

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

**By**

**City of Ballwin, Missouri**



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

**June 28, 2022**

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## Section 1: Executive Summary

Ballwin is now within our 72<sup>nd</sup> year as a municipality of the State of Missouri, having been 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 31,103 people, where it has remained fairly steady for the last two decades. Since incorporation, Ballwin has accepted twenty-eight 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 Cascades Annexation Area is adjacent to the southeastern part of the City of Ballwin. This approximately 23.3 acre subdivision is bounded by the City limits of the City of Ballwin to the north and the Unincorporated St. Louis County to the east, west, and south. The area has existed as a portion of a large unincorporated pocket which exists between Ballwin, Wildwood, Manchester, Valley Park and Twin Oaks. The annexation area is mostly developed at this time.

The Cascades Subdivision contains 105 parcels, upon which 43 are developed for multi-family housing units and 52 are developed for single-family housing units. The intensity of development in Cascades Subdivision, as measured in dwelling units and people per acre, is uniquely more variable throughout the subdivision's plats than that which one would normally find in Ballwin due to an intermingling of both single and multi-family housing. Currently, the land use in the Cascades is zoned St. Louis County's R-4 single-family, and this is expected to be re-evaluated to conform to Ballwin's zoning code.

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 initially discussed with the residents of Cascades Subdivision in 2019, but further discussion was hampered by the coronavirus pandemic.

## Section 2: Plan of Intent

### Geographic:

#### 1. General Description:

The Cascades Annexation Area proposed with this submittal for annexation into the City of Ballwin lies adjacent to Ward 1, south of Big Bend Road, positioned at the southeastern corner of the Big Bend Road/Ries Road intersection. The area is generally bounded by Unincorporated St. Louis County to the west, east and south, and The City of Ballwin to the north.

#### 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 (2020)	Land Area (Acres)	Dwelling Units (2020)
Cascades Subdivision	≈ 250 residents*	23.3	95
City of Ballwin	31,103 residents	5,775.87	12,625

\*Cascades Subdivision's population is estimated based off of Meramec Township's average population per household from 2019 ACS data, 2.63 persons per household, multiplied by the amount of households within the subdivision, 95 residences. Meramec Township's inclusion into the equation is due to the fact that Cascades Subdivision makes up a portion of Meramec Township Precinct 43.

$$2.36 \text{ people per household} \times 95 \text{ residences} = 249.85 \text{ people}$$

#### 5. Community of Interest

The residents of the Cascades Subdivision have significant ties with Ballwin, MO. They are within the school boundaries of the Parkway School District, more specifically Oak Brook Elementary School, within Unincorporated St. Louis County adjacent to Ballwin's boundaries, and a school attended by many youth in the surrounding subdivisions within Ballwin's southeastern city limits and they have the option of a local private elementary school through the Holy Infant School, within Ballwin's boundaries. The residents receive mail from the Ballwin Post Office, located less than three miles from their subdivision.

#### 6. List of Subdivisions:

Cascades Subdivision is the only subdivision included in this proposal and comprises a small portion of the large 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 are only three (3) street connections into Cascades Subdivision: Cascade Lake Court to Big Bend Road, which is directly adjacent to Ballwin's current boundaries, Cascade Circle Drive and Cascade Terrace Drive, both to Ries Road, a roadway which has a large route through Ballwin and connects directly between these street connections and the City Limit at the Big Bend intersection without any barriers between.
- b. Cascades 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 four-tenths (0.4) of a percent of the acreage of Ballwin's current boundaries.

$$\frac{23.3}{5,775.87} = 0.00403, \text{ or } 0.4\%$$

The combined total in the event of successful annexation of Cascades Subdivision into the City of Ballwin would amount to approximately 5,800 acres.

9. Extent of Boundary Adjacency:

The Cascades Annexation Area has a perimeter of approximately 4,345.6 linear feet, the coterminous boundary shared with Ballwin is 739 linear feet to the midline of Ries Rd. The portion of the total perimeter shared with Ballwin is 17.01%, complying with State Law requiring a minimum of 15% shared boundary between the proposed annexation and the municipality seeking said annexation.

$$\frac{739}{4345.60} = 0.1701, \text{ or } 17.01\%$$

10. Stranding Parcels in Unincorporated St. Louis County:

No portion of Cascades Subdivision would be left out of this annexation attempt and no portions of Unincorporated St. Louis County would be made an island resulting from the positive approval of this annexation.

## 11. Municipal Expansion Plans:

Pursuant to the 2018 Map Plans submitted to the St. Louis County Boundary Commission at the beginning of this Annexation Period, this subdivision is part of a 490 acre area of Unincorporated St. Louis County to the south of Big Bend Road between Ballwin’s city limits along New Ballwin Road and Sulphur Springs, bordered to the south by Castlewood State Park and Fern Glen, which have no other municipalities beyond Ballwin who staked a claim to annex for the current 5-year period. 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.

### Financial:

#### 1. Tax Rate Changes:

Tax Type	St. Louis County	Ballwin
Real Estate	6.9391%	6.9391%
Sales	7.738%	8.738%
Personal Property	8.0439%	8.0439%
Utility Tax	5.00%	7.00%

- 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
2022	\$39,900	\$8,333
2023	\$39,980	\$8,583
2024	\$40,060	\$8,840

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

Year	Revenues	Expenditures	Fund Balance
2020	\$20,318,207	\$17,466,174	\$16,073,560
2021	\$21,853,073	\$17,812,655	\$21,090,162
2022	\$22,993,482	\$20,753,253	\$15,232,503

4. Combined Table of Revenues and Expenditures Projections:

Year	Revenues	Expenditures
2023	\$21,590,935	\$21,146,539
2024	\$21,767,332	\$21,562,888
2025	\$21,937,253	\$22,043,416

5. Capital Improvement Projects:

Year	Revenues	Expenditures
2023	\$0	\$0
2024	\$0	\$0
2025	\$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 annexation carries the responsibility of maintaining all public streets and sidewalks. Currently, there are 180 slabs in the Cascades, with the average cost for slab replacement estimated at approximately \$1,762.56 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:

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	\$12,371
Utility tax	\$12,348
Vehicle sales tax	\$3,532
Motor Fuel tax	\$5,942
Motor Vehicle fees	\$1,048
Road/Bridge tax	\$4,159
Permits	\$500

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 Traffic Generation 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	
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 and snowplowing 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	4.24	18.20%
Multi-Family Residential	2.40	10.30%
Vacant	16.66	71.50%
Total	23.30	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 months following the effective date of the annexation.

We would anticipate that the subdivision could possibly be rezoned to Ballwin’s R-4 for its appropriate setbacks largely due to the subdivision’s mixture of single family and multi family dwelling units. Ballwin’s R-4 zoning is permitting of both forms of residence.

4. Creation of Nonconformities

10 parcels made up of 5 structures, (2 multi-family and 3 single family), encroach upon the 60 foot setback required between a structure and all public right of ways required under the R-4 zone.

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 largely developed subdivision with a low likelihood 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 Cascades 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 Cascades Subdivision in the foreseeable future. The area is largely developed with it being unlikely that future developments would occur in the vacant parcels. It should be additionally noted that should any future development occur while the subdivision exists under the proposed Ballwin R-4 zone, they would be required to conform to all regulations.

**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.

## Section 3: Certifications

- i. Certification Regarding Unincorporated Territory
- ii. Certification Regarding Subdivisions
- iii. Certification Regarding Overlapping Proposals
- iv. Certification Regarding 15% Boundary Adjacency Minimum
- 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



May 19, 2022

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

Re: Cascades Subdivision Annexation Area

Dear Commission Members:

In accordance with St. Louis County Boundary Commission Rules, I certify that Cascades 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 there is no overlapping proposal submitted to the Commission in this current Map Plan Period outside of the City of Ballwin.

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 black ink, appearing to read 'Eric Sterman', written over a light blue horizontal line.

Eric Sterman  
City Administrator  
City of Ballwin, MO



May 19, 2022

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

Re: Cascades Subdivision Annexation Area

Dear Commission Members:

In accordance with St. Louis County Boundary Commission Rules, I certify that Cascades 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 Cascades 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. No other municipality has a boundary contiguous to the boundaries of this annexation proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Stermann'.

Eric Stermann  
City Administrator  
City of Ballwin, MO



May 19, 2022

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225 S. Meramec, Ste. 821T  
Clayton, MO 63105

Re: Cascades Subdivision Annexation Area

Dear Commission Members:

In accordance with St. Louis County Boundary Commission Rules, I certify that Cascades 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 Cascades Subdivision and that Cascades Subdivision has an average density not less than one dwelling unit per three (3) acres.

2. Certification of Proposed Boundary Change

This is certify that the proposed annexation does not contain more that 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 an approved unincorporated zone.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Serman'.

Eric Serman  
City Administrator  
City of Ballwin, MO



## Verified Petition for a Simplified Boundary Change (Cascades 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 95 dwelling units (52 single-family homes, 43 multi-family homes) on Cascade Lake Court, Cascade Circle Drive, Cascade Terrace Drive, and Cascade Terrace Court. It is accessed through the city of Ballwin via Big Bend Road and Ries Road and it is bounded by Ballwin to the north. 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 Cascades 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. Alex Hynl	634 Cascade Lake Dr	Alex Hynl 5-7-22
2. RICK ZOELLNER	618 CASCADE LAKE DR	Rick Zoellner 5-7-22
3. AARON ZOELLNER	618 CASCADE LAKE DR	Aaron Zoellner 5-7-22
4. Kim Dietz	622 cascadelake DR	Kim Dietz 5-7-22
5. Andrew Lodes	646 cascade lake DR	Andrew Lodes 5-7-22
6. Josh Koenig	623 Cascade Lake Dr	Josh Koenig 5-8-22
7. Jessica Lodes	646 Cascade Lake Dr	Jessica Lodes 5/8/22
8. Elizabeth Schmitt	647 Cascade Lake Dr	Elizabeth Schmitt 5/12/22
9.		
10.		
11.		
12.		
13.		
14.		



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PRINT NAME	ADDRESS	SIGNATURE AND DATE
<del>Matthew James Landes</del>	<del>186 Cascade Terrace Dr</del>	<del>Matthew James Landes 4-30-22</del>
2. Mary Landes	186 Cascade Terrace Dr	Mary J Landes 4-29-22
3. <del>Matthew James Landes</del>	<del>186 Cascade Terrace Dr</del>	<del>Matthew James Landes 4-30-22</del>
4. Matthew James Landes	186 Cascade Terrace Dr	Matthew James Landes 4-30-22
5. PATRICIA ABELHOFF	170 CASCADE TERR. DR	Patricia Abelhoft 5/2/22
6. CLAYTON RICHTER	174 CASCADE TERRACE DR.	CLAYTON R. 5/12/22
7. Kyle Blas	136 Cascade Terrace Dr	Kyle Blas 5/12/22
8. Grant William Gascayda	171 Cascade Terrace Dr	Grant W Gascayda 5/08/22
9. Dr. Bernard E. Ellkin	119 Cascade Terrace Dr	Dr. Bernard E. Ellkin 5/08/22
10. Valerie Versch	148 Cascade Terrace Dr.	Valerie Versch 5-8-22
11. Wyatt Steven Mohrman	154 Cascade Terrace Dr.	Wyatt Steven Mohrman 5/8/22
12. ANDREW WEBSTER MORTON	717 CASCADE TERRACE CT.	Andrew Webster Morton 5/8/22
13. Wesley Cole Morton	717 Cascade Terrace Ct.	Wesley Cole Morton 5/8/22
14. Renee Sattuzahn	194 Cascade Terrace Dr.	Renee Sattuzahn 5/8/22

PRINT NAME ADDRESS Signature Date

15. Michelle Richter 174 Cascade Terrace Dr. 5/8 Michelle Richter
16. Nancy Spotanski 715 Cascade Terr CT Nancy 5/8/22
17. MINDY GREGG 715 CASCADE TERR CT Mindy R. Gregg, 5/8/22
18. Cynthia Potter Conaway 149 Cascade Terrace Dr. 5-9-2022 Cynthia P. Conaway
19. Chris William Conaway II 149 Cascade Terrace Dr. 5-9-2022 Chris William Conaway
20. Michelle Ludwig 111 Cascade Terrace Dr 5-9-22 Michelle C Ludwig
21. MAX DAVID LUDWIG 111 Cascade Terrace Dr 5/9/22 Max Ludwig
22. KAREN BRIGGS 182 CASCADE TERRACE DR 5/9/22 Karen Briggs
23. MATTHEW BRIGGS 182 CASCADE TERRACE DR. 5-9-22 Matt R
24. JAMES EDWARD HYDE 185 Cascade Terrace Dr 5-9-22 James E Hyde
25. Hannah Lawson 185 Cascade Terrace Dr. Hannah Lawson 5/9/22
26. GAIL FRANCES HYDE 185 Cascade Terrace Drive Gail Frances Hyde 5/9/22
27. Sean Christopher Muller 191 Cascade Terrace Drive Sean Muller 5/9/22
28. Ann Marie Hedtkamp 191 Cascade Terrace Dr Ann Marie Hedtkamp 5/9/22
29. Dude Elliott Jr. 132 Cascade Terrace Dr. Dude Elliott 5/10/22
30. BRENON ELLIOTT 132 CASCADE TERRACE DR. Brenon Elliott 5/10/22
31. Nancy Heyland 717 Cascade Terrace Ct Bullman Mo Nancy Heyland 5-11-22
32. SAREEMA ROIRAVA PHILLIPS 190 Cascade Terrace Dr. Sareema 5-11-22
33. Alex Phillips 190 Cascade Terrace Dr Alex Phillips 5/11/22
34. Julie C. Chauvin 721 Cascade Terrace Ct Julie C. Chauvin 5/14/22
- 35.
- 36.
- 37.
- 38.
- 39.
- 40.
- 41.
- 42.
- 43.

State of Missouri

County of St. Louis

I, Janet Lynch,

being duly sworn, state that each person whose name appears on this sheet signed his/her name thereto in my presence; I believe that each has stated his/her name and address correctly, and each signer is a voter in the State of Missouri at the address stated by his/her name.

Signature: Janet Lynch

Date: 5-18-22

State of Missouri )  
                                  ) SS.  
County of St. Louis )

Before me personally appeared Janet Lynch who stated upon his/her oath that the foregoing is true and correct to the best of his/her knowledge, information, and belief, all done on this 18 day of May, 2022.

Holly Young  
Notary Public

My Commission Expires: 8/26/23



HOLLY YOUNG  
My Commission Expires  
August 26, 2023  
St. Louis County  
Commission #19937715

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3. That the property described above is located in whole within Unincorporated St. Louis County, Missouri.

PRINT NAME	ADDRESS	SIGNATURE AND DATE
1. Rui Yin	132 Cascade Circle Dr.	Rui Yin 4/25/22
2. ELLER ANDERSON	107 Cascade Circle Dr.	Eller Anderson 4/25/22
3. Lisa Ornellas	601 Cascade Lake Ct	Lisa Ornellas 4-25-22
4. JERRY ORNELLAS	" " " "	Jerry Ornellas 4-25-22
5. Daniel Horst	206 Cascade Terrace Dr.	Daniel Horst 4/25/22
6. Kyle Schneider	200 Cascade Terrace Dr.	Kyle Schneider 4-25-22
7. DAVID SMITH	186 CASCADE CIRCLE DR.	David Smith 4/25/22
8. Angela N Reno	639 Cascade Lake Dr.	Angela N Reno 4/25/22
9. ELLEN MASON	106 Cascade Terrace Dr.	Ellen Mason 4/25/22
10. Kathleen Sagez	174 Cascade Circle Dr.	Kathleen Sagez 4-25-22
11. Emma Gotay	178 Cascade Circle DR	Emma Gotay 4/25/22
12. DONNA SCHMID	124 CASCADE TERRACE DR	Donna Schmid 4/25/22
13. David Landes	186 Cascade Terrace Dr.	David Landes 4/25/22
14. Stephanie Landers	186 CASCADE TERRACE DR.	Stephanie Landers 4/25/22

Print Name

Address

Sign

Date

15. Dan Ludwig 111 Cascade Terrace Dr. Dan Ludwig 4/25/22
16. Thomas Livingstone 128 Cascade Terrace Dr. Tom Livingstone 4/25/22
17. Keith Harris 1164 CASCADE TERRACE DR. Keith Harris 4/15/22
18. Ginger Harris 1164 CASCADE TERRACE DR. Ginger Harris 4/25/22
19. MARK STRIED 630 CASCADE LAKE CT Mark Stried 4/25/22
20. Earline Butler 104 Cascade Circle Dr. Earline Butler 4-25-22
21. Marga Parr 106 Cascade Circle Marga Parr 4.25.22
22. GARY L. PARR 106 CASCADE CIRCLE Gary L. Parr 4-25-22
23. Tamara L. Carmody 109 Cascade Circle Tamara Carmody 4/25/22
24. Jonathan D. Breier 114 Cascade Circle Jonathan D. Breier 4/25/2022 4-25-22
25. Dorothy J White 162 Cascade Circle Dr Dorothy J White 4-25-22
26. Patricia A. Vincent 118 Cascade Circle Dr Patricia Vincent 4.25.22
27. KUITA CASADOUK, 116 Cascade Circle Dr Kuita Casadouk 4-25-22
28. Blanche Dolores Higgins 138 Cascade Terr. Blanche Dolores Higgins 4/25/22
29. Barbara Funke 155 Cascade Terr Barbara Funke 4-25-22
30. Edward G Carmody 109 CASCADE circle dr Edward G Carmody 4/25/22
31. Sheila Rogers 1164 Cascade Circle Dr. Sheila Rogers 4/25/22
32. MARCIO VIEIRA 202 CASCADE TERRACE DR Marcio Vieira 4/25/22
33. Nancy Kuehn 642 Cascade Lake Ct. Nancy Kuehn 4/25-22
34. Kathy Kroening 623 Cascade Lake Ct Kathy Kroening 4/25/22
35. Emma Kroening 623 Cascade Lake Ct. Emma Kroening 4/25
36. Pamela Zollner 618 Cascade Lake Ct Pamela Zollner 4/25
37. Timothy Kirschbaum 166 Cascade Circle Timothy Kirschbaum 4/25/22
38. Bill Barnett 701 Cascade Terrace Court Bill Barnett 4/25/22
39. KRIS MEYER 144 Cascade Circle Dr. Kris Meyer 4.25.22
40. Lin Li 611 Cascade Lake Ct. Lin Li 4/25/22
41. Andrew Reno 639 Cascade Lake Ct Andrew Reno 4/25/22
42. Inkee Jeon 156 Cascade Circle Dr. Inkee Jeon 4/25/22
43. Jeffrey Landes 186 Cascade Terrace Dr. Jeffrey Landes 5/3/22

State of Missouri

County of St. Louis

*Janet Lynch*

I, \_\_\_\_\_, being duly sworn, state that each person whose name appears on this sheet signed his/her name thereto in my presence; I believe that each has stated his/her name and address correctly, and each signer is a voter in the State of Missouri at the address stated by his/her name.

Signature:

*Janet Lynch*  
*5-18-22*

Date:

State of Missouri )  
                                  ) SS.  
County of St. Louis )

Before me personally appeared *Janet Lynch* who stated upon his/her oath that the foregoing is true and correct to the best of his/her knowledge, information, and belief, all done on this *18* day of *May*, 202*2*.

*Holly Young*

Notary Public

My Commission Expires:

*8/26/23*



HOLLY YOUNG  
My Commission Expires  
August 26, 2023  
St. Louis County  
Commission #19937715

### Verified Petition for a Simplified Boundary Change (Cascades 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 95 dwelling units (52 single-family homes, 43 multi-family homes) on Cascade Lake Court, Cascade Circle Drive, Cascade Terrace Drive, and Cascade Terrace Court. It is accessed through the city of Ballwin via Big Bend Road and Ries Road and it is bounded by Ballwin to the north. 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 Cascades 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. Christina Costello	134 Cascade Terr	<i>Christina Costello</i> 4-25-22
2. DONALD L. HIGGINS	138 Cascade Terrace	<i>Donald Higgins</i> 4-25-22
3. Robert Krick	164 Cascade Circle Dr	<i>Robert Krick</i> 4-25-22
4. DORA ARRAMORA	152 Cascade Cir Dr	<i>Dora Arramora</i> 4-25-22
5. Anthony Dietz	622 Cascade Lake Dr.	<i>Anthony Dietz</i> 4/25/22
6. IARA M. VEIRA	202 Cascade Terrace Dr	<i>Iara M. Veira</i> 4-25-22
7. Michelle King	108 Cascade Terrace Dr	<i>Michelle P. King</i> 4-25-22
8. Chibuzor Nwotaka-Sansbury	705 Cascade Terr Ct	<i>Chibuzor Nwotaka-Sansbury</i> 4-25-22
9. SCOTT KEDENUNG	623 CASCADE LAKE CT.	<i>Scott Kedenung</i> 4-25-22
10. Rebecca Vogele	168 Cascade Terr. Drive.	<i>Rebecca Ann Vogele</i> 4-25-22
11. Renee Kirschbaum	166 Cascade Circle Dr.	<i>Renee Kirschbaum</i> 4-25-22
12. MICHAEL DUALIDADGAR	643 CASCADE LAKE CT	<i>Michael Dualidadgar</i> 4-25-2022
13. Craig Lundin	144 Cascade Circle Dr.	<i>Craig Lundin</i> 4-25-22
14. ZHIQIANG XH	611 Cascade Lake CT	<i>Zhiqi Xh</i> 4-25-22

- 15. Beth Stried 630 Cascade Lake Dr. Beth Stried 5/5/22
- 16. PANAGIOTA HUNT 634 Cascade Lake Dr. P. Hunt 5/5/22
- 17. Ellie Hunt 634 Cascade Lake Dr. Ellie Hunt 5/5/22
- 18. Lynn Hunt 634 Cascade Lake Dr. Lynn Hunt 5/5/22
- 19. MICHAEL J. SCHMID 124 CASCADE TERRACE DR. Michael J. Schmid 5/5/2022
- 20. EMILY XU 611 CASCADE LAKE DR. Emily Xu 5/13/22

- 21. \_\_\_\_\_
- 22. \_\_\_\_\_
- 23. \_\_\_\_\_
- 24. \_\_\_\_\_
- 25. \_\_\_\_\_
- 26. \_\_\_\_\_
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- 28. \_\_\_\_\_
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- 31. \_\_\_\_\_
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- 33. \_\_\_\_\_
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- 35. \_\_\_\_\_
- 36. \_\_\_\_\_
- 37. \_\_\_\_\_
- 38. \_\_\_\_\_
- 39. \_\_\_\_\_
- 40. \_\_\_\_\_
- 41. \_\_\_\_\_
- 42. \_\_\_\_\_
- 43. \_\_\_\_\_



**Verified Petition for a Simplified Boundary Change (Cascades 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 95 dwelling units (52 single-family homes, 43 multi-family homes) on Cascade Lake Court, Cascade Circle Drive, Cascade Terrace Drive, and Cascade Terrace Court. It is accessed through the city of Ballwin via Big Bend Road and Ries Road and it is bounded by Ballwin to the north. 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 Cascades 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. CLAUDETTE THOMPSON	105 Cascade Cir Dr	Claudette Thompson 5/1/22
2. WILLIAM THOMPSON	105 CASCADE CIR	William Thompson 5-1-22
3. JULIA BRUND	190 CASCADE CIRCLE DR	Julia Brund 5-1-22
4. STEVEN M. BOWEN	190 CASCADE CIRCLE DR	Steven Bowen 5-1-22
5. JANDRA A. RAMSEY	103 CASCADE CIRCLE DR	Jandra Ramsey 5/1/22
6. LARRY W. RAMSEY	103 CASCADE CIRCLE DR	Larry Ramsey 5/1/22
7. SHELLEY KETSENBURG	176 CASCADE CIRCLE DR	Shelley Ketsenburg 5/1/22
8. Amber Tompkins	128 Cascade Cir Dr	Amber Tompkins 5/2/22
9. Paul Tompkins (Anthony)	128 Cascade Cir Dr	Paul Tompkins 5/2/22
10. Phillip Ketsenburg	176 Cascade Circle Dr	Phillip Ketsenburg 5/6/22
11.		
12.		
13.		
14.		

## 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 Cascades 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.



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

---

AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF BALLWIN, MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED HEREIN AND REFERRED TO AS "CASCADES 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 "Cascades Subdivision" in the City of Ballwin's Annexation Map Plan submitted to the St. Louis County Boundary Commission, hereinafter referred to as "Cascades Subdivision"; and

WHEREAS, the area proposed to be transferred, referred to as "Cascades 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 "Cascades 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 "Cascades 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 Cascades 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 Cascades Subdivision;
- e) Present level of major services provided by the City and St. Louis County and proposed to be provided to the Cascades Subdivision;
- f) Proposed time schedule for the provision of services to Cascades 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 Cascades Subdivision; and
- l) Effective date of the proposed transfer.

Section 3. The City is well prepared to effectuate the simplified boundary change of the Cascades 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.

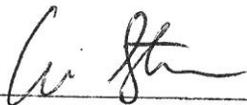
Section 4. This ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this 27 day of June, 2022.

  
TIM POGUE, MAYOR

APPROVED this 27 day of June, 2022.

  
TIM POGUE, MAYOR

ATTEST:   
ERIC STERMAN, CITY ADMINISTRATOR



June 16, 2022

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

Re: Cascades 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. Salem in Ballwin United Methodist Church  
14825 Manchester Rd.  
Ballwin, MO 63011
2. Ballwin Golf Course and Events Center  
333 Holloway Rd.  
Ballwin, MO 63011
3. Woerther Elementary School  
314 New Ballwin Rd.  
Ballwin, MO 63021

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Stermann', is written over a light blue horizontal line.

Eric Stermann  
City Administrator  
City of Ballwin, MO

June 28, 2022

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

RE: Cascades 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 Cascades Subdivision. Based upon my review of the annexation proposal for Cascades 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 16, 2022

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

Re: Cascades Subdivision Annexation Area

Dear Commission Members:

In accordance with St. Louis County Boundary Commission Rules:

The entire Cascades 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 black ink, appearing to read 'Eric Serman', is written over the word 'Sincerely,'.

Eric Serman  
City Administrator  
City of Ballwin, MO



**PUBLIC HEARING**  
**City of Ballwin, Missouri**  
\_\_\_\_\_, 2022

The Boundary Commission of St. Louis County, Missouri will hold a public hearing at \_\_\_\_\_ A.M./P.M. on \_\_\_\_\_, 2022 at \_\_\_\_\_, to discuss the annexation of Cascades 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 being part of the East half of the Southwest quarter of Section 11, Township 44 North – Range 4 East, St. Louis County, Missouri, and being more particularly described as follows: Beginning at the intersection of the East line of Ries Road, 30 foot wide, with the South line of Oak Street, 60 foot wide, thence Eastwardly along the said South line of Oak Street, 60 foot wide, North 89 degrees 09 minutes 17 seconds East 1,241.96 feet to a point; thence South 01 degree 09 minute 39 seconds West 318.98 feet to a point; thence South 27 degrees 09 minutes 23 seconds West 1,049.33 feet to a point on the North line of the property conveyed to Warner Amex Cable Communications of St. Louis, Inc. as described in the deed recorded in Book 7399, page 1868 of the St. Louis County records; thence Westwardly along the North line of the Warner Amex Cable Communications of St. Louis, Inc. property South 80 degrees 37 minutes 23 seconds West 770.50 feet to a point on the East line of aforesaid Ries Road, 30 foot wide; thence Northwardly along said Est line North 00 degrees 09 minutes 19 seconds East 1,354.80 feet to the point of beginning and containing 31.155 acres according to calculations by Volz Engineering & Surveying, Inc. May 7, 1985.”

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 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 being part of the East half of the Southwest quarter of Section 11, Township 44 North – Range 4 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the East line of Ries Road, 30 foot wide, with the South line of Oak Street, 60 foot wide, thence Eastwardly along the said South line of Oak Street, 60 foot wide, North 89 degrees 09 minutes 17 seconds East 1,241.96 feet to a point; thence South 01 degree 09 minute 39 seconds West 318.98 feet to a point; thence South 27 degrees 09 minutes 23 seconds West 1,049.33 feet to a point on the North line of the property conveyed to Warner Amex Cable Communications of St. Louis, Inc. as described in the deed recorded in Book 7399, page 1868 of the St. Louis County records; thence Westwardly along the North line of the Warner Amex Cable Communications of St. Louis, Inc. property South 80 degrees 37 minutes 23 seconds West 770.50 feet to a point on the East line of aforesaid Ries Road, 30 foot wide; thence Northwardly along said East line North 00 degrees 09 minutes 19 seconds East 1,354.80 feet to the point of beginning and containing 31.155 acres according to calculations by Volz Engineering & Surveying, Inc. May 7, 1985.”

EXHIBIT A

**VOLZ ENGINEERING & SURVEYING, INC.**

10849 INDIAN HEAD INDUSTRIAL BLVD.  
ST. LOUIS, MISSOURI 63132

ROBERT H. VOLZ  
GLENN E. FOLGARD  
CARL F. LUKEK

PHONE (314) 426-6212

May 7, 1985

TES

RE: Cascades, Entire Property  
Exhibit A  
83-0948

A tract of land being part of the East half of the Southwest quarter of Section 11, Township 44 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the East line of Ries Road, 30 foot wide, with the South line of Oak Street, 60 foot wide, thence Eastwardly along the said South line of Oak Street, 60 foot wide, North 89 degrees 09 minutes 17 seconds East 1,241.96 feet to a point; thence South 01 degree 09 minutes 39 seconds West 318.98 feet to a point; thence South 27 degrees 09 minutes 23 seconds West 1,049.33 feet to a point on the North line of property conveyed to Warner Amex Cable Communications of St. Louis, Inc. as described in the deed recorded in Book 7399, page 1868 of the St. Louis County records; thence Westwardly along the North line of said Warner Amex Cable Communications of St. Louis, Inc. property South 80 degrees 37 minutes 23 seconds West 770.50 feet to a point on the East line of aforesaid Ries Road, 30 foot wide; thence Northwardly along said East line North 00 degrees 09 minutes 19 seconds East 1,354.80 feet to the point of beginning and containing 31.155 acres according to calculations by Volz Engineering & Surveying, Inc. May 7, 1985.

500\*7770 FILE 1125

ELBRING SURVEYING COMPANY A SUBSIDIARY (314) 426-1530



June 16, 2022

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

Re: Cascades 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.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Sterman', is written over the word 'Sincerely,'.

Eric Sterman  
City Administrator  
City of Ballwin, MO

73277807	SHAFFER	LINDA	CHRISTINE	7/14/1971	102	CASCADE CIRCLE	DR
752010249	SHAFFER	EMMA	CHRISTINE	12/11/2001	102	CASCADE CIRCLE	DR
✓ 73394505	RAMSEY	SANDRA	ANN	6/26/1948	103	CASCADE CIRCLE	DR
✓ 751495755	RAMSEY	LARRY	WAYNE	3/2/1949	103	CASCADE CIRCLE	DR
✓ 73001263	BUTLER	EARLINE		6/30/1947	104	CASCADE CIRCLE	DR
✓ 73232457	THOMPSON	WILLIAM		4/22/1928	105	CASCADE CIRCLE	DR
✓ 73232491	THOMPSON	CLAUDETTE		1/28/1933	105	CASCADE CIRCLE	DR
✓ 752303514	PARR	MARGA	LYNN	4/13/1952	106	CASCADE CIRCLE	DR
✓ 752303512	PARR	GARY	LEE	2/17/1955	106	CASCADE CIRCLE	DR
✓ 73066586	ANDERSON	ELLEN	L	10/31/1949	107	CASCADE CIRCLE	DR
✓ 73232551	ANDERSON	AMY	E	10/1/1970	107	CASCADE CIRCLE	DR
✓ 73580776	CARMODY	EDWARD		4/10/1958	109	CASCADE CIRCLE	DR
✓ 73233150	CARMODY	TAMARA	LYNN	9/22/1959	109	CASCADE CIRCLE	DR
✓ 750926447	BREIER	JONATHAN	DANIEL	2/18/1969	114	CASCADE CIRCLE	DR
✓ 751856568	CASANOVA	ANITA		1/19/1948	116	CASCADE CIRCLE	DR
✓ 73348226	VINCENT	PATRICIA	A	10/18/1939	118	CASCADE CIRCLE	DR
✓ 58802695	TOMPKINS	ANTHONY	P	5/2/1974	128	CASCADE CIRCLE	DR
✓ 58835177	TOMPKINS	AMBER	L	12/25/1979	128	CASCADE CIRCLE	DR
✓ 751296385	YIN	RUI		2/14/1964	132	CASCADE CIRCLE	DR
750630491	PUNSALAN	NORMA		2/20/1944	140	CASCADE CIRCLE	DR
752299871	SANTILLAN	PEDRO	SANTOS	3/16/1973	140	CASCADE CIRCLE	DR
794550	SANTILLAN	MIGNON		12/8/1973	140	CASCADE CIRCLE	DR
819508	MEYER	KRIS	PAULE	10/18/1978	144	CASCADE CIRCLE	DR
✓ 751905537	LUNDIN	CRAIG	WILLIAM	7/29/1984	144	CASCADE CIRCLE	DR
✓ 752259373	AVRAMOVA	DORA	SLAVOVA	11/7/1972	152	CASCADE CIRCLE	DR
✓ 751367420	JEON	MIRA		5/13/1959	156	CASCADE CIRCLE	DR
751599725	JEON	INKEE		3/4/1986	156	CASCADE CIRCLE	DR
751930616	LEE	YEUN	A	1/1/1992	156	CASCADE CIRCLE	DR
✓ 73265112	WHITE	DOROTHY	JANE	10/13/1952	162	CASCADE CIRCLE	DR
✓ 751794851	ROGERS	SHEILA	MARIE	8/16/1946	164	CASCADE CIRCLE	DR
✓ 751736085	KRICK	ROBERT	MICHAEL	1/28/1948	164	CASCADE CIRCLE	DR
✓ 752200881	KIRSCHBAUM	TIMOTHY	DUJANE	5/12/1956	166	CASCADE CIRCLE	DR
✓ 752193592	KIRSCHBAUM	RENEE	THERESE	8/25/1958	166	CASCADE CIRCLE	DR
750840708	FARWELL	MEGAN		5/21/1993	171	CASCADE CIRCLE	DR

✓ 73255556 SAGEZ	KATHLEEN	R	4/21/1952	174	CASCADE CIRCLE	DR
✓ 73109166 KETSENBURG	SHELLY	ANN	8/5/1964	176	CASCADE CIRCLE	DR
✓ 751161657 KETSENBURG	PHILLIP	GREGORY	7/4/1995	176	CASCADE CIRCLE	DR
✓ 73579967 GOTAY	EMMA	P	5/5/1930	178	CASCADE CIRCLE	DR
72934121 GOTAY	LINDA	C	9/16/1966	180	CASCADE CIRCLE	DR
751809902 BELISLE	SOFIA		1/12/2000	180	CASCADE CIRCLE	DR
✓ 73186390 SMITH	DAVID	MCLEOD	8/5/1969	186	CASCADE CIRCLE	DR
✓ 11983124 BOWEN	STEVEN	MICHAEL	2/24/1969	190	CASCADE CIRCLE	DR
✓ 46617058 BRUNO	JULIA	BECKWITH	7/13/1970	190	CASCADE CIRCLE	DR
✓ 73163347 ORNELLAS	JERRY	L	8/12/1963	601	CASCADE LAKE	CT
✓ 73506154 ORNELLAS	LISA	ANN	10/13/1964	601	CASCADE LAKE	CT
751367096 ORNELLAS	ANDREW	JOSEPH	6/13/1997	601	CASCADE LAKE	CT
✓ 751078329 ELLIOTT	DORA		2/18/1963	610	CASCADE LAKE	CT
✓ 750512523 XU	ZHIQIANG		7/22/1963	611	CASCADE LAKE	CT
✓ 750450860 LI	LIN		7/26/1963	611	CASCADE LAKE	CT
750505462 XU	XIAORAN		10/27/1990	611	CASCADE LAKE	CT
✓ 751810549 XU	EMILY	AILIN	2/14/2000	611	CASCADE LAKE	CT
✓ 73625795 ZOELLNER	RICHARD	A	1/21/1961	618	CASCADE LAKE	CT
✓ 73668089 ZOELLNER	PAMELA	GAIL	4/10/1961	618	CASCADE LAKE	CT
✓ 752028930 ZOELLNER	AARON	RUSSELL	5/15/2002	618	CASCADE LAKE	CT
✓ 73232354 DIETZ	ANTHONY	SCOTT	6/22/1987	622	CASCADE LAKE	CT
73668049 BUCHHEIT	KIMBERLY	ANNE	1/22/1988	622	CASCADE LAKE	CT
✓ 769591 KROENUNG	KATHLEEN	ANN	2/25/1970	623	CASCADE LAKE	CT
✓ 73417493 KROENUNG	SCOTT	M	11/19/1970	623	CASCADE LAKE	CT
✓ 751825568 KROENUNG	EMMA	KATHLEEN	2/16/2000	623	CASCADE LAKE	CT
✓ 752095047 KROENUNG	JOSHUA	SCOTT	6/27/2002	623	CASCADE LAKE	CT
750557094 LI	JIANG		6/12/1957	626	CASCADE LAKE	CT
750549045 LI	MARIE		10/12/1960	626	CASCADE LAKE	CT
750620168 LI	MOYANG		3/30/1989	626	CASCADE LAKE	CT
751570285 LI	JOHN		11/7/1998	626	CASCADE LAKE	CT
✓ 750110067 STRIED	ELIZABETH	ANN	10/6/1974	630	CASCADE LAKE	CT
✓ 46581852 STRIED	MARK	A	5/31/1976	630	CASCADE LAKE	CT
✓ 750805474 HUNT	PANAGIOTA		11/13/1968	634	CASCADE LAKE	CT
✓ 73278803 HUNT	LYNN	DEFOREST	10/22/1969	634	CASCADE LAKE	CT

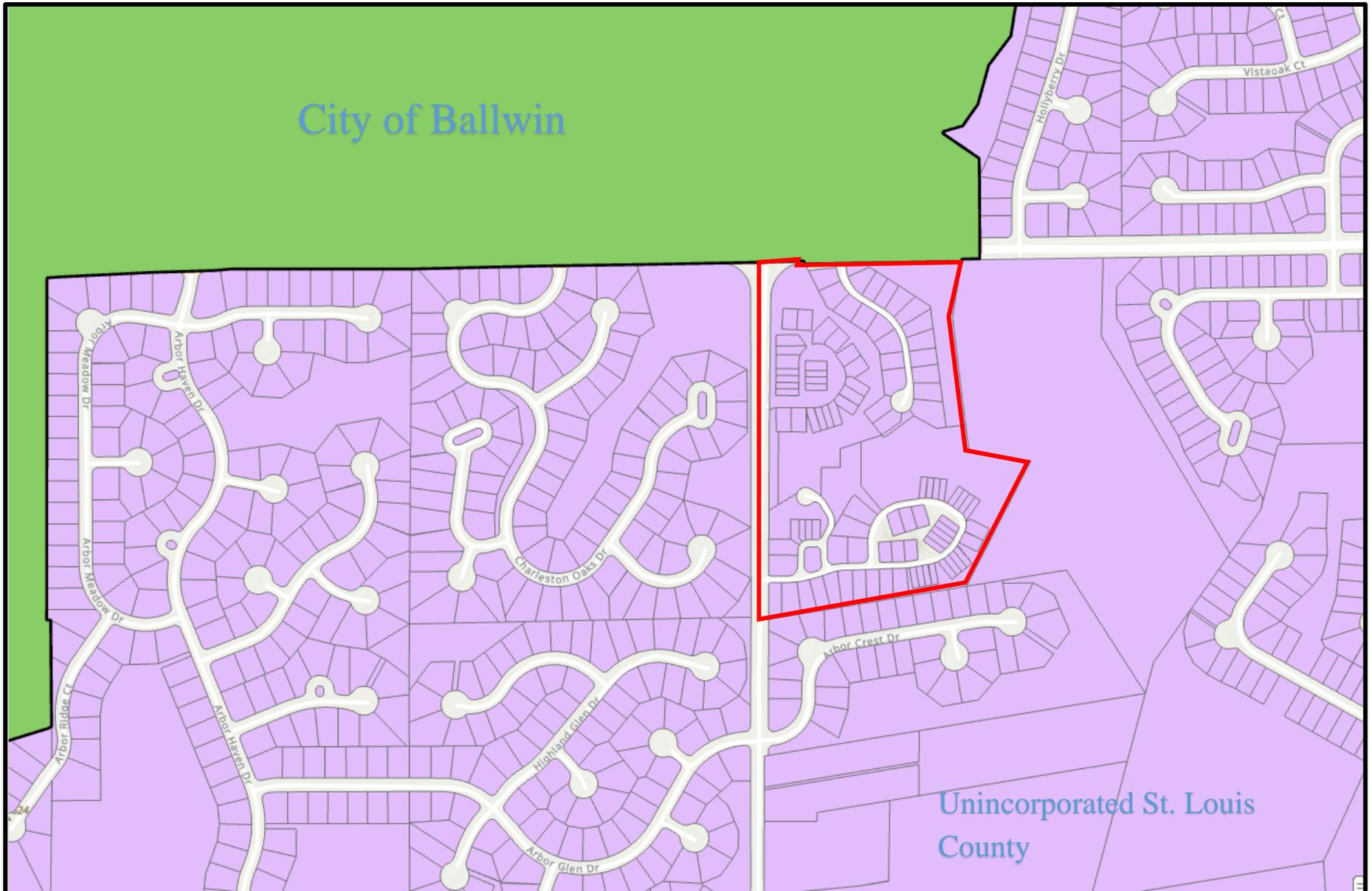
✓ 751875241 HUNT	ELIZABETH	EVANGELIA	7/20/2000	634	CASCADE LAKE	CT
✓ 752262214 HUNT	ALEXIOS	PANAGIOTIS	3/11/2003	634	CASCADE LAKE	CT
✓ 73371754 RENO	ANGELA	NICOLE	2/21/1985	639	CASCADE LAKE	CT
✓ 15894903 RENO	ANDREW	DALE	4/10/1985	639	CASCADE LAKE	CT
✓ 73510210 KUEHN	NANCY	C	2/19/1948	642	CASCADE LAKE	CT
750915651 CHAVEZ	JACQUELINE		9/28/1964	642	CASCADE LAKE	CT
✓ 13107537 DUVALD ADRIAN	MICHAEL	VINCENT	11/25/1948	643	CASCADE LAKE	CT
✓ 73105336 LODES	JESSICA	A	7/9/1979	646	CASCADE LAKE	CT
✓ 751998305 LODES	ANDREW	DYLAN	2/8/2002	646	CASCADE LAKE	CT
✓ 73262615 SCHMIDT	ELIZABETH	M	5/21/1982	647	CASCADE LAKE	CT
460010189 WEBER	BRIANNE	ELIZABETH	4/5/1981	104	CASCADE TERRACE	DR
✓ 702461 KING	MICHELLE	P	8/24/1961	108	CASCADE TERRACE	DR
✓ 73047563 LUDWIG	DANIEL	BARRY	8/14/1957	111	CASCADE TERRACE	DR
✓ 73251491 LUDWIG	MICHELLE	C	5/17/1966	111	CASCADE TERRACE	DR
✓ 751957101 LUDWIG	MAX	DAVID	7/23/2001	111	CASCADE TERRACE	DR
73621923 ADAIR-KIRK	TRACY	LYNN	3/20/1969	115	CASCADE TERRACE	DR
751385163 KIRK	JESSICA	MARIE	8/27/1997	115	CASCADE TERRACE	DR
✓ 72954772 ELKIN	BERNARD	E	5/6/1967	119	CASCADE TERRACE	DR
✓ 73533352 SCHMID	DONNA	KAY	9/6/1946	124	CASCADE TERRACE	DR
✓ 73579999 SCHMID	MICHAEL	JOSEPH	7/16/1977	124	CASCADE TERRACE	DR
72931708 MCKIRGAN	MARGUERITE	C	1/3/1936	126	CASCADE TERRACE	DR
✓ 73602603 LIVINGSTONE	THOMAS	FRANCIS	3/6/1961	128	CASCADE TERRACE	DR
✓ 794548 ELLIOTT	BRENDA	MARGARET	8/16/1952	132	CASCADE TERRACE	DR
✓ 73301899 ELLIOTT	DUDE	JAMES	12/17/1981	132	CASCADE TERRACE	DR
✓ 702227 COSTELLO	CHRISTINA	MARIE	8/24/1972	134	CASCADE TERRACE	DR
✓ 73346593 BLAES	KYLE		5/8/1987	136	CASCADE TERRACE	DR
✓ 750639292 HIGGINS	DONALD	LEE	11/4/1943	138	CASCADE TERRACE	DR
✓ 750640305 HIGGINS	BLANCHE	D	6/26/1944	138	CASCADE TERRACE	DR
750845614 FARZAM	ABDUL	HAMID	5/5/1957	144	CASCADE TERRACE	DR
781051 FARZAM	MALIHA		6/15/1973	144	CASCADE TERRACE	DR
✓ 73066718 VERCH	VALERIE	ORA	12/20/1976	148	CASCADE TERRACE	DR
✓ 73575987 CONAVAY	CYNTHIA	POTTER	9/2/1954	149	CASCADE TERRACE	DR
✓ 750745023 CONAVAY	CHRISTOPHER	WILLIAM	7/31/1992	149	CASCADE TERRACE	DR
✓ 751174749 CONAVAY	NATHANAEAL	WALTER	9/21/1995	149	CASCADE TERRACE	DR

73001342	PUPELLMANN	GALE	ANN	3/26/1958	151	CASCADE TERRACE	DR
73510302	KENNEDY	MICHAEL	GELNNON	4/29/1969	151	CASCADE TERRACE	DR
73182071	RABE	JANET	J	8/12/1971	153	CASCADE TERRACE	DR
750830697	MOHRMANN	WYATT	STEVEN	1/21/1993	154	CASCADE TERRACE	DR
73112787	FUNKE	BARBARA		12/5/1954	155	CASCADE TERRACE	DR
73552243	HARRIS	KEITH	MATTHEW	6/29/1963	164	CASCADE TERRACE	DR
73482498	HARRIS	GINGER	LEA	2/2/1964	164	CASCADE TERRACE	DR
73070572	MASON	ELLEN	J	4/28/1965	166	CASCADE TERRACE	DR
73043629	VOGELE	REBECCA	ANN	4/28/1959	168	CASCADE TERRACE	DR
751866263	ASCHOFF	PATRICIA	ANNE	4/19/1961	170	CASCADE TERRACE	DR
751459955	GARAGIOLA	GRANT	WILLIAM	12/30/1992	171	CASCADE TERRACE	DR
46665162	RICHTER	MICHELE	MARGARET	8/13/1973	174	CASCADE TERRACE	DR
752248413	RICHTER	CLAYTON	PATRICK	11/9/2002	174	CASCADE TERRACE	DR
752311126	CHUNODKAR	APURVA	ARVIND	2/22/1984	178	CASCADE TERRACE	DR
752310402	CHUNODKAR	CALLIE	ELYSE	3/10/1986	178	CASCADE TERRACE	DR
73263813	BRIGGS	MATTHEW	J	10/14/1981	182	CASCADE TERRACE	DR
72978845	BRIGGS	KAREN	M	2/21/1983	182	CASCADE TERRACE	DR
72931804	HYDE	GAIL	FRANCES	11/27/1942	185	CASCADE TERRACE	DR
73649182	HYDE	JAMES	EDWARD	12/8/1952	185	CASCADE TERRACE	DR
751511719	LAWSON	TIMOTHY	MOSES	10/18/1973	185	CASCADE TERRACE	DR
73325184	LAWSON	HANNAH	G	5/11/1983	185	CASCADE TERRACE	DR
72954775	LANDES	DAVID	A	1/26/1951	186	CASCADE TERRACE	DR
73089634	LANDES	MARY	J	9/20/1956	186	CASCADE TERRACE	DR
800114	LANDES	JEFFREY	AARON	11/6/1989	186	CASCADE TERRACE	DR
750718079	LANDES	STEPHANIE	ANN	7/15/1991	186	CASCADE TERRACE	DR
750865498	LANDES	MATTHEW	JAMES	9/9/1993	186	CASCADE TERRACE	DR
751713734	KOIRALA PHILLIPS	SAREEMA		11/27/1988	190	CASCADE TERRACE	DR
750411304	PHILLIPS	ALEXANDER	JOSEPH	3/27/1989	190	CASCADE TERRACE	DR
751352560	HEDTKAMP	ANN	MARIE	6/18/1986	191	CASCADE TERRACE	DR
73575647	MUELLER	SEAN	CHRISTOPHER	12/25/1987	191	CASCADE TERRACE	DR
73302521	SATTAZAHN	RENEE	CHRISTINE	10/23/1969	194	CASCADE TERRACE	DR
751316130	VIEIRA	IARA	MENEGAZZO	12/16/1964	202	CASCADE TERRACE	DR
751315582	VIEIRA	MARCIO		10/24/1974	202	CASCADE TERRACE	DR
73631965	HORST	DANIEL	PATRICK	8/21/1979	206	CASCADE TERRACE	DR

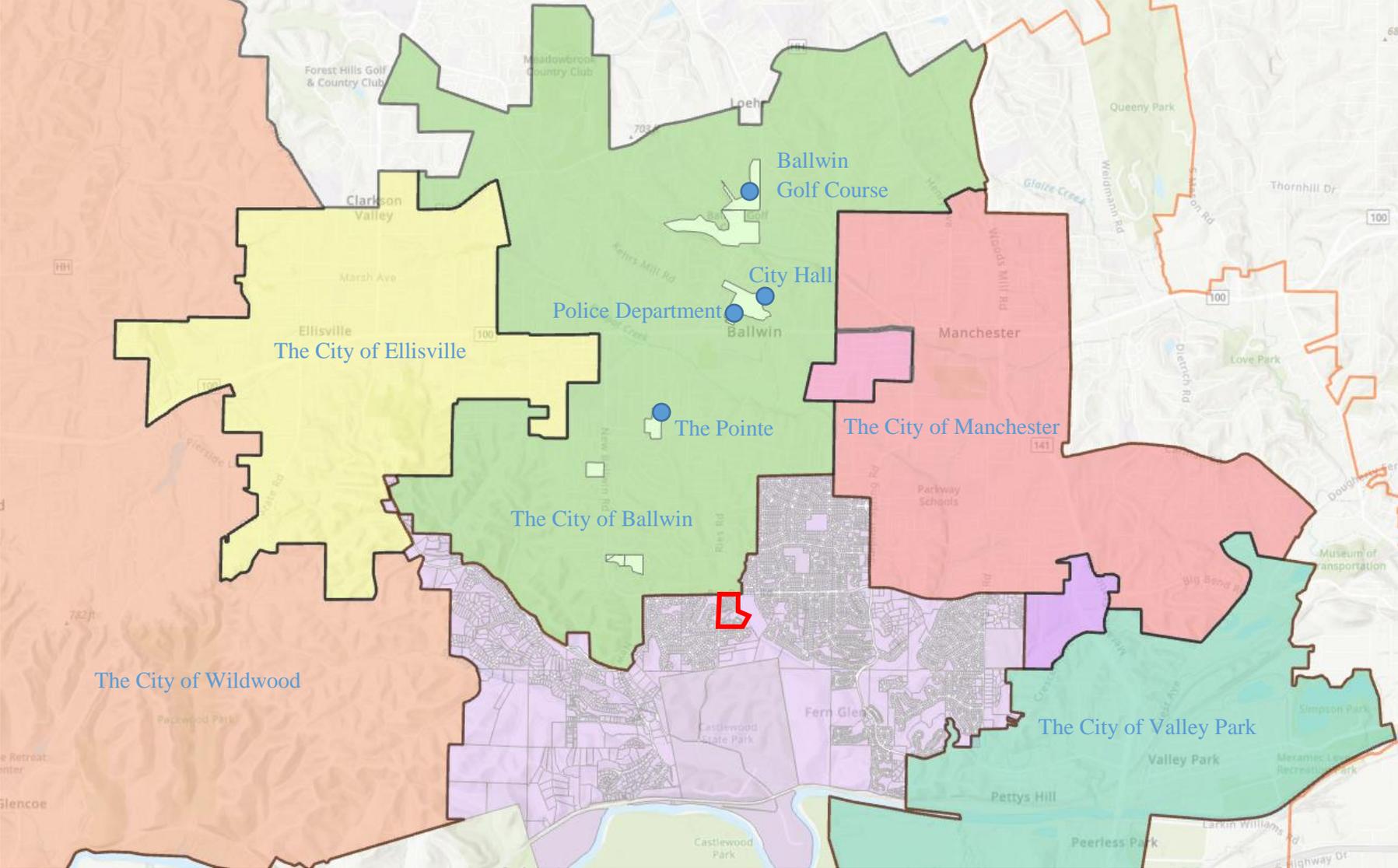
✓ 46674223 SCHNEIDER	KYLE	MARTIN	10/12/1985	206	CASCADE TERRACE	DR
✓ 73232488 BARNETT	BILLY	EUGENE	7/23/1958	701	CASCADE TERRACE	CT
✓ 73283473 NWOKA-SANSBURY	CHIBUZOR	I	12/9/1958	705	CASCADE TERRACE	CT
✓ 73209444 SPOTANSKI	NANCY	ANN	11/11/1956	715	CASCADE TERRACE	CT
✓ 750680290 GEGG	MINDY	L	11/3/1978	715	CASCADE TERRACE	CT
✓ 72954877 HOGLAND	NANCY	GAIL	1/26/1960	717	CASCADE TERRACE	CT
✓ 751624913 MOURTON	WESLEY	C	10/29/1998	717	CASCADE TERRACE	CT
✓ 751870873 MOURTON	ANDREW	WEBSTER	10/27/2000	717	CASCADE TERRACE	CT
✓ 73089652 CHAUVIN	JULIE	C	4/30/1969	721	CASCADE TERRACE	CT

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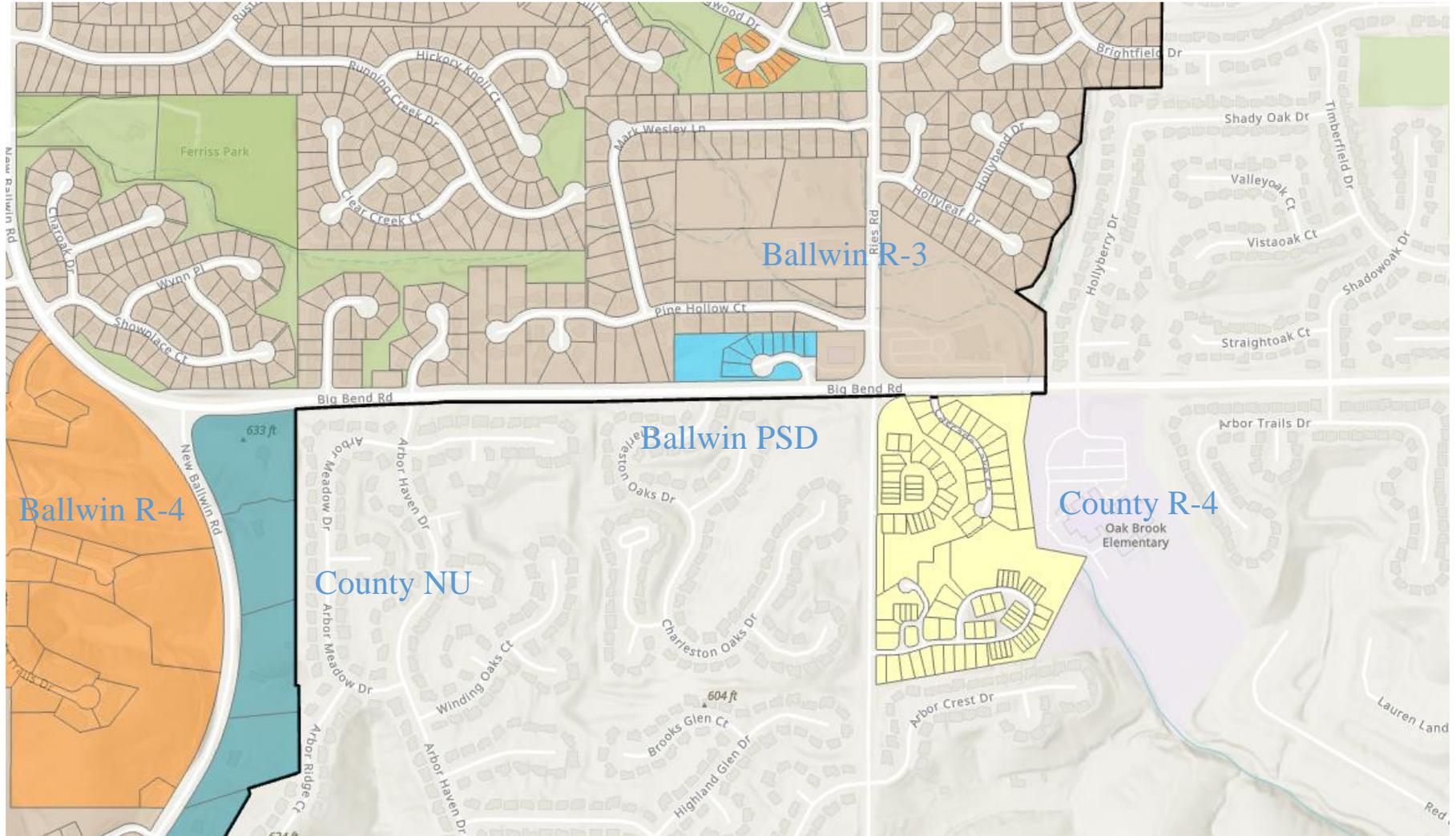
# Appendix A: Map of Area to be Annexed: Cascades Subdivision



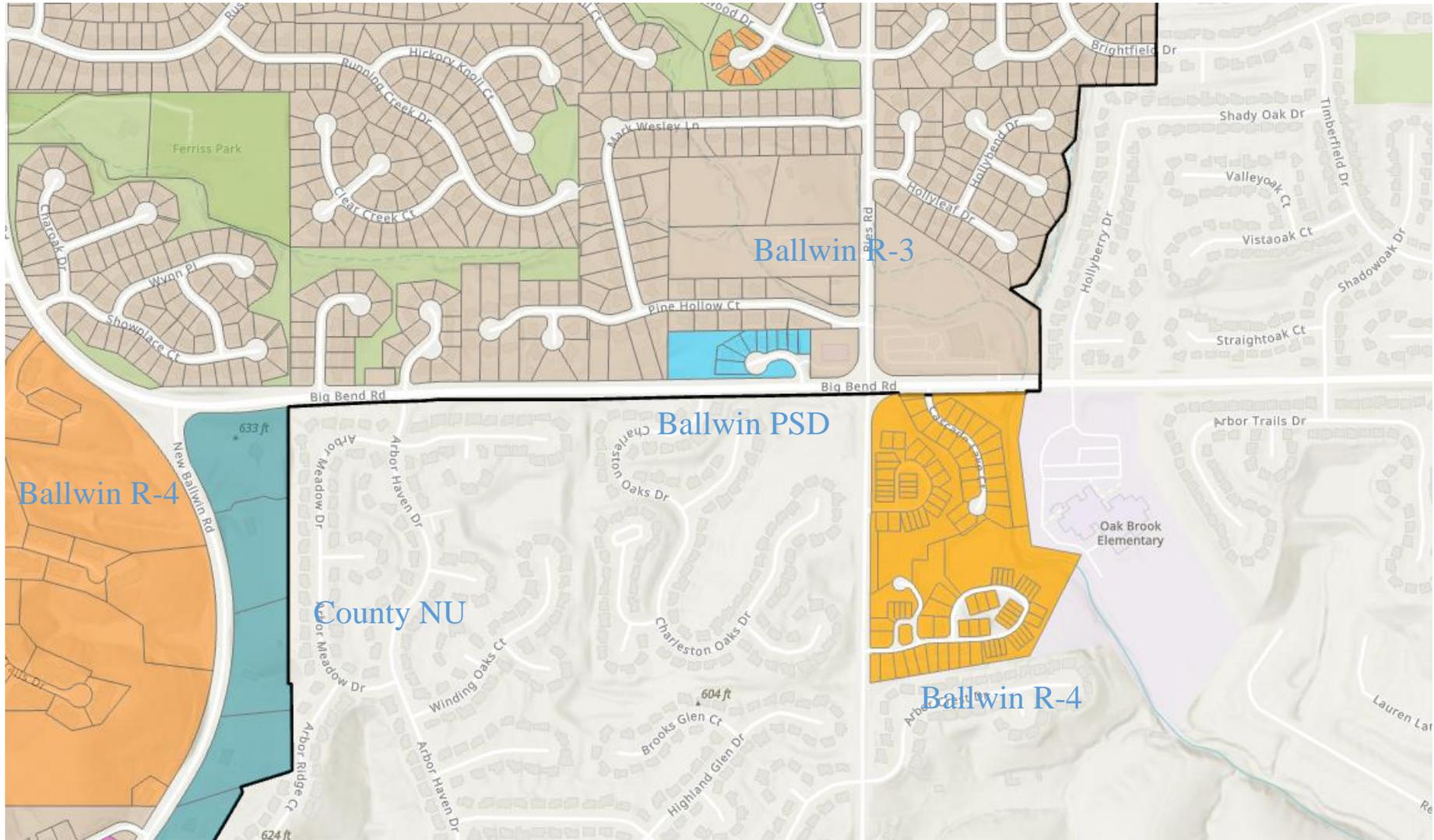
# Appendix B: Map of Area Surrounding Cascades Subdivision



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



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



# Appendix D: 2018 Annexation Map Overlap

