

BOUNDARY COMMISSION
ST. LOUIS COUNTY, MISSOURI
MEETING MINUTES

November 18, 2025

ROLL CALL

Commissioners Present: Will Lauber (via Zoom), Tom Mooney, Ann Pluemer (by proxy), Steve O'Rourke George Riddick (arrived at 6:41 via Zoom), Tom Schneider and Ben Uchitelle (by Zoom).

Commissioners Absent: Stephanie Robinson

Commission Staff Present: Michelle Dougherty, Executive Director
Mike Hart, Legal Counsel

Others present:

Joel Hensley (via Zoom), St. Louis County Dept of Planning.

Eric Serman, Lynn Sprick of the City of Ballwin.

Kyle Cronin with Curtis, Heinz, Garrett, & O'Keefe law firm on behalf of Ballwin.

Karl & Sheila Vassel, trustees of Arbor Trails Subdivision

Chairman Mooney called the meeting to order at 6:30 p.m. One proxy, assigned by Ann Pluemer to Steve O'Rourke, was accepted. The meeting was in the first-floor board room at 401 North Lindbergh Boulevard, St. Louis, Missouri 63141.

ROLL IS CALLED – QUORUM DECLARED

Roll was called and a quorum declared by Ms. Dougherty.

APPROVE AGENDA

Mr. Schneider made a motion to approve the agenda. Mr. O'Rourke seconded the motion.

Voice vote: Ayes, All. Nays, None. *The motion passed.*

APPROVE MINUTES

Mr. Uchitelle made a motion to approve the minutes of October 28, 2025. Mr. Schneider seconded the motion. Voice vote: Ayes, 6. Nays, None. Abstentions, 1. *The motion passed.*

APPROVE PUBLIC HEARING TRANSCRIPTS FOR BC2501 AND BC2502

Mr. Schneider made a motion to approve the public hearing transcripts for BC2501 and BC2502. Mr. Uchitelle seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

Mr. O'Rourke noted there was an error in the Public Hearing transcript attendance record for BC2501. He was not listed as being in attendance when he was. Ms. Dougherty apologized for that error. Mr. O'Rourke made a motion to amend public hearing transcript for BC2501 to reflect his attendance. Mr. Lauber seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

REPORTS

Ms. Dougherty stated she didn't have much to add to the report that was in the packet. She said she would be mailing the County report and the additional documentation provided by Ballwin at this meeting to the Commissioners who were absent or attended via Zoom. Mr. Uchitelle inquired about the substance of the County's report. Ms. Dougherty suggested they speak about the content during that portion of the agenda.

Chairman Mooney asked for clarification relating to the ethernet cable issues at the office. Ms. Dougherty explained that the contractor lumped all the wires together and the labels on the wires don't match the labels on the wall ports. She has brought this to AAO's attention. She assured the Commission she has wireless internet just not able to use the ethernet.

PUBLIC COMMENTS

Mr. Sterman, Ballwin's City Manager, responded to the questions that had arisen from the public hearings: whether the school district was truly supportive of the proposal or not. He shared that Ballwin was able to get confirmation from the president of the school board and distributed the letter to those at the meeting. He also explained that Ballwin had responded to some of the points that were raised at the hearing in a letter they had sent the Commission. He stated he had spoken with Mr. Hensley but had not seen the County's report. He said if the County wished for Ballwin to take a portion of Ries Road that abuts Arbor Crest Subdivision for BC2501, they would be happy to do so. He stated he saw no problem getting a revised legal description with the addition of Ries Road to the Commission before the December meeting. He introduced Kyle Cronin, city attorney, Lynn Sprick, city planner, and Karl and Sheila Vasel from Arbor Trails, and said they were there to answer any questions that might come up.

NEW BUSINESS

A. Officer Nominations for 2026

Mr. Uchitelle reported that the nominating committee had met and were recommending the current slate of officers be nominated for a second term in office.

Chairman Mooney clarified that the nominating committee was recommending the following:

Chair – Tom Mooney

1st Vice Chair – Steve O'Rourke

2nd Vice Chair – Stephanie Robinson

Mr. Uchitelle agreed that was what the committee was putting forth.

Mr. Uchitelle made a motion to accept the 2025 slate of officers as the 2026 slate recommendation of the nominating committee. Mr. Schneider seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

B. Annual Executive Director Retirement Contribution

Mr. O'Rourke made a motion to approve the Commission's annual contribution to the executive directors SEP/IRA in the amount of \$9728.58. Mr. Uchitelle seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

Mr. Uchitelle requested that Ms. Dougherty send the credentials of her financial advisor to him. Ms. Dougherty said she would.

C. Closed Session.

There was no closed session.

OLD BUSINESS

Chairman Mooney reminded the commissioners and the public in attendance that no vote would be happening at the meeting because the deadline for public comment was that night so technically people still had an opportunity to submit their input. He stated they would take the vote at the next meeting.

A. BC2501 City of Ballwin SBC: Annexation of Arbor Crest Subdivision

Mr. Schneider read aloud the request inside the County's report that Ballwin officially adds the portion of Ries Road that abuts Arbor Crest subdivision to the annexation proposal. Mr. Schneider continued reading the County report and asked if Mr. Sterman was aware that the County had no sensitive concerns and was neutral on the annexation proposal. Mr. Sterman replied that he was aware and assured the Commission that Ballwin had no problem accommodating the County's request.

Mr. Uchitelle asked for the County's official position. Chairman Mooney responded that from the reports in front of him, ones that Mr. Uchitelle would be getting via email and hard copies in the mail, that the County had no objections to the proposals. Mr. Schneider reminded the Commission that the County was neutral except for the request to add Ries Road.

Mr. Uchitelle asked Ms. Dougherty if this was standard practice for the County. She responded that in her experience the County usually issued their report stating their position. Chairman Mooney encouraged all the Commissioners to read the report as it was clearly spelled out.

Mr. Uchitelle asked if the objections raised by the County police lieutenant had been given any consideration. Chairman Mooney said it appeared to have been acknowledged but it wasn't enough to override or sway the County's opinion of the annexation proposals.

Chairman Mooney asked Mr. Hensley if his interpretation of the report had been accurate. Mr. Hensley replied he had been. He said the County is neutral on the annexations. He also echoed the request to have Ballwin include the section of Ries Road that abuts Arbor Crest.

B. BC2502 City of Ballwin SBC: Annexation of Arbor Trails Subdivision & Oak Brook Elementary School

Chairman Mooney shared with the Commissioners attending via Zoom that they had hard copies of the letter of support from the chairman of the school board. Many commissioners shared that they felt better having heard from the school board that they were in support of the annexation.

ADJOURNMENT

Mr. O'Rourke made a motion to adjourn. Mr. Schneider seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.* The meeting was adjourned at 6:57 p.m.

Respectfully submitted,
Michelle Dougherty
Executive Director

Approved: December 16, 2025