



DRAFT MINUTES
BOARD OF ALDERMEN
Meeting Minutes

FEBRUARY 10, 2020

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

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

The meeting was called to order by Mayor Tim Pogue at 7:00 p.m.

ROLL CALL

Present

Mayor Tim Pogue
Alderman Mike Utt
Alderman Michael Finley
Alderman Kevin M. Roach
Alderman Mark Stallmann
Alderman Frank Fleming
Alderman Jim Leahy
Alderman Ross Bullington
Alderman Raymond Kerlagon
City Administrator Bob Kuntz
City Attorney Robert Jones

Absent

The Pledge of Allegiance was recited.

MINUTES

The Minutes from the January 27, 2020, Board of Aldermen meeting were submitted for approval. *A motion was made* by Alderman Fleming and seconded by Alderman Utt to approve the minutes from the January 27, 2020 Board of Aldermen meeting. A voice vote was taken with a unanimous affirmative result and the motion passed.

PRESENTATION

JEMA – Police Department Building Site Selection

John Mueller and John Emert from JEMA presented evaluations of the two final proposed Police Department building options. Site A.1 is the old government center and Site B.1 is Kehrs Mill behind the bank.

Site A.1 is a split level building which will face the park. Visitors enter on the lower level; there is a secure perimeter for police parking. Aldermen asked various questions regarding parking such as the possibility of underground parking and covered parking; JEMA reps stated there is enough surface parking for everyone and approximately 50-52% would be covered. They were asked about ADA requirements; there are stairs and elevator available for use. JEMA listed the following positive points for the site: replacing an unoccupied building, City-owned property and no structure needed for parking. Negative points for this site are cell tower relocation, low visibility from Manchester, added cost to demolish existing building, one means of ingress and egress and security concerns because of the elevation. This building would be 25,500 square feet at a cost of \$10,652,000 (all in). JEMA was asked how much the cost would be to add basement parking; it would cost \$800,000 for close to 30 spots.

Site B.1 would be a three level building embedded into the site which is behind the bank. The bulk of this structure would be on the southeast portion of the property with Public Works to the north, the fire station to the east and the bank to the south. There would be secure parking for police. JEMA stated they would work with the Chief as to how to allow access; it would likely be with remotes. They also stated there would be approximately 38 parking spots and covered parking could be added at an additional cost. It was asked what would happen to the existing entrance to the fire station and church; JEMA stated there would be very little change to that entrance. The positive points to the site include visibility, two clearly defined points of ingress/egress, and separation of police/public parking. Negative points to this site are property donation requirement and underground parking. JEMA stated they avoid parking structures if there's open surface parking. This building would be 24,680 square feet at a cost of \$11,324,500 (all in).

Another question regarding the security issue/elevation at Site A.1 was asked. JEMA stated that typically, they do not put police facilities at a lower elevation than a busy thoroughfare such as Manchester Rd. as this gives downhill access. It was also asked if the retaining wall would remain; it would stay as is.

Mayor Pogue asked that they send the information presented to the Board members. City Administrator Kuntz stated he did not think another presentation would be necessary and, at the next meeting, the Board would need to decide which site to proceed with and do we want to engage this firm or open up to a competitive process.

CITIZEN COMMENTS

None

CONSENT ITEMS

PARKS – Apparel

It is staff's recommendation to award the 2020 Apparel Bid to St. Louis Sportswear, the low bidder, for \$15,743.30.

Discussion:

None

A motion was made by Alderman Roach and seconded by Alderman Utt to award the bid to St. Louis Sportswear. A voice vote was taken with unanimous affirmative result and the motion passed.

MAYOR'S REPORT

Nothing to report

CITY ADMINISTRATOR'S REPORT

City Administrator Bob Kuntz introduced Shawn Edghill, who was recently hired as the City's Planning Technician. Mr. Edghill is already working on annexation projects and will be attending the Planning and Zoning meeting on March 2.

STAFF REPORTS

PARKS – West County Day Trip Program

Staff is requesting a motion for City Attorney Robert Jones to draft a resolution of support. The cities of Ballwin, Chesterfield, Ellisville, Manchester and Wildwood collectively would like to request funding from the State for a pilot program to fund the lease of a shared shuttle bus. Each city would have access to the shuttle for senior recreation trips around the metro area.

Discussion:

Parks Director Chris Conway shared that the baby boomer population in Ballwin is the city's fastest growing segment, bringing new needs and expectations to services we provide, including day trips. Recreation directors recognize our region provides no shortage of day trip opportunities. Funding for this pilot program would allow for the lease of a shared, 22-24 passenger shuttle bus; each city would have access for day trips around the metro

area. Alderman Kerlagon stated that other entities in the area also have similar programs; would there be competition. Mr. Conway stated our day trips fill very quickly and we have had to add additional trips to accommodate requests; having the shuttle would provide more availability. City Administrator Kuntz stated we would be engaging in regionalism and this is a pilot program. We are not asking for money or long term commitments. Alderman Stallmann stated he feels this is an outstanding idea and that we need to be working together with our other cities. Alderman Finley asked about the totals in the chart provided and would this be split among the five cities. Mr. Conway explained that this is the total amount the cities are requesting from the state to fund the program. Alderman Roach asked if the resolution of support is budget neutral. City Administrator Kuntz stated that we would have a better chance of securing state funding with the resolution of support.

A motion was made by Alderman Stallmann and seconded by Alderman Bullington to have the City Attorney draft a resolution of support. A voice vote was taken with unanimous affirmative result and the motion passed.

CITY ATTORNEY'S REPORT

City Attorney Robert Jones reported that due to recent changes in state law regarding medical marijuana, there are portions of our existing code which need to be revised. Also, on January 1, 2020, President Trump signed legislation raising the age for sale of tobacco and tobacco related products to 21. Mr. Jones is asking for Board approval to prepare legislation to revise the City codes. A motion was made by Alderman Roach and seconded by Alderman Stallman for Mr. Jones to prepare legislation. A voice vote was taken with unanimous affirmative result and the motion passed.

Mr. Jones also discussed obtaining a trademark for the new Ballwin city logo. He stated that Federal protection is hard to get, but if we can show its use as promoting business for the City and not just for use as a name, it may be possible. A motion from the Board approving his law firm to go through the trademark process is requested. A motion was made by Alderman Roach and seconded by Alderman Bullington to approve. A voice vote was taken with unanimous affirmative result and the motion passed.

ALDERMANIC COMMENTS

Alderman Finley stated as a point of information that the address of the Police Department Site B, Kehrs Mill Bend Ct, is actually in Vlasis Park and we would possibly need to rename this part of the street. City Administrator Kuntz stated this portion of the street has already been renamed to Andrews Park Way. Alderman Fleming stated that Google still shows it as Kehrs Mill Bend Ct.



CLOSED SESSION

The Board moved to go into closed session for one or more of the reasons as authorized by Revised Statutes of Missouri, Section 610.021(2) to discuss real estate matters.

A motion was made by Alderman Stallmann and seconded by Alderman Roach to go into closed session. A roll call vote was taken with a unanimous affirmative result. The Board moved to closed session at 8:19 p.m.

OPEN SESSION

A motion was made by Aldermen Fleming to reconvene. The motion was seconded by Alderman Stallmann and passed by unanimous voice vote. The meeting reconvened at 9:01 p.m.

A motion was made by Alderman Roach to adjourn. The motion was seconded by Alderman Stallmann. The motion passed by unanimous voice vote. The meeting adjourned at 9:02 pm.

_____ TIM POGUE, MAYOR

ATTEST:

_____ Polly Moore, CITY CLERK