



**MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
1 GOVERNMENT CTR ♦ BALLWIN MO 63011
NOVEMBER 1, 2021**

Chairman Weaver called the meeting to order at 7:00 p.m. Members in attendance were:

PRESENT

Chairman Mark Weaver
Secretary Olivia Pieknik
Commissioner Grant Alexander
Commissioner Gary Carr
Commissioner Chad Silker
Mayor Tim Pogue

Planning Technician Shawn Edghill
City Attorney Robert E. Jones

ABSENT

Commissioner Mike Swain
Commissioner Victoria Winfrey
Alderman Michael Finley

Approval of Minutes

A motion was made by Mayor Pogue to accept the minutes of the July 6, 2021 meeting as submitted. Commissioner Silker seconded the motion, which received unanimous approval from the Commission members present.

Capital Improvement Plan Budget

Finance Officer Denise Keller presented the 2022 Capital Improvement Plan Budget (CIP) for review per Section 89.380 of the Revised MO Statutes, which states that all improvements to land, infrastructure and public facilities are to be reviewed by this commission before being approved by the Board of Aldermen.

Our CIP only includes true capital projects. These are defined as: *land and building acquisition, major land and building improvements with a cost of \$250,000 or more, and systems reconstruction or replacement with a cost of \$250,000 or more.* We also include all major street, culvert and bridge reconstruction projects that are partially offset by federal grants. Any design or planning work for capital projects is also included in the CIP.

A recurring expense in this budget is the TIF municipal revenues. They are the City's contribution to the Old Town Center TIF bond repayments and are calculated based upon the prior year TIF sales tax collections. We anticipate expense of \$64,335 to be paid out in 2022 and \$48,300 in 2023. The final bond maturity is in October, 2022 and at that time the TIF District will terminate. In 2023 there will be the final payment of taxes collected in 2022.

One major Park project is planned in 2022. This is redevelopment of Holloway Park incorporating recommendations from the 2019 Parks Master Plan. Total expenses are budgeted at \$552,600. A Land Water Conservation Fund (LWCF) grant has been applied for and we expect to learn if it will be approved in January. The amount requested was \$271,300. If the grant is not approved the project will be delayed until another funding source is found.

The Parks Master Plan advised the preparation of a stand-alone Master Plan for Vlasis Park because of its complexity. That is currently in progress and is being conducted by The Lawrence Group. Construction in Vlasis Park is tentatively scheduled for 2023 and 2025, with the hope that Municipal Park Grants can be used to offset the costs. Historically, Muni Park Grants are not received in consecutive years, hence the spread in time. Major elements identified thus far during a recent stakeholder meeting are walking/biking paths and improvements to the playground, lakes and pavilions. The cost estimates at this point are just ballpark numbers.

In 2024 we hope to replace the playground adjacent to The Pointe. The cost is expected to be \$300,000, and we will apply for a LWCF grant of \$150,000. In 2026 we hope to make improvements to the lake in New Ballwin Park at a cost of \$500,000, with 95% offset by grant funding.

Detailed design work for the new police building is nearly complete. With permission from the Board of Aldermen, construction for this project will be put out for bid in December, 2021. \$8.5 million of the construction cost is expected to be incurred in 2022, with the remaining \$3.4 million in 2023.

Proposed funding for this project will be discussed at a meeting of the Finance Committee immediately preceding the Board of Alderman meeting on November 8th. Funding sources will include the Public Safety tax, the Infrastructure Fund and monies received from the American Rescue Plan Act. Outside financing is not currently expected.

Engineering design for the resurfacing of New Ballwin Road from Manchester Road to Twigwood Drive is in progress now, and construction will occur in 2022. This project encompasses pavement resurfacing, curb repair, ADA ramp replacements and upgrades to the intersection pedestrian signal. It also includes 25 new streetlights which will be the property of the city. Total construction cost will be \$873,204 with offsetting federal funds of \$652,863.

Last week the City was awarded federal funding for the resurfacing of Ries Road. Engineering will occur in 2022 at a cost of \$85,577 and construction will be in 2024 at a cost of \$919,956.

Another element of the Vlasis Park master plan is a needs analysis of the Public Works yard. Expensive equipment needs to be moved under cover and space is at a premium. Cost to address these needs is preliminarily estimated at \$1,000,000.

Revenues to fund the 2022 capital projects will come from five different sources: an allocation of sales taxes of \$1,258,000, an LWCF grant of \$271,300, a Federal Highway grant passed through MoDOT of \$652,863, a transfer from the general fund of \$7,740,000 and beginning capital fund balance of \$242,210. Total revenues budgeted are \$10,164,373. All expenses combined for 2022 total \$10,154,565, with a residual fund balance expected of just under \$10,000.

Mayor Pogue made a motion to approve the Capital Improvement Plan Budget. Commissioner Silker seconded the motion, which received unanimous approval from the Commission members present.

Adjournment

Secretary Pieknik made a motion to adjourn the meeting. Commissioner Alexander seconded the motion, which received unanimous approval from the Commission members present. The meeting was adjourned at 7:33 p.m.

J. Mark Weaver, Chairman
Planning & Zoning Commission