

UNOFFICIAL DRAFT

Minutes of the Board of Aldermen Meeting
January 8, 2018 at 7:00 p.m.
City of Ballwin – 300 Park Dr



STATEMENTS ATTRIBUTED TO INDIVIDUALS IN THIS “DRAFT” ARE NOT VERBATIM QUOTES. THE MINUTES OF THIS MEETING ARE REPORTED IN SUMMARY. THIS IS AN “UNOFFICIAL DRAFT VERSION” OF THE MEETING MINUTES. DRAFT VERSIONS OF MINUTES ARE SUBJECT TO REVIEW, MODIFICATION, AND APPROVAL OF THE BOARD OF ALDERMEN.

THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

The meeting was called to order by Mayor Pogue at 7:03 p.m.

ROLL CALL

PRESENT

Mayor Tim Pogue

Alderman Michael Finley
Alderman Kevin M. Roach
Alderman Mark Stallmann
Alderman Frank Fleming
Alderman Jim Leahy
Alderman Ross Bullington
Alderman Raymond Kerlagon
City Administrator Eric Hanson
City Attorney Robert E. Jones

ABSENT

Alderman James Terbrock

The Pledge of Allegiance was given.

MINUTES

The Minutes of the **December 11, 2017, Board of Aldermen meeting** were submitted for approval.

A motion was made by Alderman Fleming and seconded by Alderman Finley to amend the December 11, 2017, Board of Aldermen meeting minutes in the City Administrator’s section on the discussion of including a new board room with the city hall construction in the sentence which begins with Alderman Fleming’s comment “He stated he feels like...” should be amended to say the following: “ He indicated that the decision to add on a board room to the new government center feels rushed and is a large financial commitment that needs to be justified. The City Attorney indicated it would be unlikely that a state or local judicial board could dictate the board room be moved from the current location which is adequate. Alderman Fleming indicated that a board room connected to the government center would affect the buildings hours of operation, security and maybe a number of other factors that haven’t been considered. He concluded in saying that the new room would be only slightly larger than the existing one and that he doesn’t see a clear benefit to the public.” A voice vote was taken with a unanimous affirmative result and the motion passed.

A motion was made by Alderman Fleming and seconded by Alderman Kerlagon to approve the December 11, 2017, Board of Aldermen meeting minutes as presented. A voice vote was taken with a unanimous affirmative result and the motion passed.

CITIZEN COMMENTS

Glenn Hanlin, 9 Springlake Ct, spoke to advocate short term rentals within the City of Ballwin.

Ron Radford, 734 Henry Ave, spoke in favor of allowing short term rentals within the City of Ballwin.

CONSENT ITEMS

- A. CHECK SIGNATORIES
- B. SEMI ANNUAL REVENUE / EXPENSE STATEMENT PUBLICATION
- C. WILDWOOD SWIM PASSES

A motion was made by Alderman Fleming and seconded by Alderman Bullington to accept the consent items as recommended by staff. A voice vote was taken with a unanimous affirmative result and the motion passed.

MAYOR'S REPORT

Law Enforcement Appreciation Day

Mayor Pogue announced that 1-9-18 is Law Enforcement Appreciation Day. He thanked the Ballwin Police Department for their services and for keeping Ballwin a safe place to live.

Air BnB

The Board discussed the topic of short term rentals. No board members spoke in opposition to the Mayor's question about wanting to restrict short term rentals completely. Ordinances in neighboring cities, Chesterfield, Ellisville and Maplewood, were used as guides to the policy consideration. Alderman Roach and other board members spoke in favor of finding the least restrictive policy as possible for renters when the discussion moves forward. Other discussion revolved around establishing the proper restrictions and guidelines renters must follow to best monitor and regulate the practice.

Alderman Fleming outlined several items from the neighboring city's ordinances in order to gather the Board's direction and preferences on regulations for drafting an ordinance.

City Attorney Jones mentioned a future step would involve a change in the zoning ordinance and for the City to bring a formal petition to the Planning and Zoning Commission. City Attorney Jones will work to construct a first draft of legislation regarding short term rentals. This draft ordinance will be presented by the City Attorney at a later meeting.

Alderman Fleming asked if a temporary moratorium on the current housing ordinance, which prevents short term rentals within the City, could be made to allow several residents, who have been singled out, have the option to rent out rooms in their homes, be brought forth until an ordinance can be passed that would allow this activity to occur legally.

Several Aldermen spoke out in disagreement with having staff not enforce the City's ordinances.

A motion was made by Alderman Fleming and seconded by Alderman Bullington to issue a temporary moratorium on the current ordinance that would allow short term rentals to operate until legislation can be passed to amend the current ordinance(s) that restrict this operation. A voice vote was taken with the following result:

Ayes: Alderman Fleming, Leahy, Bullington, Kerlagon
Nays: Alderman Finley, Roach, Stallmann

The motion passed by simple majority.

Alderman Finley stated that in principal he agrees with the motion made by Alderman Fleming but that he can't have staff operating against the City's ordinance in this manner.

CITY ADMINISTRATOR'S REPORT

Legislative Day

City Administrator Hanson stated that the MML is hosting a legislative day on February 13th in Jefferson City. He stated himself, Alderman Stallmann and Director of Development / Assistant City Administrator Andy Hixson would be in attendance and there is one additional seat available if any other Board member would like to attend.

STAFF REPORTS

COMPREHENSIVE PLAN RFQ

Director of Development / Assistant City Administrator Andy Hixson provided the Board an overview of the steps the City needs to take to develop a comprehensive plan. He stated it has been over ten years since the last comprehensive plan has been done. He added that in a month, he would like to report back to the board with contractor bids. He anticipates that in a year a complete comprehensive plan will be presented.

Alderman Fleming asked how the RFQ will be worded, if the City will provide direction or if they will let the consultant dictate the process. Mr. Hixson stated he plans to let the consultant dictate the process.

Alderman Finley stated that the chances of annexation occurring are higher now than it's been in the past. Mr. Hixson stated there will be a future land use plan included with the comprehensive plan that would include annexations and zoning possibilities.

A motion was made by Alderman Fleming and seconded by Alderman Leahy to adjourn the Board of Aldermen Meeting. A roll call vote was taken with a unanimous result, and the meeting was adjourned at 8:27 p.m.

TIM POGUE, MAYOR

ATTEST:

ERIC HANSON, CITY ADMINISTRATOR

Updated: January 18, 2018

A Johnson