



Bill No. 5028
Ordinance No. 25-18

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

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

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

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

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

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

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

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

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



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


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

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

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

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

PASSED this 11 day of August, 2025.


MARK R. STALLMANN, MAYOR

APPROVED this 11 day of August, 2025.


MARK R. STALLMANN, MAYOR

ATTEST: 
ERIC STERMAN, CITY ADMINISTRATOR



August 15, 2025

St. Louis County Boundary Commission
401 North Lindbergh Boulevard, Suite 308
St Louis, Missouri 63141

Re: Arbor Crest Annexation

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 Golf Course & Events Center
333 Holloway Road
Ballwin, Missouri 63011

2. Ballwin City Hall
1 Government Center
Ballwin, Missouri 63011

3. Salem in Ballwin United Methodist Church
14825 Manchester Road
Ballwin, Missouri 63011

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Sterman'. The signature is fluid and cursive.

Eric Sterman
City Administrator, City of Ballwin, Missouri

Sec 4iii iv



CURTIS, HEINZ,
GARRETT & O'KEEFE P.C.
ATTORNEYS AT LAW

Kyle E. Cronin
Attorney-at-Law
kcronin@chgolaw.com

August 8, 2025

Mayor Mark Stallmann
City of Ballwin
1 Government Center
Ballwin, MO 63011

RE: Arbor Crest Subdivision Annexation

Dear Mayor Stallmann:

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 Arbor Crest Subdivision. Based upon my review of the annexation proposal for Arbor Crest 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,

A handwritten signature in black ink, appearing to read "Kyle E. Cronin".

Kyle E. Cronin



August 15, 2025

St. Louis County Boundary Commission
401 North Lindbergh Boulevard, Suite 308
St Louis, Missouri 63141

Re: Arbor Crest Annexation

Dear Commission Members:

In accordance with St. Louis County Boundary Commission Rules:

Arbor Crest Subdivision is located entirely 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 Sterman', is written over a light blue horizontal line.

Eric Sterman
City Administrator, City of Ballwin, Missouri



PUBLIC HEARING
City of Ballwin, Missouri
_____ , 2025

The Boundary Commission of St. Louis County, Missouri will hold a public hearing at _____ A.M./P.M. on _____, 2025 at _____, to discuss the annexation of Arbor Crest 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 South half of Section 11, Township 44 North, Range 4 East, St Louis County, Missouri; being a part of Lot 2 of Tumulty Estates Partition and being more particularly described as follows:

Beginning at a point on the East line of Ries Road, 30 foot wide, distant North 00 degrees 17 minutes East, 738.01 feet from the intersection of said east line with the north line of U.S. Survey 1997, said point also being the northwest corner of a tract of land conveyed to Waite and filed for public record in Deed Book 8528 on Page 437 of the St Louis County Land Records; thence along the North boundary line of said Waite tract and the prolongation thereof North 80 degrees 43 minutes East for a distance of 1450.00 feet to a point marking the southernmost corner of a tract of land conveyed to Parkway C-2 School District and filed for public record in Deed Book 8532 on Page 159 of said Land Records; thence along the west line of said Parkway tract North 32 degrees 35 minutes West for a distance of 547.58 feet to an angel point; thence continuing along said tract and the prolongation thereof South 80 degrees 43 minutes West for a distance of 1149.00 feet to a point on the aforesaid east line of Ries Road; thence along said road South 00 degrees 17 minutes West for a distance of 510.00 feet to the point of beginning.

Eric Sterman
City Administrator, City of Ballwin, Missouri
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:

The legal description of the area in particular is defined as:

A tract of land in the South half of Section 11, Township 44 North, Range 4 East, St Louis County, Missouri; being a part of Lot 2 of Tumulty Estates Partition and being more particularly described as follows:

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August 15, 2025

St. Louis County Boundary Commission
401 North Lindbergh Boulevard, Suite 308
St Louis, Missouri 63141

Re: Arbor Crest Annexation

Dear Commission Members:

In accordance with St. Louis County Boundary Commission Rules:

The effective date of the annexation will be January 1, 2026 or ninety (90) days following the determination by the Boundary Commission that the annexation is approved.

Sincerely,

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

Eric Sterman
City Administrator, City of Ballwin, Missouri

ROBERT L. CHAMBERS
Chair

MARSHA E. HAEFNER
Commissioner

RICK STREAM
Director of Elections

Saint Louis
COUNTY
ELECTION BOARD

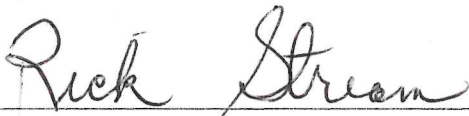
Sec 4ix
PATRICIA YAEGER
Secretary

FLORENCE HILL
Commissioner

ERIC FEY
Director of Elections

Arbor Crest Boundary Change to City of Ballwin

Total Pages Submitted	4
Total Lines Submitted	77
Total Signatures Submitted	63
Minimum Signature Requirement	57
Accepted Signature Reasons	
Registered Voter	63
Registered Voter at Different Address	0
Total Accepted Signatures	63
Rejected Line Reasons	
No Signature	0
Crossed Out	0
Missing Address	0
Blank	14
Total Rejected Lines	14
Rejected Signature Reasons	
Not Registered in St. Louis County	0
Registered Outside of District	0
Duplicate	0
Exceeded allowed on Grouped Petition	0
Wrong Signature	0
Wrong Address	0
Total Rejected Signatures	0



Signature of Election Official(s)

6-26-25

Date

BOARD OF ELECTION COMMISSIONERS

725 Northwest Plaza Drive • St. Ann, MO 63074 • PH 314/615-VOTE • FAX 314/615-1999
Relay MO 711 or 800-735-2966 • web www.stlouiscountymovotes.gov

P2025-12

Verified Petition for a Simplified Boundary Change (Arbor Crest 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 dwelling units on Arbor Crest Drive and Arbor Crest Way. It is accessed through the City of Ballwin via Reis Road and it is bounded by Ballwin to the south. 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 below listed address and personally signed this petition is favor of annexation of Arbor Crest 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. The property listed below is located in within Unincorporated St. Louis County, Missouri.

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	PRINT NAME	ADDRESS	SIGNATURE/DATE
R	1. BRIAN LABUDA	202 Arbor Crest Drive	<i>Brian Labuda</i> 6/6/25
R	2. Christine Labuda	202 Arbor Crest Drive	<i>Christine Labuda</i> 6/6/25
R	3. Meredith Labuda	202 Arbor Crest Drive	<i>Meredith Labuda</i> 6/7/25
R	4. Lucie Labuda	202 Arbor Crest Drive	<i>Lucie Labuda</i> 6/7/25
R	5. Alan Dupree	203 Arbor Crest Drive	<i>Alan Dupree</i> 6/7/25
R	6.	203 Arbor Crest Drive	
R	7. Elaine Barnes	206 Arbor Crest Drive	<i>Elaine Barnes</i> 6/6/25
R	8. PATRICK RICE	207 Arbor Crest Drive	<i>Patrick Rice</i> 6/6/25
R	9. WHITNEY RICE	207 Arbor Crest Drive	<i>Whitney Rice</i> 6/6/25
R	10. Janet VanVoorhise	210 Arbor Crest Drive	<i>Janet VanVoorhise</i> 6/17/25

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R1	11. PAUL VAN VOORN	210 Arbor Crest Drive	Paul Van Voorn 6/17/25
BL2	12.	211 Arbor Crest Drive	
BL3	13.	211 Arbor Crest Drive	
BL4	14.	211 Arbor Crest Drive	
R5	15. <u>Jessica A Hemmann</u>	215 Arbor Crest Drive	Jessica A. Hemmann 6/6/25
R6	16. <u>Scott Hemmann</u>	215 Arbor Crest Drive	Scott Hemmann 6-6-25
R7	17. <u>Jennifer Gay</u>	219 Arbor Crest Drive	Jennifer Gay 6/17/25
R8	18. <u>Andrew Tennant</u>	223 Arbor Crest Drive	Andrew Tennant 6/6/2025
R9	19. <u>Amanda L. W. Tennant</u>	223 Arbor Crest Drive	Amanda L W Tennant 6/6/2025
R10	20. <u>Nouh J. Tennant</u>	223 Arbor Crest Drive	Nouh J Tennant 6/6/2025
R11	21. <u>Ava Tennant</u>	223 Arbor Crest Drive	Ava Tennant 6/6/2025
R12	22. <u>Jacob Bauman</u>	226 Arbor Crest Drive	Jacob Bauman 6/9/2025
R13	23. <u>Stephanie Bauman</u>	226 Arbor Crest Drive	Stephanie Bauman 6/9/25
R14	24. <u>Chris Osterbur</u>	227 Arbor Crest Drive	Chris Osterbur 6/9/25
R15	25. <u>LISA Osterbur</u>	227 Arbor Crest Drive	Lisa Osterbur 6-9-25
R16	26. <u>Berky Brunning</u>	231 Arbor Crest Drive	Berky Brunning 6/6/25
R17	27. <u>JACOB BRUNING</u>	231 Arbor Crest Drive	Jacob Brunning 6/12/25
BL18	28.	234 Arbor Crest Drive	
R19	29. <u>A.W.T.</u>	234 Arbor Crest Drive	A.W.T. Twombly 6/6/25
R20	30. <u>Susan Twombly</u>	234 Arbor Crest Drive	Susan Twombly 6/6/25
R21	31. <u>Pedro Jimenez</u>	235 Arbor Crest Drive	Pedro Jimenez 6/3/25
R22	32. <u>Donna Jimenez</u>	235 Arbor Crest Drive	Donna Jimenez 6/3/25
R23	33. <u>JOHNN STOSKOPF</u>	238 Arbor Crest Drive	John Stoskopf 6/3/25
R24	34. <u>Brit Stoskopf</u>	238 Arbor Crest Drive	Brit Stoskopf 6/3/25
BL25	35.	239 Arbor Crest Drive	
BL26	36.	239 Arbor Crest Drive	
BL27	37.	242 Arbor Crest Drive	

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P2025-12

- P1 38. 242 Arbor Crest Drive
- P2 39. Jill Williams 243 Arbor Crest Drive Jill Williams 6/4/25
- P3 40. Al Chris Williams 243 Arbor Crest Drive Al Williams 6/6/25
- P4 41. Greg Forsberg 246 Arbor Crest Drive G Forsberg 6-3-25
- P5 42. Jessica Forsberg 246 Arbor Crest Drive Jessica Forsberg 6/9/25
- P6 43. Brooke Forsberg 246 Arbor Crest Drive Brooke Forsberg 6/9/25
- P7 44. Karen Letrello 247 Arbor Crest Drive Karen M. Letrello 6-3-2025
- P8 45. CHRIS LETRELLO 247 Arbor Crest Drive Chris Lettello 6-6-25
- P9 46. BARB PFUHL 251 Arbor Crest Drive Barbara Pfuhl 6-3-25
- P10 47. Rich Pfuhl 251 Arbor Crest Drive R Pfuhl 6/9/25
- P11 48. Jacqueline Alecia McGuire 255 Arbor Crest Drive AMcGuire 6/9/25
- P12 49. Christopher McGuire 255 Arbor Crest Drive Chris McGuire 6/9/25
- P13 50. Melanie A. Brown 258 Arbor Crest Drive melanie A Brown 6/11/25
- P14 51. JOHN P. BROWN 258 Arbor Crest Drive John P. Brown 6/11/25
- P15 52. William Kris Hubble 259 Arbor Crest Drive William K Hubble 6-7-
- P16 53. Linda D. Hubble 259 Arbor Crest Drive Linda D Hubble 6-7-
- P17 54. Matt Schwamb 263 Arbor Crest Drive M Schwamb 6-6-2025
- P18 55. Kayti Schwamb 263 Arbor Crest Drive K Schwamb 6-17-2025
- P19 56. Laura Waller 264 Arbor Crest Drive Laura Waller 6-11-2025
- P20 57. Greg Waller 264 Arbor Crest Drive G Waller 6-6-2025

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P2025-12

- BL1 58. 265 Arbor Crest Drive
- BL2 59. 265 Arbor Crest Drive
- R3 60. DONALD WATSON 265 Arbor Crest Drive *Donald Watson* 6/11/25
- R4 61. Kelsey Watson 265 Arbor Crest Drive *Kelsey Watson* 6/9/25
- R5 62. Michelle Watson 265 Arbor Crest Drive *Michelle Watson* 6/9/25
- R6 63. Seema Kashuri 268 Arbor Crest Drive *Seema* 6/9/25
- R7 64. Sumanvita Kashuri 268 Arbor Crest Drive *Sumanvita* 6/9/25
- R8 65. Pooasanna Kashuri 268 Arbor Crest Drive *Pooasanna* 6/9/25
- R9 66. SANDRA WALKER 269 Arbor Crest Drive *Sandra Walker* 6-6-25
- R10 67. DON WALKER 269 Arbor Crest Drive *Don Walker* 6-6-25
- R11 68. Jenna Case 700 Arbor Crest Way *Jenna Case* 6/9/25
- R12 69. BRAD CASE 700 Arbor Crest Way *Brad Case* 6/9/25
- R13 70. Chris Kilcullen 704 Arbor Crest Way *Chris Kilcullen* 6-7-25
- R14 71. William Kilcullen 704 Arbor Crest Way *William A Kilcullen* 6-7-25
- R15 72. Julie Kilcullen 704 Arbor Crest Way *Julie Kilcullen* 6-7-25
- BL16 73. 705 Arbor Crest Way
- BL17 74. 705 Arbor Crest Way
- BL18 75. 708 Arbor Crest Way
- R19 76. Deborah Chasen 709 Arbor Crest Way *Deborah Chasen* 6-6-25
- R20 77. Robert Chasen 709 Arbor Crest Way *Robert Chasen* 6-6-25

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