Kylewood Pl	Kamal C. Dey 3/22/20
29. Shandhya Roy	866 Kylewood Pl	Shandhya Roy 3/22/20
30. Andrew Braunstetter	824 Kylewood Pl	Andrew Braunstetter 3/22/20
31. Tracey Hammack	859 Kylewood Pl	Tracey Hammack 3/22/20
32. Todd Alan Hammack	859 Kylewood Place	Todd Alan Hammack 3/25/20
33. Jason Kohl	801 Kylewood	Jason Kohl
34. Lisa Kohl	801 Kylewood	Lisa Kohl
35. Barbara J. Watts	214 Kylewood	Barbara J. Watts 3/27/20
36. Patricia M. Miller	842 Kylewood Pl.	Patricia Miller 3/28/20
37. Jason A. Miller	842 Kylewood Pl.	Jason A. Miller 3/28/2020
38. Amy Ann James Bardol	800 Kylewood	Amy Ann James Bardol 3/30/20
33/35 39. Anna Carol Bardol	800 Kylewood	Anna Bardol 3/30/20
40. Kellan Lee Smith	800 Kylewood	Kellan Lee Smith 4/18/20
41. Nathan Smith	800 Kylewood	Nathan Smith 4/18/20
42. Charmaine Lawrence	812 Kylewood Pl	Charmaine Lawrence
43. David Bowling	812 Kylewood Pl	David Bowling 4/18/20
44. Erin Bowling	812 Kylewood Pl	Erin Bowling 4/18/20
45. Caitlyn Bowling	812 Kylewood Pl	Caitlyn Bowling 4/18/20
46.		
47.		
48.		
49.		
50.		



## Section 4: Supporting Documents

- i. Certified Copy of Adopting Ordinance
- ii. Sites for Public Hearing
- iii. Copy of Legal Opinion: Meeting All Statutory Requirements
- iv. Copy of Legal Opinion: Meeting All Requirements for Simplified Boundary Change
- v. Statements Assuring No Change in Fire or Emergency Services
- vi. Draft of Proposed Public Notice
- vii. Metes and Bounds Legal Description of Waterford Subdivision
- viii. Proposed Effective Date for Boundary Change
- ix. Copies of All Documents from Board of Election Commissioners Validating Art. V.C.4.b.viii.





Bill No. 4064

Ordinance No. 2012

INTRODUCED BY

ALDERMEN UTT, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, KERLAGON, BULLINGTON

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AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF BALLWIN, MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED HEREIN AND REFERRED TO AS "WATERFORD 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.

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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 "Waterford Subdivision" in the City of Ballwin's Annexation Map Plan submitted to the St. Louis County Boundary Commission, hereinafter referred to as "Waterford Subdivision"; and

WHEREAS, the area proposed to be transferred, referred to as "Waterford 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 "Waterford 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 "Waterford 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 Waterford 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 the area adjacent to the unincorporated area subject to the proposed simplified boundary change.



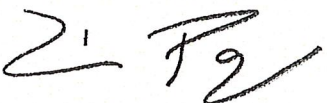
Section 2. The City has caused to be prepared a Plan of Intent for submission to the St. Louis County Boundary Commission, wherein the City has described and analyzed:

- 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 Waterford Subdivision;
- e) Present level of major services provided by the City and St. Louis County and proposed to be provided to the Waterford Subdivision;
- f) Proposed time schedule for the provision of services to Waterford 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 Waterford Subdivision; and
- l) Effective date of the proposed transfer.

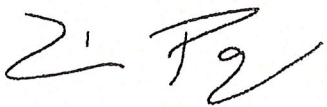
Section 3. The City is well prepared to effectuate the simplified boundary change of the Waterford Subdivision as described in the Plan of Intent, which the City hereby adopts. The Plan of Intent, a certified copy of this Ordinance and all other information deemed necessary to the St. Louis County Boundary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

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

PASSED this 22 day of June, 2020.

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

APPROVED this 22 day of June, 2020.

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

ATTEST:   
\_\_\_\_\_  
ROBERT KUNTZ, CITY ADMINISTRATOR







June 2, 2020

St. Louis County Boundary Commission  
225 S. Meramec, Ste. 821T  
Clayton, MO 63105

Re: Waterford Subdivision Annexation Area

Dear Commission Members:

In accordance with St. Louis County Boundary Commission Rules, provided below is a list of three (3) sites which can accommodate a public hearing:

1. Ballwin Government Center  
1 Government Ctr.  
Ballwin, MO 63011  
636-227-2243
  
2. The Pointe at Ballwin Commons  
1 Ballwin Commons Cir.  
Ballwin, MO 63021  
314-227-8950
  
3. Ballwin Golf Club  
333 Holloway Rd.  
Ballwin, MO 63011  
314-227-8950



June 23, 2020

Tim Pogue  
Mayor  
City of Ballwin  
1 Government Center  
Ballwin, MO 63011

RE: Waterford Subdivision Annexation

Dear Mayor Pogue:

According to the Rules of the St. Louis County Boundary Commission, I am obligated to render an opinion with respect to the City of Ballwin's proposed annexation of Waterford Subdivision. Based upon my review of the annexation proposal for Waterford Subdivision, it is my opinion that all statutory requirements which are applicable to the City of Ballwin have been satisfied and the proposal meets all the requirements of the statutes and Rules of the Boundary Commission for Simplified Boundary Change Proposals.

Sincerely,



Robert E. Jones

REJ/jlw





June 2, 2020

St. Louis County Boundary Commission  
225 S. Meramec, Ste. 821T  
Clayton, MO 63105

Re: Waterford Subdivision Annexation Area

Dear Commission Members:

In accordance with St. Louis County Boundary Commission Rules:

The entire Waterford Subdivision Annexation Area is within the Metro West Fire Protection District as is most of the existing City of Ballwin. No change to the fire and emergency medical services provided by this district are proposed in association with this annexation proposal.

Sincerely,

A handwritten signature in blue ink that reads 'Robert Kuntz'.

Bob Kuntz  
City Administrator  
City of Ballwin, MO





**PUBLIC HEARING**  
**City of Ballwin, Missouri**  
\_\_\_\_\_, 2020

The Boundary Commission of St. Louis County, Missouri will hold a public hearing beginning at \_\_\_\_\_ A.M. /P.M. on \_\_\_\_\_, 2020, at the Ballwin Government Center, 1 Government Ctr., Ballwin, MO 63011, to discuss the annexation of Waterford Subdivision to the City of Ballwin from Unincorporated St. Louis County. The legal description of the area in particular is defined as:

“A tract of land in the West ½ of the West ½ of SECTION 3, TOWNSHIP 44 NORTH, RANGE 4 EAST and described as follows: Beginning at a point in the center line of Reinke Road 30 feet wide at the Northwest corner of property described as Parcel 1 in deed to Duenke Construction Company property by deed recorded in Book 4517, Page 480 of the St. Louis County Records; South 89 degrees 00 minutes 00 seconds East, along the North line of said Duenke Construction Company property, 675.01 feet to an iron pipe on the West line of property described as Parcel No. 2 in deed to Duenke Construction Company by deed recorded in Book 4517, Page 480 of the St. Louis County Records, thence North 00 degrees 36 minutes 00 seconds East along the West line of said Duenke Construction Company property, 404.91 feet to an old concrete monument at the Southeast corner of property conveyed to Behymer Corporation by deed recorded in Book 4550 Page 415 of the St. Louis County Records; thence North 69 degrees 04 minutes 00 seconds West along the South line of Behymer Corporation property, 674.48 feet to a point in the center line of said Reinke Road, thence South 00 degrees 43 minutes 00 seconds West along the center line of said Reinke Road; 404.20 feet to the point of beginning, according to the survey thereof executed by Clayton Surveying and Engineering Co. on July 20, 1968.”

Shawn Edghill, Planning Technician  
1 Government Ctr.,  
Ballwin, MO, 63011 (PHONE 636-227-9000)

For more information, call (636) 227-9000 (VOICE),  
1-800-735-2966 (RELAY MISSOURI VOICE)  
1-800-735-2966 (RELAY MISSOURI TDD)

**AN EQUAL OPPORTUNITY EMPLOYER**

If you are a person with a disability or have special needs in order to participate in this public hearing, please call one of the above listed telephone numbers 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.







A digital inscription of the metes and bounds legal description of the proposed annexation area, provided for enhanced legibility:

“A tract of land in the West ½ of the West ½ of SECTION 3, TOWNSHIP 44 NORTH, RANGE 4 EAST and described as follows: Beginning at a point in the center line of Reinke Road 30 feet wide at the Northwest corner of property described as Parcel 1 in deed to Duenke Construction Company property by deed recorded in Book 4517, Page 480 of the St. Louis County Records; South 89 degrees 00 minutes 00 seconds East, along the North line of said Duenke Construction Company property, 675.01 feet to an iron pipe on the West line of property described as Parcel No. 2 in deed to Duenke Construction Company by deed recorded in Book 4517, Page 480 of the St. Louis County Records, thence North 00 degrees 36 minutes 00 seconds East along the West line of said Duenke Construction Company property, 404.91 feet to an old concrete monument at the Southeast corner of property conveyed to Behymer Corporation by deed recorded in Book 4550 Page 415 of the St. Louis County Records; thence North 69 degrees 04 minutes 00 seconds West along the South line of Behymer Corporation property, 674.48 feet to a point in the center line of said Reinke Road, thence South 00 degrees 43 minutes 00 seconds West along the center line of said Reinke Road; 404.20 feet to the point of beginning, according to the survey thereof executed by Clayton Surveying and Engineering Co. on July 20, 1968.”



EXHIBIT "A"

A tract of land in the West 1/2 of the West 1/2 of SECTION 2, TOWNSHIP 44 NORTH, RANGE 4 EAST and described as follows: Beginning at a point in the center line of Reinke Road 30 feet wide at the Northwest corner of property described as Parcel 1 in deed to Duenke Construction Company by deed recorded in Book 4517 Page 480 of the St. Louis County Records; South 89 degrees 00 minutes 00 seconds East, along the North line of said Duenke Construction Company property, 675.01 feet to an iron pipe on the West line of property described as Parcel No. 2 in deed to Duenke Construction Company by deed recorded in Book 4517 Page 480 of the St. Louis County Records, thence North 00 degrees 35 minutes 00 seconds East along the West line of said Duenke Construction Company property, 404.91 feet to an old concrete monument at the Southeast corner of property conveyed to Behymer Corporation by deed recorded in Book 4550 Page 415 of the St. Louis County Records; thence North 89 degrees 04 minutes 00 seconds West along the South line of Behymer Corporation property, 674.48 feet to a point in the center line of said Reinke Road, thence South 00 degrees 43 minutes 00 seconds West, along the center line of said Reinke Road; 404.20 feet to the point of beginning, according to the survey thereof executed by Clayton Surveying and Engineering Co., on July 20, 1968.

232 Reinke Road  
 23S 130 652  
 ARB. 09:A183:1126





June 2, 2020

St. Louis County Boundary Commission  
225 S. Meramec, Ste. 821T  
Clayton, MO 63105

Re: Waterford Subdivision Annexation Area

Dear Commission Members:

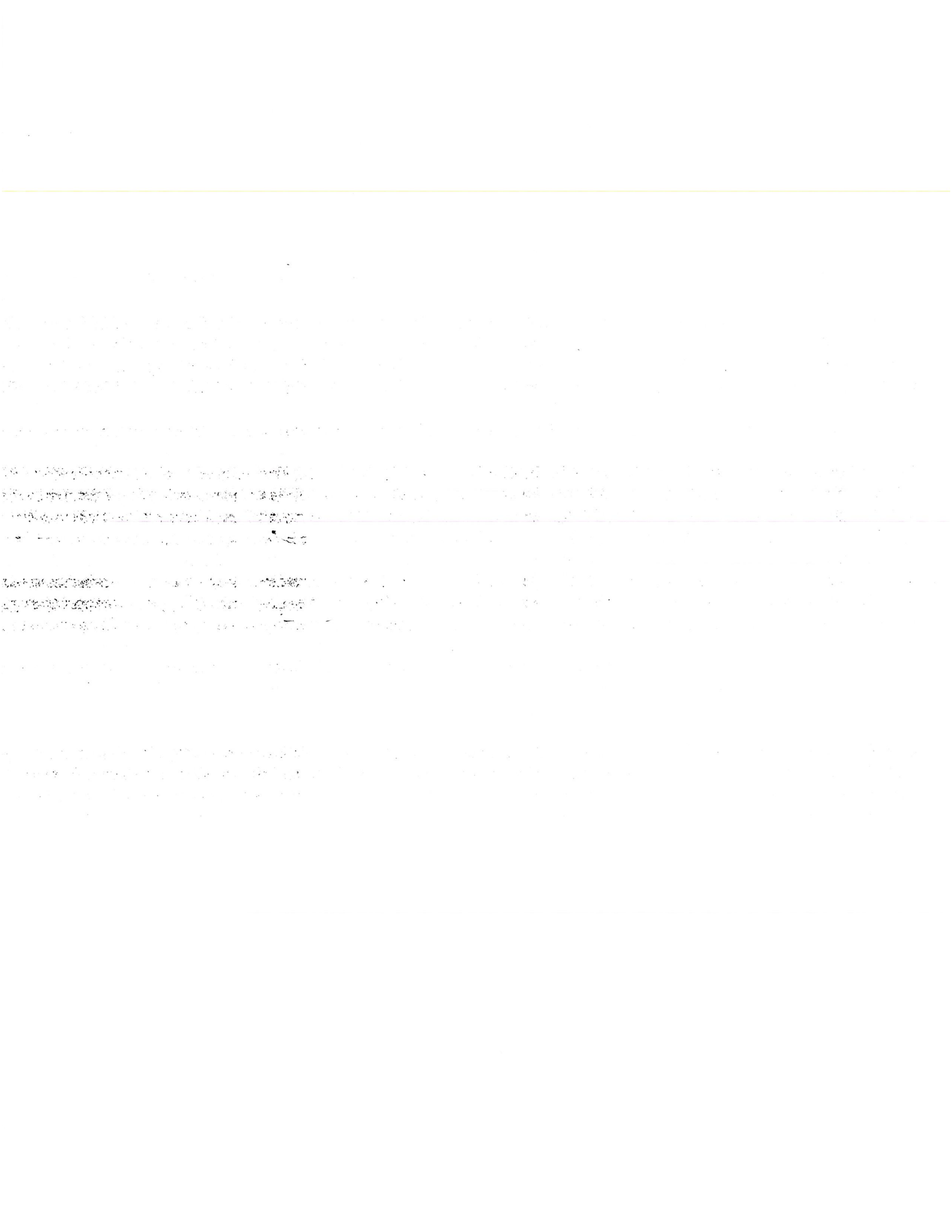
In accordance with St. Louis County Boundary Commission Rules,

The effective date of the annexation will be six (6) months following the approval of the annexation petition by the voters of the annexing area and the City of Ballwin via independent votes as provided by applicable state law or 90 days following the determination by the Boundary Commission that the annexation is approved without a vote.



Wildhorse Township Precinct 42 Registered Voters

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Last Name	First Name	Middle Name	Name Suffix	Date of Birth	Hs Num	Pre Direction	Street Name	Street Type	Unit Type	Unit Num	City (RA)	State (RA)	Zip (RA)	Split	Last Vote Date
1	SLEEM	MAHER	SLEEM	10/8/1989	200		KYLEWOOD	CT			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
2	NAPPIER	LAURA	ANN	5/22/1958	203		KYLEWOOD	CT			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
3	NAPPIER	RICHARD	DALE	5/26/1954	203		KYLEWOOD	CT			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
4	MIELKE	PATRICIA	L	4/7/1964	209		KYLEWOOD	CT			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
5	MIELKE	RYAN	JOSEPH	6/12/2001	209		KYLEWOOD	CT			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
6	WATTS	BARBARA	J	3/10/1943	214		KYLEWOOD	CT			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
7	SMITH	KELLAN	LEE	11/20/1984	800		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
8	SMITH	NATHAN	RYAN	3/25/1986	800		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
9	KOHL	JASON	C	9/17/1972	801		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/8/2016
10	KOHL	LISA		11/30/1972	801		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/8/2016
11	BARDOL	ANNA	CAROL	2/21/1992	806		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
12	BARDOL	STEPHEN	JAMES	11/26/1983	806		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
13	BOWLING	CAITLYN	CARISSA	1/1/1996	812		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
14	BOWLING	DAVID	MARK	12/28/1954	812		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
15	BOWLING	ERIN	KELSEY	5/8/1990	812		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
16	BOWLING-LAWRENCE	CHARMAINE	M	6/5/1956	812		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
17	ASHER	LINDA	L	9/29/1948	818		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
18	ASHER	RICHARD	E	5/12/1948	818		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
19	BRANSTETTER	ANDREW	ROBERT	7/29/1997	824		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
20	BRANSTETTER	ROBERT	BROOKS	4/13/1969	824		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	4/2/2019





Wildhorse Township Precinct 42 Registered Voters

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
1	Last Name	First Name	Middle Name	Name Suffix	Date of Birth	Hs Num	Pre Direction	Street Name	Street Type	Unit Type	Unit Num	City (RA)	State (RA)	Zip (RA)	Split	Last Vote Date
22	DOBRRAN	SEAN	PATRIC		9/11/1986	825		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/8/2016
23	MIZUSKI	JACQUELINE J			12/9/1953	825		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
24	MIZUSKI	NICHOLAS	EDWARD		7/18/1994	825		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/8/2016
25	MIZUSKI	STEPHEN	E		6/23/1953	825		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
26	EYSTER	ERIC	MICHAEL		2/3/1970	830		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
27	EYSTER	KELLY	JO		10/9/1966	830		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
28	BAUER	JAMES	R		9/5/1952	836		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
29	BAUER	JESSICA	N		9/10/1999	836		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
30	BAUER	PATRICIA	L		3/12/1955	836		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
31	MILLER	JASON	ALAN		9/3/1981	842		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
32	MILLER	PATRICIA	MARIE		5/29/1985	842		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
33	LEON	USA	M		1/13/1968	848		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
34	SHEPHERD	CLIFFORD	D		10/31/1945	854		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	4/2/2019
35	SHEPHERD	SALLY	F		8/27/1947	854		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
36	HAMMACK	CALIEB	MATTHEW		3/28/1996	859		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
37	HAMMACK	TODD	ALAN		6/7/1964	859		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
38	HAMMACK	TRACEY	LYNN		5/17/1966	859		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	4/2/2019
39	MOON	NICHOLAS	EDWARD		1/3/2001	860		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
40	MOON	STEVEN	G		8/3/1954	860		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
41	BRIDWELL	JENNIFER	M		8/11/1964	865		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018



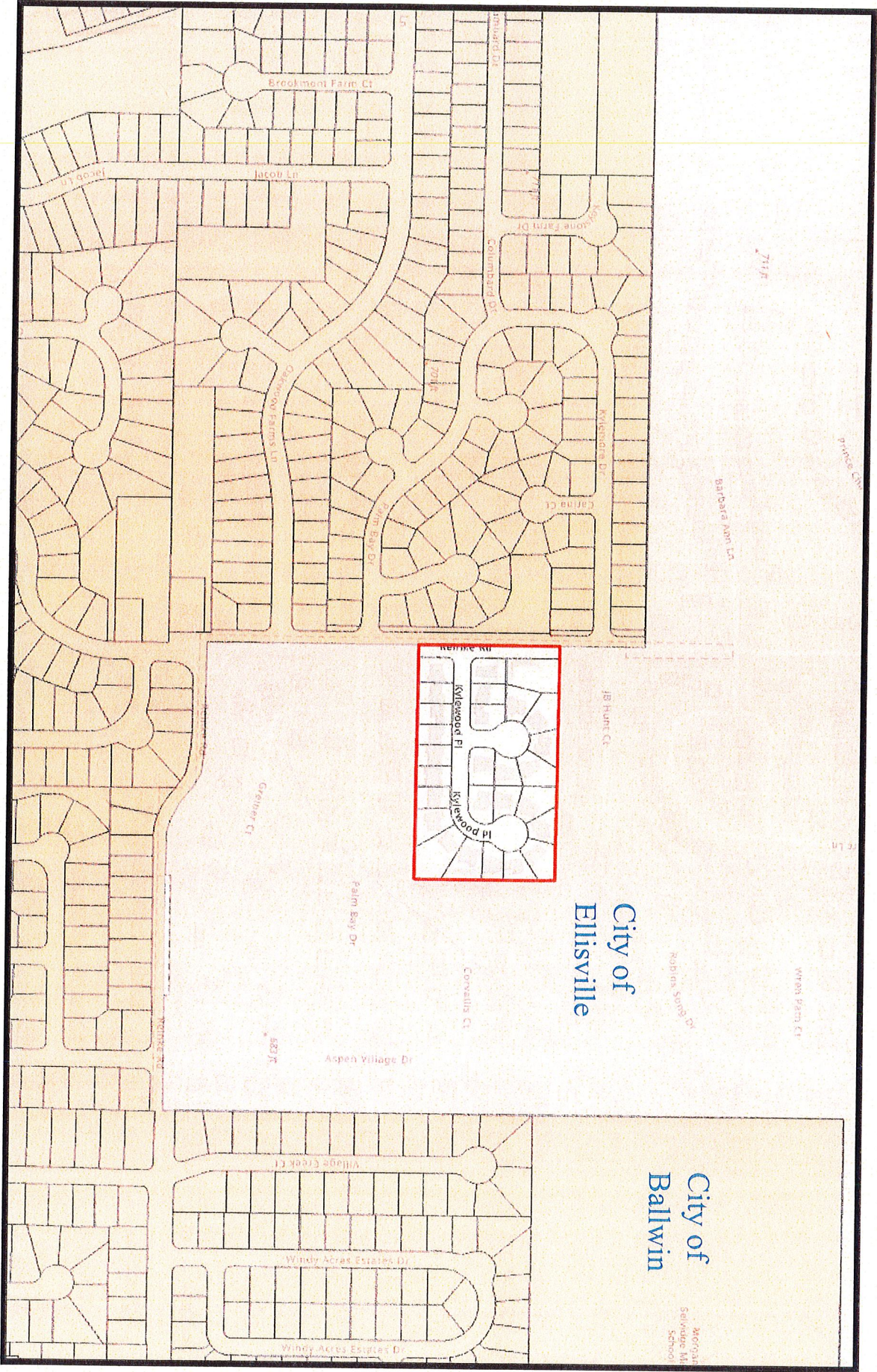
Wildhorse Township Precinct 42 Registered Voters

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Last Name	First Name	Middle Name	Name Suffix	Date of Birth	Hs Num	Pre Direction	Street Name	Street Type	Unit Type	Unit Num	City (RA)	State (RA)	Zip (RA)	Split	Last Vote Date
41	BRIDWELL	MICHAEL	ROSS	11/26/1960	865		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
43	DEY	KAMAL	CHANDRA	1/12/1977	866		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
44	ROY	SHANDHYA		1/1/1978	866		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018
45	TREMMAIN	RITA	F	11/18/1931	872		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	
46	MATTHEWS	MARY	DENISE	11/20/1964	873		KYLEWOOD	PL			ELLISVILLE MO	MO	63021	WH.042	11/6/2018

41 Matthews David

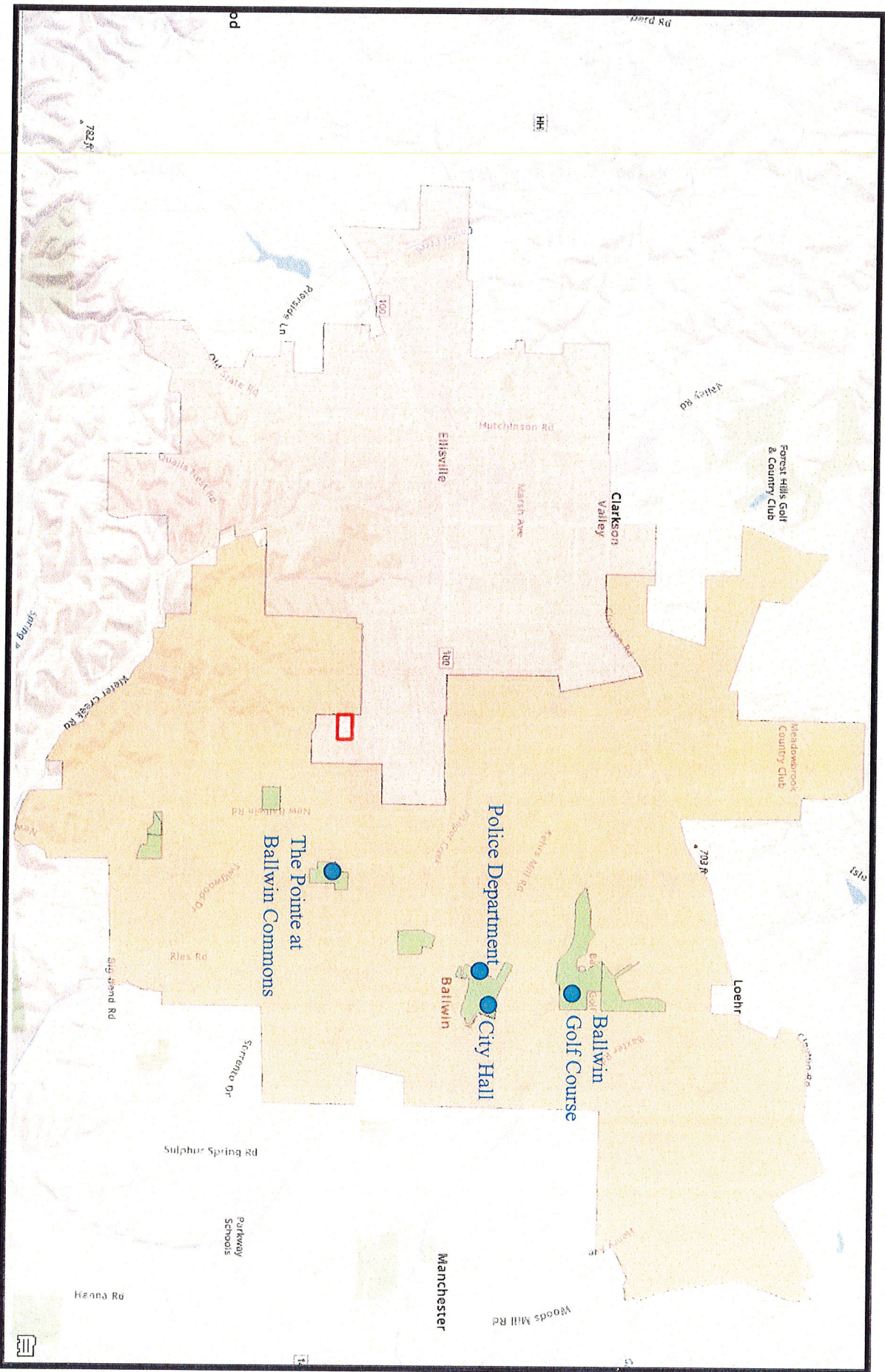


# Appendix A: Map of Area to be Annexed: Waterford Subdivision





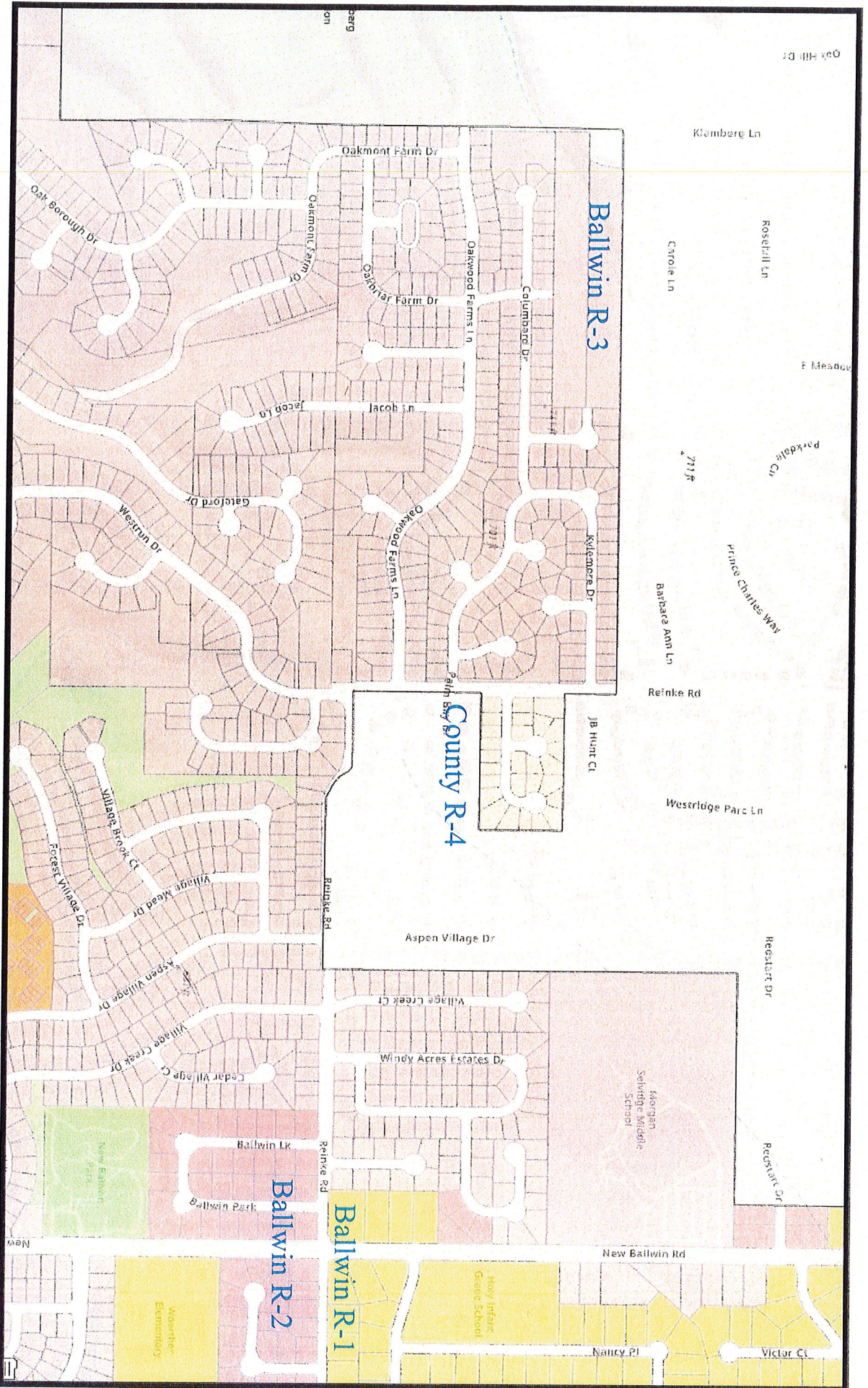
# Appendix B: Map of Area Surrounding Waterford Subdivision







# Appendix C (a): Current Zoning of Waterford Subdivision





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

