

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - a. August 22, 2022 Board of Aldermen Meeting Minutes
 - b. August 22, 2022 Board of Aldermen Closed Meeting Minutes
- 5. Citizen Comments**
- 6. Legislation**
 - a. 4134 - Manchester Dispatching Agreement
 - b. 4135 - Ballwin Town Center TIF
 - c. 4136 - Hi-Pointe SUE
- 7. Consent Items**
 - a. Administration - Auditing Services Extension
 - b. Parks - Holloway Park Playground
 - c. Police - Dispatch Consoles
 - d. Public Works - Staff Vehicles
- 8. Mayor's Report**
- 9. City Administrator's Report**
- 10. City Attorney's Report**
- 11. Aldermanic Comments**
- 12. Closed Session**
 - a. Pursuant to Section 610.022 RSMo., the Board may vote to move to closed session regarding legal matters under Section 610.021(1).
- 13. Adjourn**

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

CLOSED SESSION: Pursuant to Section 610.022 RSMo., The Board of Aldermen could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss legal matters, personnel/employee matters, and/or real estate, as provided under Sections 610.021(1) RSMo., 610.021(2) RSMo., 610.021(3) RSMo.

ADA NOTICE: Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If one requires an accommodation, please call (636) 227-8580 V or (636) 527-9200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing. Offices are open between 8:00 a.m. and 5:00 p.m. Monday through Friday.



**BOARD OF ALDERMEN
Meeting Minutes**

August 22, 2022

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 Pogue at 7:00 p.m.

ROLL CALL

Present

Absent

- 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 David Siegel
- City Administrator Eric Sterman
- City Attorney Robert Jones

The Pledge of Allegiance was recited.

MINUTES

The minutes from the July 25, 2022, Board of Aldermen meeting were submitted for approval. ***A motion was made*** by Alderman Fleming and seconded by Alderman Finley to approve the minutes from the July 25, 2022 Board of Aldermen meeting as submitted. A voice vote was taken with unanimous affirmative result and the motion passed.

The minutes from the July 25, 2022 Board of Aldermen closed meeting were submitted for approval. A motion was made by Alderman Fleming and seconded by Alderman Stallmann to approve the minutes from the July 25, 2022 Board of Aldermen closed meeting as submitted. A voice vote was taken with unanimous affirmative result and the motion passed.



BOARD OF ALDERMEN
Meeting Minutes

August 22, 2022

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

The minutes from the July 25, 2022 Finance Committee meeting were submitted for approval. A motion was made by Alderman Fleming and seconded by Alderman Finley to approve the minutes as submitted. A voice vote was taken with unanimous affirmative result and the motion passed.

CITIZEN COMMENTS

Mike Scott, 643 Kehrs Mill Rd, addressed the Board regarding the agenda topic, Employee Compensation. Mr. Scott feels the police department is unique because of situations they have to face day-to-day, but is against other Ballwin employees receiving the raise outlined in the City Administrator's memo as they already receive a raise every year. He feels taxpayers are not responsible for providing jobs for anyone, but are responsible to pay fair compensation for work performed on the City's behalf. He feels the City should look for other ways to "reward" employees, such as creating a budget to reward employees who do well.

Steve Mastin, 106 Lea Meadows, addressed the Board regarding the use of golf carts. He presented a handout to Board members only and thanked the Board for their recent conversation about golf carts. He stated that, during his research, he discovered the City's code precludes any number of mobility devices. He also stated that use of mobility scooters on sidewalks and streets is prohibited and asked if the same would apply to electric bicycles. Mr. Mastin provided a list of areas within Ballwin which use golf carts to include Seven Trails apartments and Meadowbrook Country Club Estates. Mr. Mastin also noted a copy of an email in the packet which he sent to various Board members on November 1, 2021 detailing an issue with Ballwin Police. He states that, aside from Aldermen Finley's and Stallmann's acknowledgement of the email, nothing has been done.

Olivia Pieknik, 385 Walnut Point Ct., addressed the Board about the Little Library project. She first thanked all the staff and volunteers for making the past weekend's Ballwin Days another successful event. Ms. Pieknik shared that, in the most recent Ballwin Life magazine, there is an article about the Little Library project. She stated she has funding for two more and will work with Chris Conway to put these in City parks. She also shared she would like to name one in memory of Kathy Kerlagon, former Alderperson, who recently passed away.

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PUBLIC HEARING

Olde Towne Plaza TIF District Update

The TIF Public Hearing commenced with a report describing the progress of the Olde Town Plaza Tax Increment Financing District project since inception. Hearings are required every five years through the life of the District. Changes in makeup of the tenants was discussed along with changes to revenues since the last public hearing in 2017. Revenues generated by this project will not be sufficient to fully pay off associated TIF debt obligations. This TIF is scheduled to terminate in October, 2022.

Mayor Pogue opened the public hearing and asked if there was anyone who wished to comment on the TIF District for Olde Towne Plaza. No one came forward and Mayor Pogue closed the public hearing.

LEGISLATION

Bill 4133 - AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF BALLWIN, MISSOURI TO EXECUTE A FIRST AMENDMENT TO COLLECTIVE BARGAINING AGREEMENT WITH THE EASTERN MISSOURI COALITION OF POLICE, FRATERNAL ORDER OF POLICE, LODGE 15 FOR THE FOUR YEAR PERIOD FROM 2022 THROUGH 2026.

A motion was made by Alderman Fleming and seconded by Alderman Bullington for a first reading of Bill 4133, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Bill 4133 was read for the first time.

Discussion:

None

A motion was made by Alderman Fleming and seconded by Alderman Bullington for a second reading of Bill 4133, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Bill 4133 was read for the second time.

A roll call vote was taken for passage and approval of Bill 4133 with the following results:

Ayes – Aldermen Utt, Finley, Roach, Stallmann, Fleming, Leahy, Bullington, Siegel

Nays --

Bill No. 4133 was approved and became Ordinance No. 22-20.

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CONSENT ITEMS

Administration – Craft Beer Festival Liquor License

Staff recommends Board approval for the Craft Beer Festival liquor license.

Discussion:

None

A motion was made by Alderman Roach and seconded by Alderman Utt to accept staff's recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.

MAYOR'S REPORT

Mayor Pogue thanked all the staff and volunteers for all the hard work on a very successful Ballwin Days event. He also thanked staff as there have been quite a few reports on economic development coming on in the City; we are looking forward to seeing the new businesses.

CITY ADMINISTRATOR'S REPORT

Mr. Sterman first acknowledged that Public Works has received a Silver Shovel award from Spire. This award is given to cities with the fewest number of accidents/incidents involving gas lines. Spire has been giving out this award for three years and Ballwin has received the award all three years. Ballwin also hosted the awards breakfast at the golf course. Mr. Sterman thanked Public Works staff for their work.

Mr. Sterman also noted that Kehrs Mill Rd. will close for several weeks between Ballpark Dr. and Park Dr. for construction work that needs to be done as well as some sidewalk replacement on Kehrs Mill.

Lastly, Mr. Sterman stated he would field any questions about the memo regarding employee compensation, which was included in the packet. Alderman Stallmann asked Mr. Sterman to review merit-based salary and how the six percent works with it. Mr. Sterman explained that the normal annual increase is typically three percent (can fluctuate) and is approved by the Board. There are two pools of employees. One is unionized (police officers) and their three percent increase is guaranteed; the other is non-unionized and the three percent is considered a merit based increase. He did share the departments have some discretion for a higher/lower amount depending on employee performance, but pointed out that if an employee is not doing a satisfactory job, we tend to move on from that employee. Alderman Roach stated he recalls that when the Board decides on merit increases, it has fluctuated in the past. He also stated that it is his understanding that when the Board makes their decision on merit increases, it affects the minimum of the pay scale. Mr. Sterman explained that the city has a policy which sets the



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minimum and maximum of the pay scale and further discussed how ranges are decided using a formula which compares us to 10 comparable cities in the area.

Alderman Siegel asked how the six percent puts us in comparison with those cities; Mr. Sterman further explained how the formula works. Alderman Siegel also asked if the six percent is a one-time adjustment and if the city sees any issue with it. Mr. Sterman stated that six percent is what has been suggested, but the Board could make it another amount if they choose and it is a one-time adjustment. Mr. Sterman also stated the city has reviewed revenues and there is no reason to believe it could not be afforded.

There was discussion about employee vacancy rates throughout the City, how the increase affects the formula used to decide pay ranges and implementation of the increase. Mr. Sterman explained that the increase will not affect the formula or ranges, but affects the actual pay of employees employed on September 1, which is when this would go into effect. Alderman Fleming shared how other employers are working to retain staff and cited some examples which the City does not have the ability to do. He feels our options are limited and supports the increase. Mr. Sterman stated this has been a common discussion in other cities recently and said this is a reflection of what Ballwin is like as an employer and how we treat our staff could help us attract potential employees as well. It was asked if this affected starting pay; Mr. Sterman replied not as a result of this proposal but likely starting pay could increase as a reflection of the market.

A motion was made by Alderman Utt and seconded by Alderman Fleming to approve the staff report and the recommendation of a six percent pay increase for staff. A voice vote was taken with unanimous affirmative result and the motion passed.

CITY ATTORNEY'S REPORT

Nothing to report.

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ALDERMANIC COMMENTS

Alderman Finley stated that, with regard to Mr. Mastin's comments, it should be noted that Mayor Pogue also responded to Mr. Mastin's emails. Alderman Finley also recommended a Public Health and Safety Committee meeting be held to discuss this issue. He would like members of the public to participate in the meeting with their input as well. Mayor Pogue asked Alderman Finley to check the calendar to find a date that would work and notify the committee and Board members. Alderman Finley also asked if there is a lesson to be learned from the Olde Towne TIF and TDD project. Mr. Sterman replied that these types of things should be considered on a case by case basis and, in his opinion, an open mind should be kept to tools provided. There are factors to consider such as the nature of the project and its value to the City. Mayor Pogue asked City Attorney Bob Jones how the TIF came about originally. Mr. Jones further explained how the property owners approached the City.

Alderman Stallmann thanked Alderman Finley for proposing the committee meeting. He feels this is a great way to discuss the issue of golf carts and get citizen input. He noted that subdivisions use golf carts on a regular basis so it is time to review our ordinance on the issue. Alderman Stallmann thanked the Ballwin Days committee as well as the Parks, Police and Public Works departments as they all did a fabulous job with Ballwin Days. He shared that he and his family enjoyed the great crowds and concerts.

Alderman Bullington thanked Public Works, the Police Department and Parks Department for everything they did during Ballwin Days; they all did a great job. He thanked Denise Keller and staff for keeping the financial end together. He recognized the tri-chairs for the event as well as volunteers and shared that everyone's efforts to pull it together made for a very successful event. He then shared that a group there for the car show talked about the overwhelming support of the community showing up for the car show and that Ballwin is a phenomenal place and so family friendly.

Alderman Roach thanked Mike Scott for his comments and, although we cannot implement some of his suggestions because of prohibitions, hopefully his comments will spur some thoughts on staff's part. He also shared he is looking forward to the Public Health and Safety meeting for discussion especially on Mr. Mastin's comment regarding mobility scooters being illegal to use on sidewalks. He also thanked Ms. Pieknik for her email and comments on the Little Library. He asked Ms. Pieknik if Peggy Duenke is involved; Ms. Pieknik replied that she is. He stated Peggy is a pillar in the community so he certainly supports the project.



**BOARD OF ALDERMEN
Meeting Minutes**

August 22, 2022

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

A motion was made by Alderman Utt and seconded by Alderman Finley to move to closed session pursuant to Section 610.021(13), for personnel matters.

A roll call vote was taken with the following results:

Ayes: Aldermen Utt, Finley, Roach, Stallmann, Fleming, Leahy, Bullington, Siegel

Nays: None

The Board moved to closed session at 8:08 p.m.

A motion was made by Alderman Fleming and seconded by Alderman Utt to reconvene in open session at 9:06. A voice vote was taken with unanimous affirmative result and the motion passed.

A motion was made by Alderman Fleming and seconded by Alderman Finley to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 9:07 p.m.

_____ TIM POGUE, MAYOR

ATTEST:

_____ POLLY MOORE, CITY CLERK



INTRODUCED BY
ALDERMEN UTT, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, SIEGEL, BULLINGTON

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF BALLWIN TO ENTER INTO AN ADDENDUM TO THE POLICE SERVICE AGREEMENT WITH THE CITY OF MANCHESTER RELATING TO THE PROVIDING OF POLICE DISPATCHING SERVICES FOR THE CITY OF MANCHESTER.

WHEREAS, under the provisions of sections 70.210-70.325, inclusive, RSMo., the City of Ballwin is empowered and authorized to contract and cooperate with other municipalities for a common services; and

WHEREAS, the City of Manchester needs certain Computer Aided Dispatch (“CAD”) equipment and services from REJIS; and

WHEREAS, the City of Ballwin has the ability to provide such equipment and services under its current Agreement with REJIS.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, MISSOURI, AS FOLLOWS:

Section 1. The Mayor of the City of Ballwin is hereby authorized and directed to sign, on behalf of the City of Ballwin, an Addendum to Police Service Agreement with the City of Manchester, Missouri, providing for acquisition of CAD equipment and services for the City of Manchester by the Ballwin Police Department, a copy of which is attached hereto and incorporated herein by reference as Exhibit A.

Section 2. The Police Service Agreement shall be extended through August 23, 2028 subject to annual appropriations by the City of Manchester, and a one hundred-eighty (180) day notification of cancellation, in writing, by either party.

Section 3. The Addendum shall be in the form, language and contain the figures set forth in Exhibit A.

Section 4. This ordinance shall take effect and be in full force from and after its passage and approval.



Section 6, Item a.

Bill No. ~~4134~~

PASSED this ____ day of _____, 2022.

TIM POGUE, MAYOR

APPROVED this ____ day of _____, 2022.

TIM POGUE, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR

ADDENDUM TO POLICE SERVICE AGREEMENT

This agreement will be an addendum to the existing Police Service Agreement (police dispatching services) between the Cities of Manchester (“Manchester”) and Ballwin (“Ballwin”) dated September 20, 2021 for the time period of January 1, 2022 through December 31, 2026. This addendum, a seven (7)-year contract, will be in effect from adoption and execution through August 23, 2028 approximately two years longer than the Police Service Agreement to cover the service/maintenance period as specified by the Regional Justice Information Center (REJIS.) The REJIS Intergovernmental Master Agreement with Ballwin is attached hereto as Exhibit A. Manchester agrees to adhere to the provisions of Exhibit A and will not do anything that will cause Ballwin to be in breach thereof. The Police Service Agreement shall hereby be extended through August 23, 2028 as provided in Section 8 thereof.

Ballwin will provide Manchester with the number of Premier One Computer Aided Dispatch (CAD) licenses specified by Manchester at the cost provided by REJIS.

The City of Manchester will be responsible for installing any Premier One CAD software and software updates onto PCs and MDTs they will provide as well as any other IT services necessary to support the Motorola Premier One CAD. Manchester will contact REJIS directly for any support needs relating to Motorola Premier One CAD and will pay REJIS directly when invoiced for all of the following equipment, licenses and service/maintenance:

Non-Reoccurring Costs - License Purchase

Category	Qty	Rate Implementation to 12/31/2022	Total
CAD Seats	0	\$26,711	\$0.00
Low Use CAD	0	\$2,172	\$0.00
Mobile Concurrent	8	\$2,220	\$17,760
Mobile	7	\$1,754	\$12,278
Handheld Concurrent	0	\$1,423	\$0.00
Handheld	0	\$1,296	\$0.00
Interfaces			
CallWorks NG911	1	Included above	\$0.00
BPD/NCIC	1	Included above	\$0.00
CARES/RMS	1	Included above	\$0.00
ASTRO 7500 Radio Console	1	Included above	\$0.00
ASTRO Radio PTT	1	Included above	\$0.00
MobileNet Data View	1	Included above	\$0.00
Totals			\$30,038

NRC - Initial licensing, initial central site and initial DR site costs.

Annual Reoccurring Costs - Service/maintenance

Category	Qty	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	Year 6 2027	Year 7 2028
CAD Seats	0	\$0	\$0	\$0	\$0	\$0	\$0
Low Use CAD	0	\$0	\$0	\$0	\$0	\$0	\$0
Mobile Concurrent	8	\$5,960	\$6,088	\$6,224	\$6,384	\$6,688	\$6,696
Mobile	7	\$4,627	\$4,718	\$4,802	\$4,900	\$5,110	\$5,103
Handheld Concurrent	0	\$0	\$0	\$0	\$0	\$0	\$0
Handheld	0	\$0	\$0	\$0	\$0	\$0	\$0
Interfaces							
CallWorks NG911	1	\$0	\$0	\$0	\$0	\$0	\$0
BPD/NCIC	1	\$0	\$0	\$0	\$0	\$0	\$0
CARES/RMS	1	\$0	\$0	\$0	\$0	\$0	\$0
ASTRO 7500 Radio Console	1	\$0	\$0	\$0	\$0	\$0	\$0
ASTRO Radio PTT	1	\$0	\$0	\$0	\$0	\$0	\$0
MobileNet Data View	1	\$0	\$0	\$0	\$0	\$0	\$0
Totals		\$10,587	\$10,806	\$11,026	\$11,284	\$11,798	\$11,799

ARC - Ongoing licensing, ongoing central site and ongoing DR site costs.

Rates may be adjusted as stated in Section 5 of the Police Service Agreement to reflect Ballwin’s adjusted rates. A rate adjustment could include the cost of GIS support provided by REJIS beginning in 2024. The adjusted rate then becomes the new rate for the next Agreement Year and for any future adjustment calculations. Any rate adjustments will be provided to Ballwin by the REJIS Commission which will be passed onto Manchester.

CITY OF BALLWIN

By: _____
MAYOR

Date: _____

CITY OF MANCHESTER

By: _____
MAYOR

Date: _____



INTRODUCED BY
ALDERMEN UTT, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, SIEGEL, BULLINGTON

AN ORDINANCE TERMINATING THE BALLWIN TOWN CENTER TAX INCREMENT FINANCING REDEVELOPMENT PLAN.

WHEREAS, the Board of Aldermen of the City of Ballwin adopted Ordinance No.: 99-52 approving the redevelopment project for the Ballwin Town Center and approved Ordinance No.: 99-53 adopting tax increment financing within the redevelopment project area 2; and

WHEREAS, the Board of Aldermen thereafter adopted Ordinance No.: 01-34 authorizing the issuance and delivery of tax increment revenue notes of the City of Ballwin for the purpose of financing certain projects in the Ballwin Town Center Tax Increment Financing Redevelopment Plan; and

WHEREAS, the obligations of the City of Ballwin will mature on October 10, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Board of Aldermen hereby terminates the Ballwin Town Center Tax Increment Financing Redevelopment Plan and the collection of the economic activity taxes, payments in lieu of taxes and TIF revenues thereunder, effective October 10, 2022.

Section 2. This ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this ____ day of _____, 2022.

TIM POGUE, MAYOR

APPROVED this ____ day of _____, 2022.

TIM POGUE, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR



INTRODUCED BY
ALDERMEN UTT, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, SIEGEL, BULLINGTON

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO BEN HILLMAN D/B/A LITTLE HI (HI-POINTE DRIVE IN) FOR RESTAURANT WITH SALE OF ALCOHOL BY THE DRINK FOR CONSUMPTION ON THE PREMISES AT 15069 MANCHESTER ROAD.

WHEREAS, a petition has been received from Ben Hillman d/b/a Little Hi (Hi-Pointe Drive In), requesting the use of certain property for a restaurant with sale of alcohol by the drink for consumption on the premises at 15069 Manchester Road; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, due notice of a public hearing before the Planning and Zoning Commission upon said petition was published and posted according to law and ordinance; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on September 6, 2022, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, the Board of Aldermen has determined that an establishment for the purposes disclosed above, under certain conditions, would not substantially increase traffic hazards or congestion; would not adversely affect the character of the neighborhood; would not adversely affect the general welfare of the community; would not over-tax public utilities; would not adversely affect public safety and health; is consistent with good planning practice; can be operated in a manner that is not detrimental to the permitted developments and uses in the District; and can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and

WHEREAS, all applicable matters in Section 2 of Article XIV of Ordinance No. 557, "The Zoning Ordinance," have been adequately provided for:

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. An amended special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to Ben Hillman d/b/a Little Hi (Hi-Pointe Drive In), for a restaurant with sale of alcohol by the drink for consumption on the premises at 15069 Manchester Road, as is made and provided for in Article XIV of Ordinance No. 557.

Section 2. The amended special use exception hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, without the permission of the Board of Aldermen of the City of Ballwin.



Section 3. The amended special use exception hereby issued and referred to in Section 1, shall be valid only if the conditions set forth in the Addendum, attached hereto as Exhibit 1 and made a part hereof, are observed by permittee.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of _____, 2022. _____
TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2022. _____
TIM POGUE, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR

EXHIBIT ONE

The permittee granted a Special Use Exception per the ordinance hereby appended to, their assignees and successors, as authorized and approved by the Board of Aldermen of the City of Ballwin, agree to abide by the following provisions, the provisions of all ordinances of the City of Ballwin, and all applicable laws of St. Louis County, the State of Missouri and of the United States of America and to require all licensees, franchisees, and lessees to similarly abide by said ordinances, laws and provisions, as appropriate to such special use exception. In addition, the following provisions, as appropriate, shall apply:

1. There is no outdoor storage, display or sale of any merchandise, equipment, vehicle, supplies or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin.

2. There is no servicing, repair, cleaning, maintenance or other work on any merchandise, equipment, vehicle, materials, supplies, or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin, except within a fully enclosed building which shall not include carports, porte-cocheres, accessory structures or temporary coverings and/or enclosures such as tents, tarpaulins, flies, or other similar structures.

3. Any violation of the laws, statutes, ordinances, codes, policies and regulations of the City of Ballwin, St. Louis County, the State of Missouri, or the United States of America by the permittee, its agents, servants or employees shall be cause for the revocation of the Special Use Exception hereby granted.

4. That the site, premises and/or land use described by the permittee in the application and subsequently approved by this ordinance is developed and operated in accordance with the final approved development plan and the provisions of this ordinance, and any failure to do so shall be cause for the revocation of the Special Use Exception hereby granted.

5. All new utility and other service laterals and connections on the site and/or premises, and all connections to site improvements and fixtures installed outside of a fully enclosed building shall be installed underground.

6. All sign illumination and other lighting is selected and arranged so as not to cast light upon, and/or be a nuisance, to any right-of-way or any other property.

7. The permittee and their approved assignees or successors, if any, shall preserve, maintain and care for all plantings, and landscaped and planted areas on the site and/or premises, in accordance with the landscape and site plans of this ordinance. Such maintenance, preservation and care shall include all planted and landscaped rights-of-way adjacent to the site and/or premises addressed and approved by the Special Use Exception hereby granted.

8. Trash and debris shall not be allowed to accumulate and the site/premises shall at all times be kept clean and free of all refuse, debris, leakage and recyclable material accumulation.

9. All trash dumpsters and recyclable material storage areas shall be screened with a 100% opaque screen which shall totally obscure any visibility of the dumpster and recyclables container. Such screening shall be permanent in nature and architecturally compatible with the associated development.



10. Unless otherwise provided by this Special Use Exception or other ordinances of the City of Ballwin, no vehicles, equipment or property may be parked or stored on the premises for which this permit is issued except non-commercial vehicles as defined by the Ballwin Ordinances and one fully operational and licensed delivery/service vehicle per business or tenant or use operated on the premises.

11. This Special Use Exception shall terminate three months following the non-renewal of the business license for the business associated with the location for which the Exception is granted.



Consent Item

RE: Auditing Services Contract Extension

Department/Program: Finance

Explanation: Auditing services were last bid in 2019 and were awarded for a three year term, 2019-2021, with an option for two 2-year extensions. Kerber Eck & Braeckel LLP has proposed fees for the 2022 and 2023 audits at an increase of 25%. Reasons cited for the cost increase were pay raises and bonuses granted to retain staff as a result of the industry-wide staffing crunch. An additional bidder who responded to the RFP in 2019 was contacted for quotes; they proposed a cost increase of 41%.

Prices were also solicited for a single audit, which is required when the City receives \$750,000 or more in federal funding in a calendar year. A single audit will be required in 2022 because of ARPA funding received and in 2023 due to the federal matching grants for construction fees to be expended for New Ballwin Road. The proposed cost for the single audit increased by \$500, which is a 14% increase.

Fee Schedule

For the Years Ending December 31	Basic Audit	Single Audit	Total Costs
2022	\$25,000	\$4,000	\$29,000
2023	\$25,000	\$4,000	\$29,000

Recommendation: Administration recommends awarding a two-year contract extension to our current auditing firm – Kerber, Eck & Braeckel, LLC for the years 2022 – 2023 due to favorable pricing and past performance.

Submitted By: Denise Keller, Finance Officer

Date: September 1, 2022

Consent Item

RE: Holloway Park Playground

Department/Program: Parks and Recreation

Explanation:

In 2022, the City was awarded a Land Water Conservation Grant for Holloway Park improvements. The 2022 Capital budget includes \$552,600 of which 50% is reimbursed by the grant. A budget of \$313,500 was set for a new playground. Bids were solicited for the removal of the existing playground, and the purchase, and installation of a new playground, surfacing, and shade structure. Six bids were received and reviewed by staff for minimum ADA compliance, overall play value, and price.

Recommendation:

Staff recommends Hutchison Recreation and Design's bid of \$297,825. Hutchinson Recreation and Design represents Miracle Recreation Equipment which is made here in Missouri. Hutchinson has been doing business in the region for over 45 years and, additionally, they designed the current playground in Vlasik Park.

Submitted By: Chris Conway, CPRP Director of Parks

Date: September 12, 2022

CITY OF BALLWIN TABULATION OF BIDS

RFP # 22-19

Section 7, Item b.

Bid Item:	Date Opened:	Dept:
Playground	8-11-22	Parks & Rec.
1. ABCreativel	297,825	
2. NuToys	313,500	
3. Play & Park	309,863.26	
4. Hutchinson	297,825	
5. <small>with 55th date</small> HSI Inclusive Rec	313,500	
6. Cunningham	313,490.47	
7.		
TOTAL GROSS PRICE		
TOTAL NET PRICE		
DELIVERY DATE		

Attending Opening: Dept Rep _ Finance Rep _



MIRACLE RECREATION C/O
 HUTCHINSON RECREATION & DESIGN
 1000 EDGEWATER PT STE 101
 LAKE SAINT LOUIS, MO 63367

Miracle A

Name/Address			
City of Ballwin			
1 Ballwin Commons Circle			
Ballwin, MO 63021			
Date	Quotation #	REP	CRH
08/03/22	11968		

Quantity	Description	Terms
		Due on receipt
		Total
1	MIRACLE IS MADE IN MISSOURI	
1	MIRACLE MEGA TOWER PLAYSYSTEM AGE 5-12 RAMPED/SWING/AGE 2-5 SYSTEM	297,825.00T
1	FREIGHT	
1	UNLOAD	
1	STORAGE OF CONTAINER ON SITE	
1	INSTALLATION OF EQUIPMENT W/PREVAILING WAGES	
1	DELIVERY OF ENGINEERING WOOD FIBER	
1	INSTALLATION OF WOOD FIBER	
1	EXCAVATE BACKSIDE FOR WOOD CHIPS GRADE DIRT OUT ON SITE 3:1	
1	INSTALLATION OF 800 SQ FT CONCRETE SLAB W/FIBER MESH. INCLUDES BACKFILL DIRT SEED AND STRAW	
1	INSTALLATION OF 15' X 40' POLIGON ALL STEEL SHELTER W/MR ROOF. POLIGON IS AISC CERTIFIED. INCLUDES ENGINEERING/POLI-5000 EXCLUSIVE PAINT SYSTEM/FREIGHT. *POLIGON SHELTER EXISTING BY PICKLE BALL COURTS.	
1	INSTALLATION OF POLIGON SHELTER/FOOTINGS	
1	REMOVAL OF EXISTING WOOD CHIPS/DISPOSE - 6" DEPTH	
1	REMOVE AND DISPOSE 100' CONCRETE CURB BACKSIDE	
1	REMOVE AND DISPOSE EXISTING EQUIPMENT	
1	INSTALLATION OF FABRIC	
1	PERFORMANCE BOND	
	Total	

The acceptance signature below serves as authorization to order the items quoted & indicates acceptance of the listed prices and terms enclosed. Signature will not substitute for a Purchase Order.

Acceptance Signature: _____

Printed Name: _____

Total
 Unloading, storage and installation of equipment upon arrival is not included in above pricing unless specifically noted on quote.

Phone: (800) 848.5616 www.hutchinson-recreation.com Fax: (314) 332.2877
NOTE: Purchase orders & checks for equipment should be made out to Miracle Recreation.



Miracle A

MIRACLE RECREATION C/O
HUTCHINSON RECREATION & DESIGN
1000 EDGEWATER PT STE 101
LAKE SAINT LOUIS, MO 63367

Name/Address			
City of Ballwin			
1 Ballwin Commons Circle			
Ballwin, MO 63021			
Date	Quotation #	REP	
08/03/22	11968	CRH	

Quantity	Description	Terms
	Tax Exempt	Due on receipt
		Total
		0.00

The acceptance signature below serves as authorization to order the items quoted & indicates acceptance of the listed prices and terms enclosed. Signature will not substitute for a Purchase Order.

Total **\$297,825.00**

Unloading, storage and installation of equipment upon arrival is not included in above pricing unless specifically noted on quote.

Acceptance Signature: _____

Printed Name: _____

Phone: (800) 848.5616 www.hutchinson-recreation.com Fax: (314) 332.2877

NOTE: Purchase orders & checks for equipment should be made out to Miracle Recreation.

ITEMIZED BID FORM **A**

Item	Description	Unit	Unit Price
1	Demolition		5,500
1	Playground Component		180,825
1	Swing set Component		Included
1	Site Prep Work upto 6" cut / cur		8,500
1	Shade Component		Included
1	15' x 40' Shade Component		35,000
1	Installation		45,000
1	Safety Surfacing		15,000
1	Concrete Pad		8,000

Total Base Bid 297,825.00

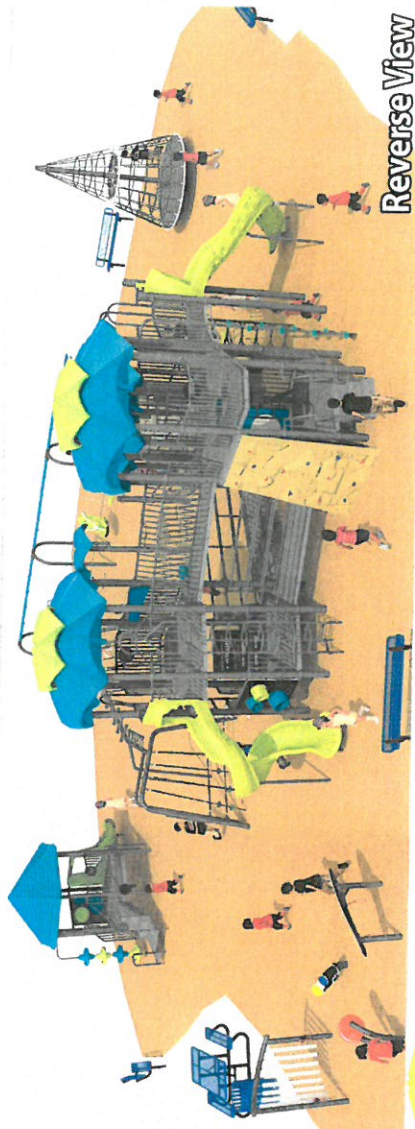
Miracle Recreation By: Curt Hultgen
Contractor

Sales Representative
Title

Additional Views in Binder



2' & 8' Stacked Ramped MEGA Tower System!



Reverse View

New Slides & Climbers Throughout!

Age 5-12 System

Music Area

Age 2-5 System

Cone Net Spinner

Swing Area

Chaos Climber

Final Colors TBD

This is only a picture actual equipment color and surfacing layout may vary.

Anti-Microbial Paint Options Available at No Extra Cost



Holloway Park Option A



Hutchinson Recreation & Design
Ph: (800) 848.5616 - www.hutchinson-recreation.com



Consent Item

RE: Moving Dispatch Console to the New Police Station

Department/Program: Police

Explanation: A communications center is being built within the new police building at 302 Kehrs Mill. The radio console we are currently using will be used in the new facility. The particular make-up of the components and furniture make it important to select a company that is not only familiar with these types of systems but that is also familiar with the Ballwin PD communications center.

Wireless USA was the company who won the bid with St Louis County Police Department to build out all the PSAPs (Public Safety Answering Point) within the county with the new radio system approximately 10 years ago. Because of that contract, Wireless USA built the current Ballwin Communications Center.

Their bid to move the center to the new building is \$44,904.18

Recommendation:

Award the contract to move the communications center to the new police facility to Wireless USA.

Submitted By: Chief Doug Schaeffler

Date: 9/12/22



148 Weldon Pkwy - Maryland Heights, MO 63043 - (314) 615-3100

Customer: BALLWIN POLICE DEPT.
 Address: 300 PARK DR. BALLWIN, MO 63011
 Contact: JEN KISSINGER

Phone: 314-713-6211
 Fax:
 Date: 11/3/2021

Email:

DESCRIPTION OF SERVICES: REMOVE AND RELOCATE DISPATCH CENTER	QTY
LABOR TO REMOVE RADIO CONSOLE COMPONENTS AND FURNITURE	1
- LBR TO REMOVE 3) MCC7500 OPERATOR POSITIONS	
- LBR TO REMOVE PATCH PANELS ASSOCIATED	
- LBR TO REMOVE OP PC' AND MCC 7500 CONSOLE MONITORS	
- LBR TO DISASSEMBLE EATON FURNITURE AND PREPARE TO TRANSPORT (3)	
LABOR TO PREPARE LOAD AND TRANSPORT TO NEW DISPATCH CENTER	1
- LBR TO REASSEMBLE EATON CONSOLE FURNITURE AT NEW CENTER	
- LBR TO ASSEMBLE & INSTALL (1) ACQUIRED UISED FURNITURE POSITION	1
- LBR TO INSTALL (3) EXIST. MCC7500 CONSOLE POSITIONS	
- LBR TO INSTALL MONITOR RAILS AND MONITORS	
- LBR TO REMOVE CUST EXISTING BI-DIRECTIONAL AMP / ACCESS	1
- LBR TO REINSTALL BI-DIRECTIONAL AMP WITH DONOR ANT AND INDOOR ANT'	
- LBR TO INSTALL R56 GROUNDING FOR BACKROOM AND DISPATCH	1
- LBR TECHNICAL SERVICE TO CONVERT AND PERFORM CUTOVER	1
WIRELESS PM RM, FREIGHT	1

CITY OF BALLWIN APPROVAL SIGNATURE/ PO WITH NOTICE TO PROCEED

CODES - HR (HOUR) FLR (FLAT RATE) PRG (PROGRAM)

TAX CODE: EX
TAX RATE: Exempt

EXCEPTIONS:
 Assumes normal business hours and wages (Monday - Friday, 8am - 5pm). Quote does not include repair. Any additional work t
 TO BE PERFORMED ON SITE. CUSTOMER TO PROVIDE NEW EATON CONSOLE FURNITURE (1), CUSTOMER TO PROVIDE ALL
 INDEPENDENT CIRCUITS. ALL PERMITS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NEW MCC7500 CONSC
 TO PROVIDE ALL NETWORK DROPS AT CONSOLE POSITIONS 3) EA X 4 POSITIONS. GC ELECTRICAL CONTRACTOR WILL IN
 DISPATCH FLOOR.

PROJECT QUOTATION FORM

QUOTE # 060922JP3REV4

PREPARED BY: Joseph E. Poffel

PHONE # (314) 615-3170

REVISED QUOTE 110321JP1

CODE	UNIT PRICE	EXTENDED PRICE
FLR	\$5,800.00	\$5,800.00
FLR	\$8,700.00	\$8,700.00
		\$0.00
FLR	\$2,320.00	\$2,320.00
FLR	\$8,700.00	\$8,700.00
		\$0.00
FLR	\$ 1,160.00	\$1,160.00
FLR	\$ 6,400.00	\$ 6,400.00
		null
FLR	\$ 2,560.00	\$ 2,560.00
		null
		null

LABOR TOTAL:	\$ 35,640.00
PARTS:	\$ 9,264.18
TAX:	Exempt
GRAND TOTAL:	\$ 44,904.18

to be billed at standard shop rate of \$160/hr. WORK
 - COMMERCIAL 120VAC WITHIN 6' OF EQUIPMENT,
 W/LE POSITION PROVIDED BY OTHERS. CUSTOMER
 STALL R56 GROUNDING TO BACKROOM AND MAIN



148 WELDON PARKWAY - MARYLAND HEIGHTS, MO. 63043 - 314.615.3100

Customer: BALLWIN POLICE DEPT.

SUPPLIER	PART#	DESCRIPTION	QTY
		MISC INSTALLATION MATERIALS	1
		LDF4-50A	50
		PLENUM LDF4 (WHITE) 1/2" PLENUM AIR CABLE	300
		N(F)-N(F) 125-1000MHZ	2
		N-MALE 1/2" LDF4	20
		UNIVERSAL GROUND KIT .1-.6" 24" LENGTH	4
		1/2" GROUND KIT 48"	2
		NON PEN ROOF MOUNT 1-1/2 MAST 30"	1
		BLOCK QTY1 - CINDER BLOCK BALLAST -	6
		ROOF MAT 18"x48"x1/2"	1
		2-WAY SPLITTER 555-2500MHZ N-F	3
		806 - 960 MHz ANTENNA	1
		FM1 ANT MNT DUAL	2
		24 GUAGE 4 PAIR BLUE PLENUM CAT 6 SHLD	3
		RJ45 MODULAR TERMS	32
		#2 GROUND CABLE (GREEN JACKET THHN)	50
		#6 GROUND CABLE (GREEN JACKET THHN)	50
		#2 GROUND LUG (STRANDED) - TWO HOLE EA.	16
		#6 GROUND LUG (STRANDED) - TWO HOLE EA.	14
		#2-#6 C TAP	12
		1/4"X2"X6" CONSOLE GROUND BAR	3
		RACKMOUNT 12 OUTLET(6 FRONT, 6 REAR)	4
		CAT5 AND EXTENSIONS AS REQUIRED	4
		TERMINATIONS, USB EXT,	

PARTS

MATERIAL LIST

QUOTE# 060922JP3REV4

UNIT PRICE	EXTENDED PRICE
\$ 550.00	\$ 550.00
\$ 3.58	\$ 179.00
\$ 4.00	\$ 1,200.00
\$ 65.00	\$ 130.00
\$28.96	\$ 579.20
\$15.40	\$ 61.60
\$22.78	\$ 45.56
\$157.95	\$ 157.95
\$10.00	\$ 60.00
\$30.54	\$ 30.54
\$251.00	\$ 753.00
\$124.00	\$ 124.00
\$17.50	\$ 35.00
\$650.61	\$ 1,951.83
\$1.78	\$ 56.96
\$3.06	\$ 153.00
\$1.17	\$ 58.50
\$3.50	\$ 56.00
\$2.78	\$ 38.92
\$2.92	\$ 35.04
\$50.08	\$150.24
\$89.46	\$357.84
\$625.00	\$2,500.00
TOTAL	\$ 9,264.18



Consent Item

RE: Authorization to sell Equipment

Department/Program: Public Works/ Support

Recommendation: Staff recommends auctioning five vehicles at Manheim St. Louis Auction, 13813 St. Charles Rock Road, Bridgeton, MO 63044.

Explanation: After new vehicles were put into service, several changeover vehicles replaced other staff vehicles that were in need of major repairs. The vehicles we wish to sell are listed below.

ADM-16	2014	Chevrolet	Impala	2G1WD5E37E1163330	V6 3.6L	479
CODE-4	2014	Chevrolet	Impala	2G1WD5E34E1163737	V6 3.6L	477
407-DPR	2010	Chevrolet	Impala	2G1WD5EM7A1197609	V6 3.9L	376
323	2016	Ford	Taurus	1FAHP2MKXGG137153	V6 3.7L	528
CODE-1	2005	Chevrolet	K-1500	1GCEK14VX5Z264213	V8 4.8L	

Submitted By: Jim Link, Director of Public Works

Date: 8/29/2022