



Bill No. 4138  
Ordinance No. \_\_\_\_\_

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

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AN ORDINANCE AUTHORIZING EXECUTION OF AN EASEMENT IN FAVOR OF UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI FOR OVERHEAD AND UNDERGROUND ELECTRIC SERVICE TO THE NEW POLICE STATION.

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

Section 1. The Mayor or City Administrator is hereby authorized to execute the Easement in favor of Union Electric Company d/b/a Ameren Missouri for overhead and underground electric service to the new Police Station, in the form attached as Exhibit A hereto.

Section 2. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022. \_\_\_\_\_  
*TIM POGUE, MAYOR*

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022. \_\_\_\_\_  
*TIM POGUE, MAYOR*

ATTEST: \_\_\_\_\_  
*ERIC STERMAN, CITY ADMINISTRATOR*



September 27, 2022

CITY OF BALLWIN  
Attn: Eric Sterman, City Administrator  
300 City Hall Drive  
Ballwin, MO 63011

Dear Mr. Sterman:

Ameren Missouri is requesting an easement for the property addresses of 302 Kehrs Mill Road in Ballwin, Missouri.

I am enclosing an original easement document for your review. Please have the easement documents properly signed and executed (notarized) and returned to me at your earliest convenience. Please make an additional copy of the easement documents for your records.

Please contact me at (314) 435-4146, or [tross-hester@ameren.com](mailto:tross-hester@ameren.com) if you need any additional information.

Please send the signed original document back via email to [tross-hester@ameren.com](mailto:tross-hester@ameren.com) or U. S. Mail to the following address:

Tanya Ross-Hester  
903 Clayworth Drive  
Ballwin, MO 63011

Thank you in advance for your assistance.

Sincerely,

*Tanya M. Ross Hester, RWA*  
Senior Real Estate Representative

TRH  
WR# 21MT781252  
Attachment

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**REMS INFORMATION**

Agreement ID: UEC-202209-44630

Project ID: 56519

**EASEMENT**

(Overhead and Underground Electric)

302 Kehrs Mill Road  
Ballwin  
Ellisville District/Meramec Valley Division  
Locator No. 22R111604

KNOW ALL MEN BY THESE PRESENTS, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that **CITY OF BALLWIN**, their successors and assigns, whether one or more and whether an individual, individuals, a corporation, or other legal entity (hereinafter "Grantor"), for and in consideration of the sum of One and No/100th Dollars (\$1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant unto **UNION ELECTRIC COMPANY d/b/a AMEREN MISSOURI**, an Illinois corporation, its successors and assigns (hereinafter "Grantee"), a perpetual easement (hereinafter "Easement") with the right, privilege, and authority of Grantee, its agents, contractors, and subcontractors to survey, stake, construct, reconstruct, replace, use, operate, maintain, patrol, inspect, protect, repair, relocate, modify, add to the number of, abandon or retire in place, and remove overhead and underground electric and communication line or lines consisting of poles, guys, anchors, wires, cables, conduits, fixtures, appliances and other appurtenances thereto, including transformers, cabinets, and pedestals (hereinafter individually and collectively "Facilities"), together with all rights and privileges for the exercise and enjoyment of the Easement rights and the authority to extend to any other party the right to use, pursuant to the provisions hereof, upon, over, across and under the following described land in U.S. Survey 1908, Township 45 North, Range 4 East, of the 5th Principal Meridian, in St. Louis County, State of Missouri, to-wit:

A ten (10) foot wide strip of land being part of Lot Seven (7) in Block Three (3) of MARY J. EICKERMANN'S ADDITION to the Town of Ballwin according to Plat Book 4, Page 16 of the St. Louis County Records in U. S. Survey 1908, Township 45 North, Range 4 East, as evidenced by Deed Book 11164, Page 2491 of the St. Louis County, Missouri, Records.

The strip of land where the Grantee's facilities shall be located (hereinafter "Easement Area") shall be ten (10) feet wide. The center line of which shall be the center line of Grantee's facilities, as actually installed. Said location shall be generally and as nearly practicable, as shown hachured on the drawing marked Exhibit "A" hereto attached and made a part hereof.

Grantor also conveys the right of ingress and egress to and over the Easement Area and premises of Grantor adjoining the same, for all purposes herein stated, together with the right to trim, control the growth, cut and remove or cause to be removed at any time and from time to time, by any means, any and all brush, bushes, saplings, trees, roots, undergrowth, rock, over-hanging branches, and other obstructions upon, over, and under the surface of said Easement Area and of the premises of Grantor adjoining the same deemed by Grantee to interfere with the exercise and enjoyment of Grantee's rights hereunder, endanger the safety of the Facilities, or in order for Grantee to maintain compliance with the minimum clearance requirements of the National Electric Safety Code.

Grantee shall be responsible for actual damages (except the trimming, controlling of growth, cutting and removal of trees and other vegetation) occurring as a result of the Grantee's exercise of the Easement rights hereinabove conveyed and shall reimburse the owner thereof for such loss or damages.

Grantor, for itself, its successors and assigns, does hereby warrant and covenant unto Grantee, (1) that Grantor is the owner of the Easement Area and has the full right and authority to grant this Easement, (2) that Grantee may quietly enjoy the Easement for the purposes herein stated, and (3) that Grantor will not create or permit any building or other obstruction or condition of any kind or character upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the Easement rights hereinabove conveyed.

This Easement shall be governed by the laws of the State of Missouri.

IN WITNESS WHEREOF, the Grantor has hereunto caused this Easement to be executed on the date hereinabove written.

By: \_\_\_\_\_  
Signature

Name: \_\_\_\_\_

Company/Title: \_\_\_\_\_

By: \_\_\_\_\_  
Signature

Name: \_\_\_\_\_

Company/Title: \_\_\_\_\_

By: \_\_\_\_\_  
Signature

Name: \_\_\_\_\_

Company/Title: \_\_\_\_\_

ALL PURPOSE NOTARY ACKNOWLEDGMENT

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared (print or type names of signatories):

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Capacity Claimed By Signator(s)			
<input type="checkbox"/> Individual(s)	<input type="checkbox"/> Corporate	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partner(s)
<input type="checkbox"/> Trustee(s)	Title(s) of Officer(s):	Member(s)/Manager(s):	<input type="checkbox"/> Limited Partnership
<input type="checkbox"/> Executor(s)	_____	_____	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Administrator(s)	_____	_____	<input checked="" type="checkbox"/> Other (Specify Below):
<input type="checkbox"/> Attorney-In-Fact	_____	_____	City of _____
<input type="checkbox"/> Conservator(s)	_____	_____	_____
<input type="checkbox"/> Guardian(s)	_____	_____	_____

My Commission Expires \_\_\_\_\_

Notary Public

Affix Notary Stamp Below

Prepared By: Tanya Ross-Hester  
Senior Real Estate Representative

Return To: Tanya Ross-Hester  
tross-hester@ameren.com

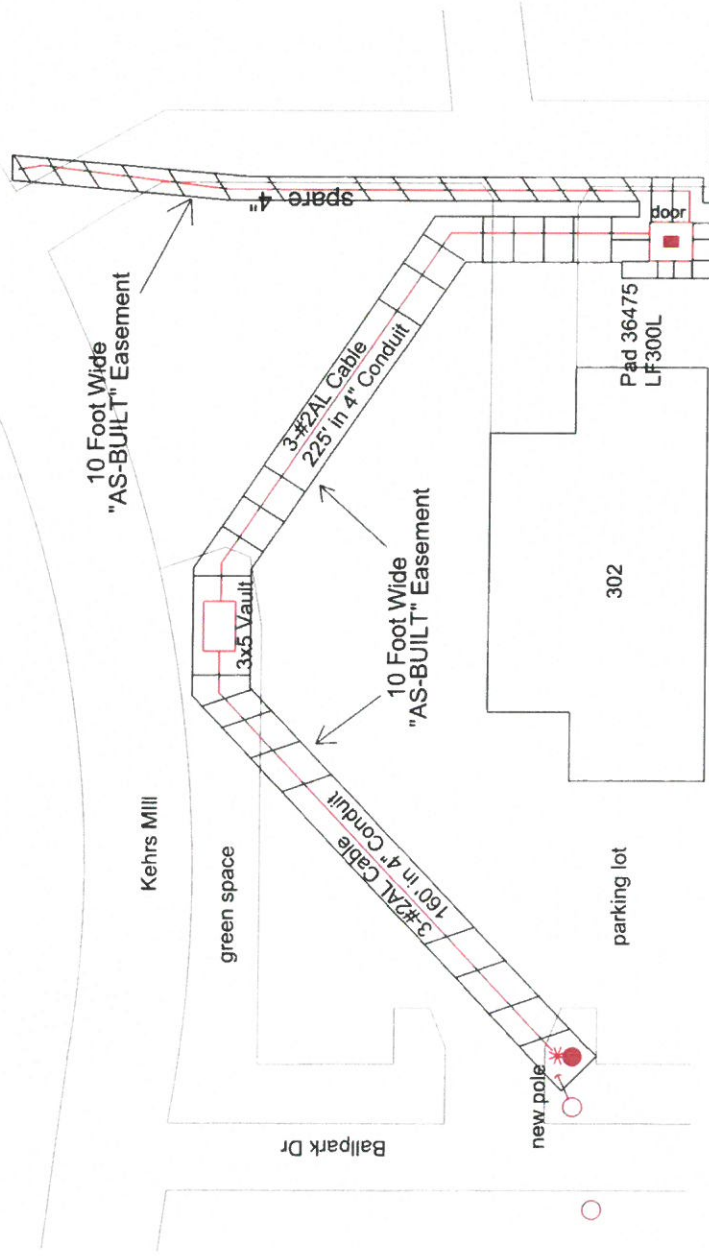
TRH  
WR#: 21MT781252

one drive\seasement\trh-ease-city of ballwin  
09/27/2022

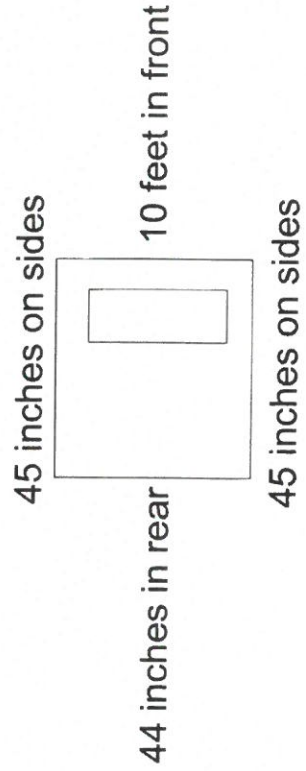
## Easement Requirements

City of Ballwin to grant 10 foot "As-Built" Easement to Ameren covering new pole, underground primary lines, vault, and spare conduit.

See below for easements around transformer



## Easement around Transformer



For Easements Contact:  
Eric Sterman - City Administrator  
Esterman@ballwin.mo.us  
636-227-8599



**SAFETY MESSAGE**  
-be very aware of other  
construction vehicles and  
material in area, HAZARDOUS  
BACKING

NO. 1	781252	DATE	
NO. 2	302 Kehrs Mill	DATE	
NO. 3	City of Ballwin	DATE	
NO. 4	Ballwin	DATE	
NO. 5	26	DATE	
NO. 6	028	DATE	
NO. 7	115-52	DATE	
NO. 8	Adam Hill	DATE	
NO. 9	Ellisville	DATE	
NO. 10		DATE	
NO. 11		DATE	
NO. 12		DATE	
NO. 13		DATE	
NO. 14		DATE	
NO. 15		DATE	
NO. 16		DATE	
NO. 17		DATE	
NO. 18		DATE	
NO. 19		DATE	
NO. 20		DATE	

