

BOUNDARY COMMISSION
ST. LOUIS COUNTY, MISSOURI
MEETING MINUTES

December 16, 2025

ROLL CALL

Commissioners Present: Will Lauber, Tom Mooney, Ann Pluemer (arrived at 6:31 via Zoom), Steve O'Rourke (via Zoom), George Riddick, Stephanie Robinson (via Zoom), Tom Schneider (arrived at 6:32 p.m.), and Ben Uchitelle (by proxy).

Commissioners Absent: None

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

Others present:

Eric Sterman, Lynn Sprick of the City of Ballwin.

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

Chairman Mooney called the meeting to order at 6:30 p.m. There were no objections to Ben Uchitelle's proxy assigned to Tom Mooney. 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. O'Rourke made a motion to approve the agenda. Mr. Riddick seconded the motion.

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

APPROVE MINUTES

Mr. O'Rourke made a motion to approve the minutes of November 18, 2025. Mr. Lauber seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

YTD FINANCIAL REPORT

Ms. Dougherty reported that the Commission would be ending the year approximately \$58,000 under budget. Discussion ensued on what happens when the Commission is under budget. Ms. Dougherty stated the money simply goes back to St. Louis County.

REPORTS

Ms. Dougherty stated she didn't have much to add to the report that was in the meeting packet. She informed the Commission she would be on vacation from December 21st through January 6th. She stated she would have her laptop and the mobile phone with her if anyone needed to reach her.

Mr. Lauber asked how many times per year the Commission required to meet. Ms. Dougherty explained that the by-laws state the Commission should meet at least 6 times per year. She said in 2025 the Commission met 10 times.

Chairman Mooney asked for clarification on the Pagedale annexation entry in the Executive Director report. Ms. Dougherty commented that Pagedale had submitted a map plan, and their representative called requesting our application for an annexation. Ms. Dougherty explained to her that the Commission doesn't have an application or anything that needs to be filled out. But that everything that was required was explained in the Rules document. Ms. Dougherty also encouraged the representative to look at the proposal section of the website to get a good idea of what has been submitted before and the format used. Ms. Dougherty stated she did not know if Pagedale intends to move forward on the annexation.

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS

A. Officer Nominations/Elections for 2026

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

Mr. Schneider made a motion to close nominations for 2026 officers. Mr. Riddick seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

Mr. Schneider made a motion to accept the nominations for 2026 slate of officers recommended by the nominating committee with a vote by acclamation. Mr. Riddick seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

The following commissioners were elected to the following offices for 2026:

Chair – Tom Mooney

1st Vice Chair – Steve O'Rourke

2nd Vice Chair – Stephanie Robinson

B. Closed Session.

There was no closed session.

OLD BUSINESS

Chairman Mooney opened the discussion with an explanation of what the Commission would be voting on for each of the following proposals: 1) Approve or Disapprove the Proposal; and 2) If approved, send it to the public for a vote or approve without requiring an additional vote.

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

Mr. Schneider asked if BC2501 was the proposal with the change in legal description. Mr. Hart concurred and said the legal description now takes in the area of Ries Road that St. Louis County requested Ballwin assume responsibility for. Ms. Dougherty pointed out that everyone had received the revised legal description prior to the meeting.

There was discussion about the provision of emergency services and police coverage and whether annexations like these were creating difficulties for St. Louis County to service the remaining unincorporated area. Mr. Lauber asked if the Commission could require a proposing city to add police officers. Mr. Hart explained that the Commission could raise their concern to a municipality but there wasn't anything in the statute that would allow the Commission to enforce a request like adding a police officer.

There was discussion on the 11-factors for consideration as described in the state statute that the commission must use in their deliberations. In addition, the Commission based upon its deliberation has to find that the proposal is in the overall best interest of the area to be annexed, in the annexing municipality, and the remaining portion of St. Louis County.

Mr. Schneider made a motion to approve BC2501 without requiring a public vote. Mr. Uchitelle seconded the motion.

Mr. O'Rourke asked for clarification on why the Commission would approve without requiring a public vote. Discussion was held on the annexation by petition process requiring 75% of the registered voters to have signed the petition. Several commissioners pointed out that 75% is above the threshold of 51% that a public election would require.

Ms. Dougherty explained that the statute provides for a Simplified Boundary Change that's done by a petition. It also compresses the deliberation timeline to four months. She stated when a proposal is submitted with a petition that meets or exceeds the 75% threshold, it qualifies as a simplified boundary change. She explained the statute also gives the commission the option to approve the Simplified Boundary Change without requiring a public vote. She explained the difference between the Ballwin and Manchester annexations. Manchester's did not come with a petition of 75% of the registered voters, so when it was approved by the Commission, it was required to go to a public vote.

Mr. Schneider stated that it is hard to do anything unanimously, but with a petition it is as close to unanimous as it could get. Mr. Schneider pointed out the County had no objections to the proposal and would be an unwise use of funds to pay for an election when the result is going to be the same.

Roll Call Vote:

Will Lauber - Y

Thomas Mooney - Y

Stephen O'Rourke - Y

Ann Pluemer -Y

George Riddick -Y

Stephanie Robinson -Y

Tom Schneider - Y

Ben Uchitelle -Y

The motion passed.

Mr. Schneider made a motion to set the effective date for the BC2501 annexation on April 1, 2026. Mr. Lauber seconded the motion. Voice vote: Ayes, All. Nays, None. *The motion passed.*

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

Mr. Schneider made a motion to approve BC2502 without a public vote and effective April 1, 2026. Mr. Riddick seconded the motion.

Roll Call Vote:

Will Lauber - Y

Thomas Mooney - Y

Stephen O'Rourke - Y

Ann Pluemer -Y

George Riddick -Y

Stephanie Robinson -Y

Tom Schneider - Y

Ben Uchitelle -Y

The motion passed.

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 7:11 p.m.

Respectfully submitted,

Michelle Dougherty

Executive Director

Approved: January 27, 2026