

**CITY OF ELLISVILLE
SPECIAL COUNCIL MEETING**

JANUARY 23, 2026

Mayor Roemerman opened this Regular Council Meeting at 5:03 p.m. In attendance were Council Members Compton, Cahill, Sanborn, Hildebrand, and Boggs. Council Member Niebling was absent.

Also present were: City Attorney Malone, City Manager Schwer, and City Clerk Dohack.

All those in attendance recited the Pledge of Allegiance led by Council Member Sanborn.

APPROVAL OF AGENDA

Mayor Roemerman moved to approve the evening's agenda, seconded by Council Member Hildebrand. The votes on the approval were all "AYES". Council Member Compton was assigned the sponsor for Bill #3859

PUBLIC COMMENTS I

Benjamin Kay, 1520 Pheasant Ridge - questioned whether the Ellisville Athletic Association is closing, asked if the City is paying \$3.6 million for it, requested clarification on the situation, and inquired whether any of the funds could be used to refurbish the trail from Bentshire Court to the Athletic Association.

LEGISLATION

Ord #3626 – Calls for Election pertaining to General Obligation Bonds (Ellisville Athletic Assoc)
Council Member Compton introduced Bill #3859, AN ORDNANCE CALLING AN ELECTION IN THE CITY OF ELLISVILLE, MISSOURI, ON THE QUESTION OF ISSUING GENERAL OBLIGATIONS BONDS.

Discussion began pertaining to legislation. City Attorney Malone wanted to call the Council's and the audience's attention to the amended bill on the dais. City Attorney Malone stated that after review of the original proposed legislation by the City's Bond Counsel, it was noted that the ordinance made reference to operating the baseball fields as part of the project for which the bond funds would be utilized. City Attorney Malone was informed that those funds could only be used for purchasing the real property and the capital improvements. City Attorney Malone prepared the amended draft ordinance, which eliminates those references to operating the existing baseball fields as one of the purposes of the bond funds and noted that a motion would be required to consider the amended Bill #3859 presented at this meeting.

Council Member Compton moved to utilize the amended version of Bill #3859 provided by City Attorney Malone. The motion was seconded by Council Member Boggs. The votes on the amendment were: Roemerman "AYE", Compton "AYE", Cahill "AYE", Sanborn "AYE", Hildebrand "AYE", and Boggs "AYE".

Mayor Roemerman requested that Council Member Hildebrand share with the public the specifics of an email sent to the Council. Council Member Hildebrand referenced prior discussions and a written opinion prepared by the City Manager and the Finance Director regarding projected financial losses associated with the project. Mayor Roemerman stated that the information provided to the Council was before the idea for the bond measure initiative. Discussion took place pertaining to who brought up the bond measure idea and Council Member Cahill stated that it was his idea to discuss the bond measure.

Mayor Roemerman provided some financial information previously circulated regarding EAA operations, including recent operating losses and expense categories that would be reduced or eliminated if the City acquired the property. Mayor Roemerman noted that interest, legal, accounting, and insurance costs could be lowered or removed under City management.

Mayor Roemerman also discussed the proposed \$3,600,000 bond issue which includes an estimated acquisition cost of approximately \$250,000, including satisfaction of existing debt; turf installation for six infields (one field to remain grass); replacement of fencing and screening; lighting upgrades, potentially to LED; and additional site improvements

Mayor Roemerman explained that the bond would temporarily increase the City's property tax levy for ten (10) years, after which it would return to its current level. The average annual impact per household was estimated and discussed. Mayor Roemerman noted that the matter had previously been discussed in closed session due to real estate negotiations and that this special meeting was necessary to meet the deadline for placement on the April ballot.

EAA President Jesse Walters addressed the Council Members regarding tournament demand and operations. Mr. Walters provided some information about tournament operator, GMB, willingness to commit approximately \$400,000 annually in tournament activity if turf improvements were completed noting the operator would serve as the primary weekend tournament provider. It was noted that increased tournament activity would significantly increase concession revenue, historically EAA's primary profit center and turf fields allow guaranteed games, making the facility more competitive regionally. Discussion ensued about comparable facilities in neighboring municipalities (including Eureka) have experienced increased bookings and positive cash flow after turf installation. Mayor Roemerman commented that Eureka's facility was reported to be fully booked for the upcoming season.

Council Members expressed concerns regarding long-term turf replacement costs, public bidding requirements for improvements, long-term taxpayer impact, competition with Chesterfield and Eureka Athletic Associations, availability of local play time for Ellisville residents, and hotel capacity and regional tournament logistics.

EAA leadership confirmed that league fees were increased approximately 15% this year, the first increase in five years, and that annual fundraising efforts generate approximately \$15,000–\$20,000. Potential grant funding opportunities for improvements and parking expansion, after property acquisition, was also discussed

Council Members expressed differing perspectives regarding financial risk, long-term sustainability, and taxpayer impact. Some Council members stated support for placing the question before voters to determine whether the City should proceed with acquisition and capital improvements. Mayor Roerman stated that information could be provided to the residents to inform but not campaign in support or against the proposition.

Mayor Roerman called for the vote on Bill #3859, as amended. The votes on the first reading of Bill #3859, as amended, were: Roerman "AYE", Compton "AYE", Cahill "NAY", Sanborn "AYE", Hildebrand "NAY", and Boggs "AYE". Council Member Compton introduced Bill #3859, as amended, for final passage, AN ORDINANCE CALLING AN ELECTION IN THE CITY OF ELLISVILLE, MISSOURI, ON THE QUESTION OF ISSUING GENERAL OBLIGATIONS BONDS. Council Member Compton moved for final passage of Bill #3859, as amended, seconded by Mayor Roerman. The votes on the second reading were: Roerman "AYE", Compton "AYE", Cahill "NAY", Sanborn "AYE", Hildebrand "NAY", and Boggs "AYE". Bill #3859 becomes ORDINANCE #3626.

PUBLIC COMMENTS

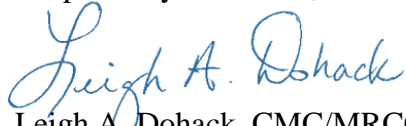
There were no public comments.

CLOSED SESSION

There was no Closed Session.

The Council adjourned the special meeting at 6:03 p.m.

Respectfully submitted,



Leigh A. Dohack, CMC/MRCC
City Clerk