



Strategic Planning Meeting Minutes

May 24, 2021

6:00 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 6:00 p.m.

MINUTES:

City Administrator Eric Sterman discussed where we are with the new police station project. We have been working closely with Navigate and JEMA to finalize the preliminary building design. Amendments had to be made to the original plans due to rising costs, but should still suit the needs of the department. After approval on June 14, we will begin detailed design. It is hoped that construction material prices may come down soon. Core samples have been taken at the building site and a survey has been done. There is an area between the Metro West firehouse and the building site for which we have been unable to identify ownership. The title company is researching. There will be a presentation at the June 14 Board Meeting of the preliminary design.

Mr. Sterman also discussed financing for this project. The original budget was approximately \$12 million. The City has received \$2 million from Cares Act (reimbursing incurred public safety costs) and additionally anticipates approximately \$5.4 million in American Rescue Plan funds which will be paid out over the next two years. There are stipulations on how the money can be spent. It can possibly be allocated toward the new police station or can also be used for revenue replacement. Mr. Sterman stated he would like to suggest a level of financing which does not involve issuing debt. There is money in the Public Safety Fund, saved from the public safety tax. This plus money earmarked for infrastructure and the CARES/American Rescue Plan funds would leave us approximately \$500,000 to \$1.5 million to supplement from our unassigned funds balance. We would be able to pay for the station, keep our unassigned funds balance well above policy and incur no interest costs. After the next meeting, he and Finance Officer Denise Keller will be able to come up with a financial plan.

Mr. Sterman shared information regarding the Use Tax. Currently in Missouri, internet sales are not taxed at a local level. Missouri is the last state to implement this. The bill was recently passed which will allow for it. As part of the deal, there will be a phase down of the franchise fee on cable; this will go down to a cap of 2.5% over the next five years. This does have to go to the voters in any city that does not have the use tax approved; specific language is provided for the ballot. We would like to generate ideas of how to use this money. There was discussion over several topics including when the tax would start being collected, when the phase down starts and possible use of funds by different departments. Details will be forthcoming.

Mr. Sterman discussed future annexations. The annexation of Waterford subdivision was completed in 2020. It seems the areas most interested are to the south, around Big Bend. Mr. Sterman shared that a meeting had been held with residents of the Cascades subdivision, which has about 90 homes. There was further discussion of other possible areas which have expressed an interest.



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The meeting was paused at 6:53 for the regularly scheduled Board of Aldermen Meeting.

The meeting resumed at 8:00.

Public Works Director Jim Link discussed future street funding needs. He stated that there is a need to get street ratings up. Several suggestions were to spread the work over a time period, dividing one lump sum of funding among the four wards or designate a specific amount of funding for each ward. Alderman Leahy stated he feels funding needs to be given to Public Works for street issues. Finance Officer Keller explained how much money has been spent over the last several years; \$1.4 million was budgeted for this year and \$1.3 million last year. Mr. Link stated we need to equalize street repairs among the wards. Mr. Sterman shared that these are just concerns that are being presented to the Board so they are aware of issues.

Mr. Link discussed the leaf program. He stated this is the shortest program, but the most popular. Residents have asked for a weekly pick up. He shared different options such as adding equipment and automating, adding manpower or contracting services out. He tracked manpower for 2020 leaf collection and found that our in-house crews did the work at \$13-\$16/cubic yard. A contractor was paid for several areas of the city and that cost was \$34/cubic yard. Automating would drive down the in-house costs. There was discussion of the machinery needed and costs. Mr. Link stated that they would like one/two automated leaf vacuums to start, but ultimately be able to have eight. Mayor Pogue encouraged looking at automating this program.

Parks Director Chris Conway discussed the City's playgrounds as they are aging. He stated they are always looking for grants. They have applied for the Land and Water Conservation grant for Holloway; this is the oldest of all the playgrounds and equipment is becoming obsolete. If this grant isn't awarded, he will try for a muni grant. He is also waiting to hear on a grant for New Ballwin Park. He stated he is hoping to tackle Vlasik Park playground in 2023. There was discussion regarding two home near the Pointe.

Alderman Fleming asked Mr. Conway about the Pointe and North Pointe. Mr. Conway stated the Pointe is good structurally, but there is a need to keep up amenities such as the pool and equipment. The North Pointe is outdoors so everything is exposed and is used seasonally, factors which create costs. The area needs to be inspected.

Alderman Fleming stated we need to look into ADA compliant playground equipment and possibly putting that into the budget.

A motion was made by Alderman Fleming and seconded by Alderman Roach to adjourn. A voice vote was taken with unanimous affirmative result and the meeting adjourned at 8:37.



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NOTE: Due to ongoing City business, all meeting agendas should be considered tentative. Additional issues may be introduced during the course of the meeting.