



BOARD OF ALDERMEN

Meeting Agenda

MARCH 9, 2020

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

1. *Call to Order*
2. *Roll Call*
3. *Pledge of Allegiance*
4. **Approval of Minutes:**
 - a. February 24, 2020 Board of Aldermen Meeting Minutes
5. **Citizen Comments**
6. **Legislation**
 - a. Resolution – All Hazard Mitigation Plan
7. **Consent Items**
 - a. Public Works – Asphalt Milling
8. **Mayor's Report**
9. **City Administrator's Report**
 - a. Issues Related to Police Department Headquarters
10. **Staff Reports**
 - a. Parks – North Pointe Furniture
 - b. Parks – Ballwin Days Carnival Rides
 - c. Public Works – Crack Sealing
 - d. Public Works – Slabs/Sidewalks Replacement
11. **City Attorney's Report**
12. **Aldermanic Comments**
13. **Closed Session**
14. **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 matters relating to litigation, legal actions, and/or communications from the City Attorney, as provided under Section 610.021(1) RSMo., and/or personnel matters under Section 610.021(13) RSMo., and/or employee matters under Section 610.021(3) RSMo., and/or real estate matters under Section 610.021 (2) or other matters as permitted by Chapter 610.



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Meeting Briefs

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If you have any questions or concerns about any item on the agenda, please contact me prior to the meeting. If you cannot attend this meeting, please contact Mayor Pogue or me as soon as possible so we can plan accordingly.

City Administrator Bob Kuntz

MINUTES Enclosed, please find the minutes from the February 24, 2020 Board of Aldermen Meeting.

CITIZEN COMMENTS

LEGISLATION

RESOLUTION – All Hazard Mitigation Plan

A resolution of the City of Ballwin adopting the St. Louis Regional All-Hazard Mitigation Plan 2020-2025 (updated 2020).

CONSENT ITEMS

PUBLIC WORKS – Asphalt Milling

Staff recommends awarding this contract to the low bidder, Pace Construction Company.

MAYOR'S REPORT

CITY ADMINISTRATOR'S REPORT

Issues Related to Police Department Headquarters



BOARD OF ALDERMEN

Meeting Briefs

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STAFF REPORTS

PARKS – North Pointe Furniture

Staff recommends awarding the 2020 North Pointe Pool Furniture bid to the lowest qualified bidder, Fry & Associates, Inc.

PARKS – Ballwin Days Carnival Rides

Staff recommends awarding the Ballwin Days Carnival Vendor Ride Contract to PBJ Happee Days Shows for the 2020 Ballwin Days Festival.

PUBLIC WORKS – Crack Sealing

Staff recommends that the crack sealing contract be awarded at the Bid unit price to the low bidder, Sweetens Concrete Services.

PUBLIC WORKS – Slabs/Sidewalks Replacement

Staff recommends awarding this unit price contract to the second low bidder, Kelpe Contracting, Inc.

CITY ATTORNEY’S REPORT

ALDERMANIC COMMENTS



DRAFT MINUTES
BOARD OF ALDERMEN
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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 February 10, 2020, 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 February 10, 2020 Board of Aldermen meeting. A voice vote was taken with a unanimous affirmative result and the motion passed.

The minutes from the February 10, 2020 Board of Aldermen closed meeting were submitted for approval. A motion was made by Alderman Fleming and seconded by Alderman Roach to approve the minutes from the February 10, 2020 Board of Aldermen closed meeting. A voice vote was taken with a unanimous affirmative result and the motion passed.



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PUBLIC COMMENTS

None

LEGISLATION

Resolution – West County Day Tripper Program

A resolution supporting a cooperative program between the cities of Ballwin, Chesterfield, Ellisville, Manchester and Wildwood for leasing a passenger shuttle bus, with an option to purchase, to enhance older adult programming.

In discussion of the Resolution:

None

A motion was made by Alderman Fleming and seconded by Alderman Utt to support and sign the resolution. A voice vote was taken with unanimous affirmative result and the motion passed.

Bill 4055 – AN ORDINANCE CREATING A VIOLATION FOR THE UNAUTHORIZED USE OF ANY SYMBOL, INSIGNIA, SEAL OR LOGO OF THE CITY.

The City of Ballwin has a protectable interest in any symbol, insignia, seal or logo utilized by the City and has authorized Federal or State registration of the same.

A motion was made by Alderman Fleming and seconded by Alderman Stallmann for a first reading of Bill No. 4055, title only. A voice vote was taken with a unanimous affirmative result and Bill No. 4055 was read for the first time.

In discussion of Bill No. 4055:

None

A motion was made by Alderman Fleming and seconded by Alderman Finley for a second reading of Bill No. 4055, title only. A voice vote was taken with a unanimous affirmative result and Bill No. 4055 was read for a second time.

A roll call vote was taken for passage and approval of Bill No. 4055 with the following results:

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

Nays -- None.

Bill No. 4055 was approved and became Ordinance No. 20-03



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BILL 4056 – AN ORDINANCE AMENDING THE CITY OF BALLWIN’S CODE OF ORDINANCES WITH REGARD TO DISTRIBUTION AND POSSESSION OF TOBACCO AND TOBACCO PRODUCTS.

A motion was made by Alderman Finley and seconded by Alderman Leahy for a first reading of Bill No. 4056, title only. A voice vote was taken with a unanimous affirmative result and Bill No. 4056 was read for the first time.

In discussion of Bill No. 4056:

Alderman Finley asked how often there are violations. City Attorney Bob Jones stated he was not aware of any underage violations. City Administrator Bob Kuntz said this was to create consistency with the state. Police Chief Doug Schaeffler stated the police department is not aware of any problem at this time.

A motion was made by Alderman Stallmann and seconded by Alderman Bullington for a second reading of Bill No. 4056, title only. A voice vote was taken with a unanimous affirmative result and Bill No. 4056 was read for a second time.

A roll call vote was taken for passage and approval of Bill No. 4056 with the following results:

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

Nays -- None.

Bill No. 4056 was approved and became Ordinance No. 20-04

BILL 4057 – AN ORDINANCE AMENDING SECTIONS 17-61, 17-81 AND 17-82 OF THE CITY OF BALLWIN’S CODE OF ORDINANCES WITH REGARD TO MEDICAL MARIJUANA AND DRUG PARAPHERNALIA.

A motion was made by Alderman Roach and seconded by Alderman Bullington for a first reading of Bill No. 4057, title only. A voice vote was taken with a unanimous affirmative result and Bill No. 4057 was read for the first time.

In discussion of Bill No. 4057:

None



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A motion was made by Alderman Stallmann and seconded by Alderman Finley for a second reading of Bill No. 4057, title only. A voice vote was taken with a unanimous affirmative result and Bill No. 4057 was read for a second time.

A roll call vote was taken for passage and approval of Bill No. 4057 with the following results:

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

Nays -- None.

Bill No. 4057 was approved and became Ordinance No. 20-05

CONSENT ITEMS

ADMINISTRATION – 2020 MERIT INCREASES

A merit increase of 3% was budgeted for 2020. Staff recommends that the Board approve a salary increase of 3% for all full time staff effective April 1, 2020.

Discussion:

None

A motion was made by Alderman Roach and seconded by Alderman Utt to approve a salary increase of 3% for all full time staff effective April 1, 2020. A voice vote was taken with unanimous affirmative result and the motion passed.

PUBLIC WORKS – STREET STRIPING

Staff recommends awarding the bid for restriping yellow street centerlines and the white lane lines to the low bidder, America's Parking Remarketing.

Discussion:

None

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



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PUBLIC WORKS – CONCRETE READY MIX

Staff recommends awarding the bid for two types of concrete for slabs and sidewalks to the low bidder, Valley Material Company.

Discussion:

Alderman Finley asked if all these components are going to be used for mixing concrete. Public Works Supervisor Jim Link explained with more detail.

A motion was made by Alderman Roach and seconded by Alderman Utt to accept staff recommendation and award the bid to Valley Material Company. A voice vote was taken with unanimous affirmative result and the motion passed.

MAYOR'S REPORT

Mayor Pogue stated the Board would be meeting with the search firm, GovHR, after the Planning and Zoning meeting on March 2, 2020 to discuss the City Administrator's position. Candidate packets should be received by Thursday and will be distributed to the Aldermen.

CITY ADMINISTRATOR'S REPORT

City Administrator Kuntz discussed the upcoming census; we are including information in our publications and social media. We will be going to the apartments and assisting living facility as we want to be sure all Ballwin residents are counted. These figures will impact the City over the next 10 years.

Mr. Kuntz also stated he has reached out to ATT with regard to two issues: the potential maintenance building facility and their site at the old government center. It was decided these issues would be discussed at the next Planning and Zoning committee meeting.

Mr. Kuntz requested a meeting to discuss street lighting issues and options. This will be added to the Finance committee agenda; this meeting will be held on March 9, 2020, before the next Board of Aldermen meeting.

Mr. Kuntz asked for Board direction, by motion, as to preferences for future location of the police department building and do they want to move to a design phase or put this out for bid. There was discussion regarding MSD impact. Mayor Pogue stated he would be reluctant to move forward until we have cost estimates. Alderman Roach agreed and asked about getting more information from MSD. Mayor Pogue stated MSD won't do anything without full site plans. He feels JEMA has had enough past experience with this issue and should be able to give us recommendations. Alderman Finley asked about opening the project to a competitive process; Mayor Pogue stated it would be tough to do for this project. Alderman Fleming stated that it seems everyone was in agreement



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it was not desirable to make a decision this evening, but how about making a best effort to come to agreement for the next meeting (March 9). Mayor Pogue stated that would be contingent upon receiving estimates from JEMA. Alderman Fleming asked if it would be appropriate to discuss in open session; Mayor Pogue stated since both properties are owned by the City, he is comfortable with having the discussion in open session. Mr. Kuntz stated he would have information for the next meeting.

STAFF REPORTS

PUBLIC WORKS – TREE TRIMMING AND REMOVAL SERVICES

Staff is requesting authorization to solicit bids for tree removal and tree trimming in all four of the City's wards and an additional \$30,000 which was not included in the 2020 budget.

Discussion:

Public Works Supervisor Jim Link stated this would give us an idea of how much it could cost to get ahead on this project. City Administrator Kuntz stated this is a similar approach as leaf collection at the end of last year. Alderman Bullington asked if stump grinding was included; Mr. Link replied it was not. Alderman Utt asked about the impact and would this get us caught up. Mr. Link stated we would probably get at least halfway finished.

A motion was made by Alderman Roach and seconded by Alderman Bullington to approve staff's request to solicit bids. A voice vote was taken with unanimous affirmative result and the motion passed.

PUBLIC WORKS – PORTLAND CEMENT

Staff recommends awarding this bid to the low bidder, Holcim Inc.

Discussion:

Mr. Link stated only two suppliers bid.

A motion was made by Alderman Bullington and seconded by Alderman Stallmann to award the bid to Holcim Inc. A voice vote was taken with a unanimous affirmative result and the motion passed.

PUBLIC WORKS – READY MIX SAND

Staff recommends awarding this bid to the low bidder, Bussen Quarries.

Discussion:

Mr. Link stated there were only two bidders.

A motion was made by Alderman Roach and seconded by Alderman Kerlagon to award the bid to Bussen Quarries. A voice vote was taken with a unanimous affirmative result and the motion passed.

PUBLIC WORKS – CRUSHED STONE

Staff recommends awarding this bid to Simpson Materials.

Discussion:

Mr. Link stated there were only two bidders; Simpson Materials was the low bidder including all alternate bids and they are willing to take our non-reinforced concrete debris disposal. Mayor Pogue asked how much we use recycled over new aggregate; Mr. Link responded that we don't use a lot as recycled doesn't pack as well.

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

PUBLIC WORKS – HOT MIX ASPHALT

Staff recommends awarding this bid to the second lowest bidder, Fred Weber.

Discussion:

Mr. Link stated that Simpson, the low bidder, is not open year round, so the recommendation is to award to the second lowest bidder, Fred Weber. We would not be able to get product in the winter months from Simpson. Alderman Roach asked if the specifications of the bid required the company be open year round; Mr. Link stated it did.

A motion was made by Alderman Roach and seconded by Alderman Utt to award the bid to the lowest qualified bidder, Fred Weber. A voice vote was taken with unanimous affirmative result and the motion passed.

PUBLIC WORKS – STREET SWEEPING

Staff recommends awarding this bid to the only bidder, Contractors and Municipal Sweeping Inc.

Discussion:

Mr. Link stated Contractors and Municipal Sweeping Inc has been the city's sweeper for the last three years.



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A motion was made by Alderman Roach and seconded by Alderman Stallmann to award the bid to Contractors and Municipal Sweeping Inc. A voice vote was taken with unanimous affirmative result and the motion passed.

CITY ATTORNEY'S REPORT

Nothing to report

ALDERMANIC COMMENTS

None

A motion was made by Alderman Fleming to adjourn. The motion was seconded by Alderman Finley. The motion passed by unanimous voice vote. The meeting adjourned at 7:30 pm.

TIM POGUE, MAYOR

ATTEST:

Polly Moore, CITY CLERK

Resolution

City of Ballwin, Missouri

A RESOLUTION OF THE CITY OF BALLWIN ADOPTING THE ST. LOUIS REGIONAL
ALL-HAZARD MITIGATION PLAN 2020-2025 (UPDATED 2020)

WHEREAS the City of Ballwin recognizes the threat that natural hazards pose to people and property within the City of Ballwin; and

WHEREAS the City of Ballwin has participated in the preparation of a multi-hazard mitigation plan, hereby known as the *St. Louis Regional All-Hazard Mitigation Plan 2020-2025* (hereafter referred to as the *Plan*) in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS the *Plan* identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Ballwin from the impacts of future hazards and disasters; and

WHEREAS the City of Ballwin recognizes that land use policies have a major impact on whether people and property are exposed to natural hazards, the City of Ballwin will endeavor to integrate the *Plan* into the comprehensive planning process and

WHEREAS adoption by the City of Ballwin demonstrates their commitment to hazard mitigation and achieving the goals outlined in the *Plan*

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF BALLWIN, in the State of Missouri, THAT:

Section 1. In accordance with (local rule for adopting resolutions), the City of Ballwin adopts the *Plan*.

NOW, THEREFORE, I, Tim Pogue, Mayor of the City of Ballwin in the State of Missouri, by virtue of the authority vested in me by the Constitution and Laws of the State of Missouri, do hereby establish the National Interagency Incident management System (NIMS) as the city standard for incident management.

THIS RESOLUTION HAVING BEEN DULY CONSIDERED AND VOTED UPON BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, WAS PASSED AND APPROVED THIS 9th DAY OF MARCH, 2020.

City of Ballwin

Tim Pogue, Mayor

ATTEST:

Polly Moore, City Clerk



Consent Item

RE: Asphalt Milling

Department/Program: Public Works- Streets and Sidewalks

RECOMMENDATION: We recommend awarding this contract to the low bidder, Pace Construction Company.

EXPLANATION: For many years Ballwin had contracted for the asphalt milling and repaving of streets. With the purchase of an asphalt paver in 2017, Public Works has moved to paving or repairing streets within the department. The asphalt paving budget in 2020 is scheduled to be completed in-house.

Request for bid notices were sent to several contractors and advertised in the St. Louis Business Journal, Construction Market Data, Dodge Data & Analytics, and on the City's website.

The table below summarizes the bids received on February 14th, 2020.

ASPHALT MILLING	TOTAL BID
Pace Construction Company	\$80,700.00
Byrne & Jones Construction	\$84,196.42
GS Grinding Services	\$103,391.60
BUDGET	\$91,000.00

Pace Construction Company has had 2 OSHA violation within the past five (5) years. There were no prevailing wage violations within the past five (5) years. They have successfully completed similar work for other cities in the area.

SUBMITTED BY: JIM LINK

DATE: March 2nd, 2020



TO: Mayor Tim Pogue
Board of Aldermen

RE: Issues Related to Police Department Headquarters

As a follow up to our discussion regarding MSD impact, I reached out to JEMA as well as our consultant engineer on the parking lot extension project. I also asked for worst case cost estimates as well as potential savings from energy efficiency and other grants.

It is hoped that this information will enable you to select a site and to move forward with final design. At that point, we should know much more about specific MSD requirements.

In terms of design, direction is requested as to if you want to request a proposal for JEMA or make this a more open and competitive process.

Direction regarding both issues is requested by motion at this time.

Sincerely,



Robert Kuntz

City Administrator



Bob Kuntz <bkuntz@ballwin.mo.us>

Fwd: City of Ballwin - Potential MSD Issues

1 message

Jonathan Emert <jemert@jemastl.com>
To: "Kuntz, Robert" <bkuntz@ballwin.mo.us>

Mon, Feb 24, 2020 at 5:03 PM

----- Forwarded message -----

From: **Paul Boyer** <pboyer@cedc.net>
Date: Mon, Feb 24, 2020 at 5:01 PM
Subject: City of Ballwin - Potential MSD Issues
To: Jonathan Emert <jemert@jemastl.com>

Jon,

The following is a summary regarding MSD's potential requirements for the City of Ballwin's new police station at either 14813 Manchester or 396 Kehrs Mill Road.

396 Kehrs Mill Road

1. Site is over 1-acre. If 1-acre of ground is disturbed, water quality measures (bioretention, permeable pavement, etc.) will be required
2. If 1-acre+/- of area is converted to impervious area (resulting in a 2 c.f.s. increase), then stormwater detention will be required, in addition to the water quality measures required. (Note that the creation of 1-acre of impervious area is a general rule of thumb for the detention requirement, but not the exact criteria for requiring detention).
3. If downstream problems have been reported to MSD in the past (exp. Flooding, surcharged sewers, etc.), MSD may require detention, even if it is not strictly required per their general criteria. MSD has stipulations included within their guidelines that allow them to require more stringent measures if downstream problems exist.
4. It may be possible to avoid the detention requirement by incorporating permeable pavement to keep the differential runoff below 2 c.f.s.
5. My experience has been that MSD will look at properties individually, provided the properties are not contiguous, or grouped together as part of an overall development. Usually, they will only tie separate developments together when they are located within the same watershed, and previous developments under the same ownership have not met MSD's standards for storm water control.

14813 Manchester

1. Site is over 1-acre. If 1-acre of ground is disturbed, water quality measures (bioretention, permeable pavement, etc.) will be required

2. Existing city hall and parking lot existed prior to 2000. Typically, any impervious area that existed prior to 2000 can be credited towards the new development with the following stipulations:
 - a. If the existing development did not already have detention.
 - b. If the existing development did have detention, than the detention basin would need to be brought to current standards if the storm water to the basin increases.
 - c. If downstream problems were reported to MSD, MSD may require detention, whether there is an increase in runoff or not.
 - d. If the new development increases the runoff by 2 c.f.s. over the existing condition, then storm water detention would be required (provided detention measures did not already exist)
3. Same as above --- My experience has been that MSD will look at properties individually, provided the properties are not contiguous, or grouped together as part of an overall development. Usually, they will only tie separate developments together when they are located within the same watershed, and previous developments under the same ownership have not met MSD's standards for storm water control.

Please let me know if there are any other additional questions. Please note that MSD offers a "Conceptual Review" process where an abbreviated submittal can be made to MSD and MSD will review and confirm what they will require, in writing, for the development.

Thank you.

Paul K. Boyer, P.E.

Principal

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

10820 Sunset Office Drive

Suite 200

St. Louis, Missouri 63127

phone: 314.729.1400

fax: 314.729.1404

pboyer@cedc.net



Bob Kuntz <bkuntz@ballwin.mo.us>

Ballwin - Vlasia Park Parking Lot Extension - MSD Resubmittal

1 message

Michael J. Shillito <mshillito@weisdesigngroup.com>

Mon, Feb 24, 2020 at 3:30 PM

To: Bob Kuntz <bkuntz@ballwin.mo.us>

Cc: Tim Pogue <tpogue@ballwin.mo.us>, "Thomas P. Weis" <tpw@weisdesigngroup.com>

Hi Bob,

I would think MSD would treat these sites as "stand alone" parcels, and would expect the City to satisfy whatever applicable MSD requirements apply to that individual parcel.

Of course, if the City were to acquire another parcel, and perform a Boundary Adjustment (combining Vlasia Park with another parcel), it would in all likelihood, trigger the need for stormwater detention, or prove that the existing ponds provide a "satisfactory" amount of detention.

Either way, I would anticipate MSD's typical scrutiny (and associated heartburn) with any proposed site improvements.

Hope this helps,

Mike

PS.....Please feel free to call with any questions/comments.

From: Bob Kuntz [mailto:bkuntz@ballwin.mo.us]**Sent:** Monday, February 24, 2020 2:17 PM**To:** Michael J. Shillito**Cc:** Tim Pogue**Subject:** Re: Ballwin - Vlasia Park Parking Lot Extension - MSD Resubmittal

Mike

Thanks for the update. I don't see any problem with addressing any of these issues. I have a related question that you may or may not be able to help us with.

We are currently considering the old government center or a vacant 1.1 acre parcel behind Regions bank as a potential site for a 22,000 sq. ft. police headquarters. Both parcels are on the south side of Andrews Parkway and completely separate from Vlasis Park. Do you think MSD will treat them as stand alone or somehow tie future development to our current requirements?

Thanks

Bob Kuntz

City Administrator
City of Ballwin, MO

phone 636.227.8599

website www.ballwin.mo.us

|

Follow us:

On Mon, Feb 24, 2020 at 1:29 PM Michael J. Shillito <mshillito@weisdesigngroup.com> wrote:

Hi Jim,

Here's the gist of a resubmittal that went to MSD last Friday 2/21/20 (see attachments).

As before, the attached "Response Letter" tells you about the revisions.....and again, not much that affects the intended improvements.

One note here.....

MSD required (for the previous City Hall project) the City to sign the Operation & Maintenance Plan/Report, which contains a "Maintenance Agreement" for the **bio-swale** and the **prairie grass** BMP's.

Of course, the City never installed the bio-swale, but will do so with this project. MSD wants an updated version of this Agreement.

So, when MSD finally gives us the nod, we will be needing from the City the following:

1. A check for the recording fee of \$38.00 to record the new Agreement at SLCo (I believe it is made out to "MSD", and I will confirm this).
2. The Mayor's signature on the front Cover Sheet of our Plans.
3. The execution of the new Maintenance Agreement.

Thanks much,

Michael Shillito, P.E.

Weis Design Group

618-215-1005 (NEW ILLINOIS PHONE NUMBER)

636-207-0832

SAUGET - ELLISVILLE - COTTLEVILLE

email: mshillito@weisdesigngroup.com

Website: www.weisdesigngroup.com



Bob Kuntz <bkuntz@ballwin.mo.us>

Re: City of Ballwin PD - Potential MSD related site costs

1 message

Jonathan Emert <jemert@jemastl.com>

Thu, Feb 27, 2020 at 11:02 AM

To: Bob Kuntz <bkuntz@ballwin.mo.us>, Doug Schaeffler <dschaeffler@ballwin.mo.us>

Cc: John Mueller <jmueller@jemastl.com>

Bob,

Please see attached site evaluations and associated cost opinions. This is a high level review of potential MSD related stormwater management scope and the estimated cost per item. Until we have taken the design to the next level and submitted drawings to MSD, we will not know the full impact of stormwater management costs related to each site. Based on our experience and evaluation of each site, this is our best take on these MSD specific site related costs. Please let me know if you need anything else or have any questions. As you can see, they are relatively similar in scope and cost. The delta between sites is only around \$20,000.

Thank You,

Jon Emert, LEED AP
Partner

The logo for JEMA, consisting of the letters 'JEMA' in a bold, sans-serif font.

t. 314 531 7400 ext 11
c. 636 399 7272

2823 Olive Street
St. Louis, MO 63103

On Wed, Feb 26, 2020 at 4:03 PM Bob Kuntz <bkuntz@ballwin.mo.us> wrote:

Jon

As a follow up to yesterday's conversation, could I have your related cost estimates by Monday, at the latest? I leave Tuesday morning and need to insure that it, as well as related correspondence and my cover memo are included in the packet for the next Board meeting.

Thanks

Bob Kuntz

City Administrator
City of Ballwin, MO

phone 636.227.8599

website www.ballwin.mo.us

Follow us:

On Mon, Feb 24, 2020 at 5:04 PM Jonathan Emert <jemert@jemastl.com> wrote:

----- Forwarded message -----

From: **Paul Boyer** <pboyer@cedc.net>

Date: Mon, Feb 24, 2020 at 5:01 PM

Subject: City of Ballwin - Potential MSD Issues

To: Jonathan Emert <jemert@jemastl.com>

Jon,

The following is a summary regarding MSD's potential requirements for the City of Ballwin's new police station at either 14813 Manchester or 396 Kehrs Mill Road.

396 Kehrs Mill Road

1. Site is over 1-acre. If 1-acre of ground is disturbed, water quality measures (bioretention, permeable pavement, etc.) will be required
2. If 1-acre+/- of area is converted to impervious area (resulting in a 2 c.f.s. increase), then stormwater detention will be required, in addition to the water quality measures required. (Note that the creation of 1-acre of impervious area is a general rule of thumb for the detention requirement, but not the exact criteria for requiring detention).
3. If downstream problems have been reported to MSD in the past (exp. Flooding, surcharged sewers, etc.), MSD may require detention, even if it is not strictly required per their general criteria. MSD has stipulations included within their guidelines that allow them to require more stringent measures if downstream problems exist.
4. It may be possible to avoid the detention requirement by incorporating permeable pavement to keep the differential runoff below 2 c.f.s.
5. My experience has been that MSD will look at properties individually, provided the properties are not contiguous, or grouped together as part of an overall development. Usually, they will only tie separate developments together when they are located within the same watershed, and previous developments under the same ownership have not met MSD's standards for storm water control.

14813 Manchester

1. Site is over 1-acre. If 1-acre of ground is disturbed, water quality measures (bioretention, permeable pavement, etc.) will be required
2. Existing city hall and parking lot existed prior to 2000. Typically, any impervious area that existed prior to 2000 can be credited towards the new development with the following stipulations:
 - a. If the existing development did not already have detention.
 - b. If the existing development did have detention, then the detention basin would need to be brought to current standards if the storm water to the basin increases.
 - c. If downstream problems were reported to MSD, MSD may require detention, whether there is an increase in runoff or not.
 - d. If the new development increases the runoff by 2 c.f.s. over the existing condition, then storm water detention would be required (provided detention measures did not already exist)
3. Same as above --- My experience has been that MSD will look at properties individually, provided the properties are not contiguous, or grouped together as part of an overall development. Usually, they will only

tie separate developments together when they are located within the same watershed, and previous developments under the same ownership have not met MSD's standards for storm water control.

Please let me know if there are any other additional questions. Please note that MSD offers a "Conceptual Review" process where an abbreviated submittal can be made to MSD and MSD will review and confirm what they will require, in writing, for the development.

Thank you.

Paul K. Boyer, P.E.

Principal



10820 Sunset Office Drive

Suite 200

St. Louis, Missouri 63127

phone: 314.729.1400

fax: 314.729.1404

pboyer@cedc.net

4 attachments



396 KEHRS- COST OPINION.pdf

47K



14811 MANCHESTER-COST OPINION.pdf

46K



14811 MANCHESTER CONCEPT.pdf

430K

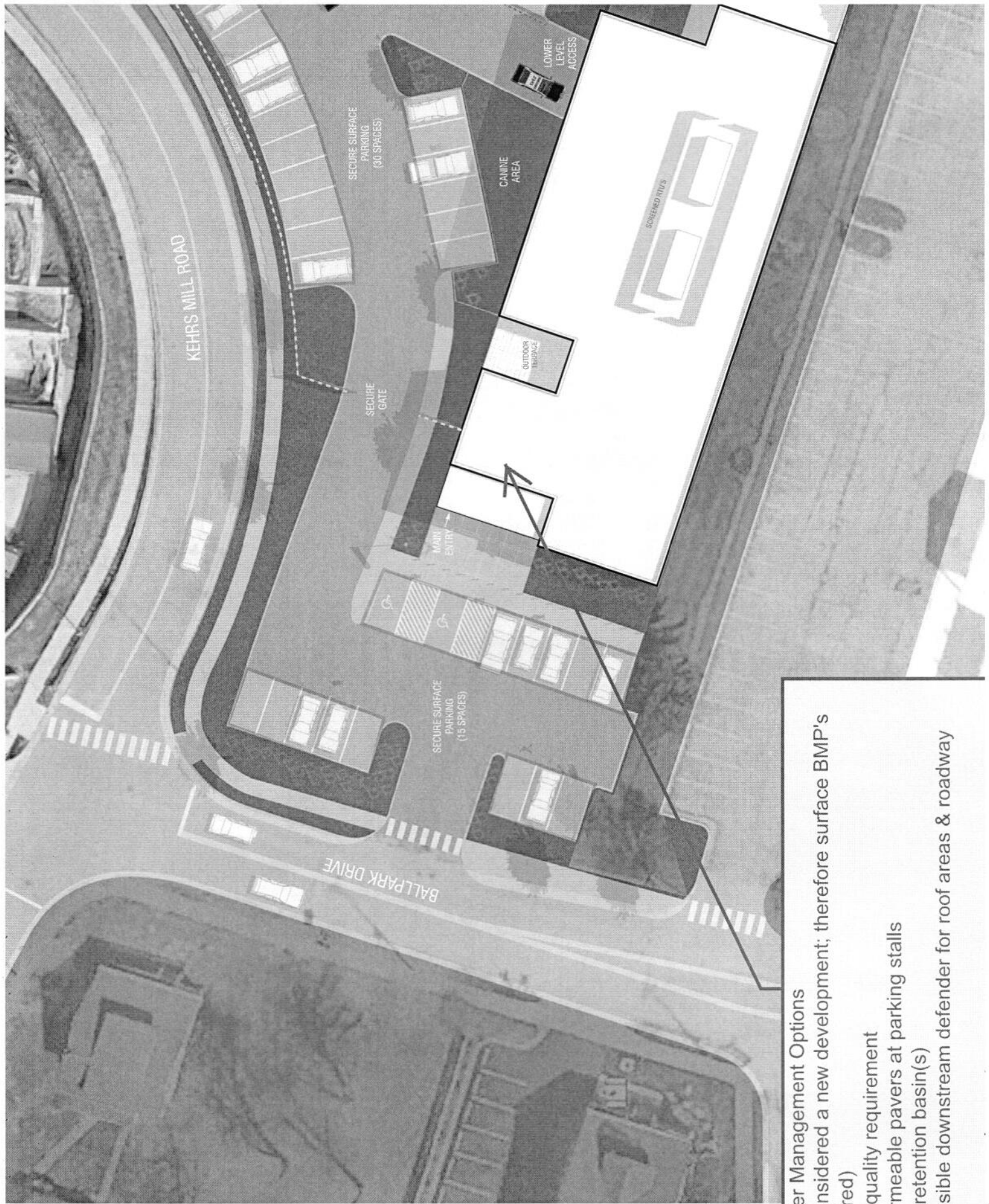


396 KEHRS MILL CONCEPT.pdf

691K

City of Ballwin Police Station
Cost Opinion - 396 Kehrs Mill
February 27, 2020

Description	Quan.	Unit	Price	Extension	Totals
Stormwater Management					
Permeable pavers (47 stalls)	900	sy	\$65.00	\$58,500	
Downstream defender	1	ea	\$15,000.00	\$15,000	
Flush concrete curb	450	lf	\$15.00	\$6,750	
Bioretention basin(s)	1	ls	\$35,000.00	\$35,000	
Retaining walls required for bioretention basin	1	ls	\$35,000.00	\$35,000	
			Subtotal	\$150,250	
Underground detention (if required)					
60" cmp (11,000 c.f. storage for back to grass)	600	lf	\$175.00	\$105,000	
Escrows (Refundable)					
Escrow for stormwater management	1	ls	\$35,000.00	\$35,000	
				TOTAL	\$290,250
Notes:					
1. Cost opinion based upon conceptual site plan and not survey information.					
2. MSD Escrow amounts are refundable					



Stormwater Management Options

(Site is considered a new development; therefore surface BMP's are required)

1. Water quality requirement
 - A. Permeable pavers at parking stalls
 - B. Bioretention basin(s)
 - C. Possible downstream defender for roof areas & roadway

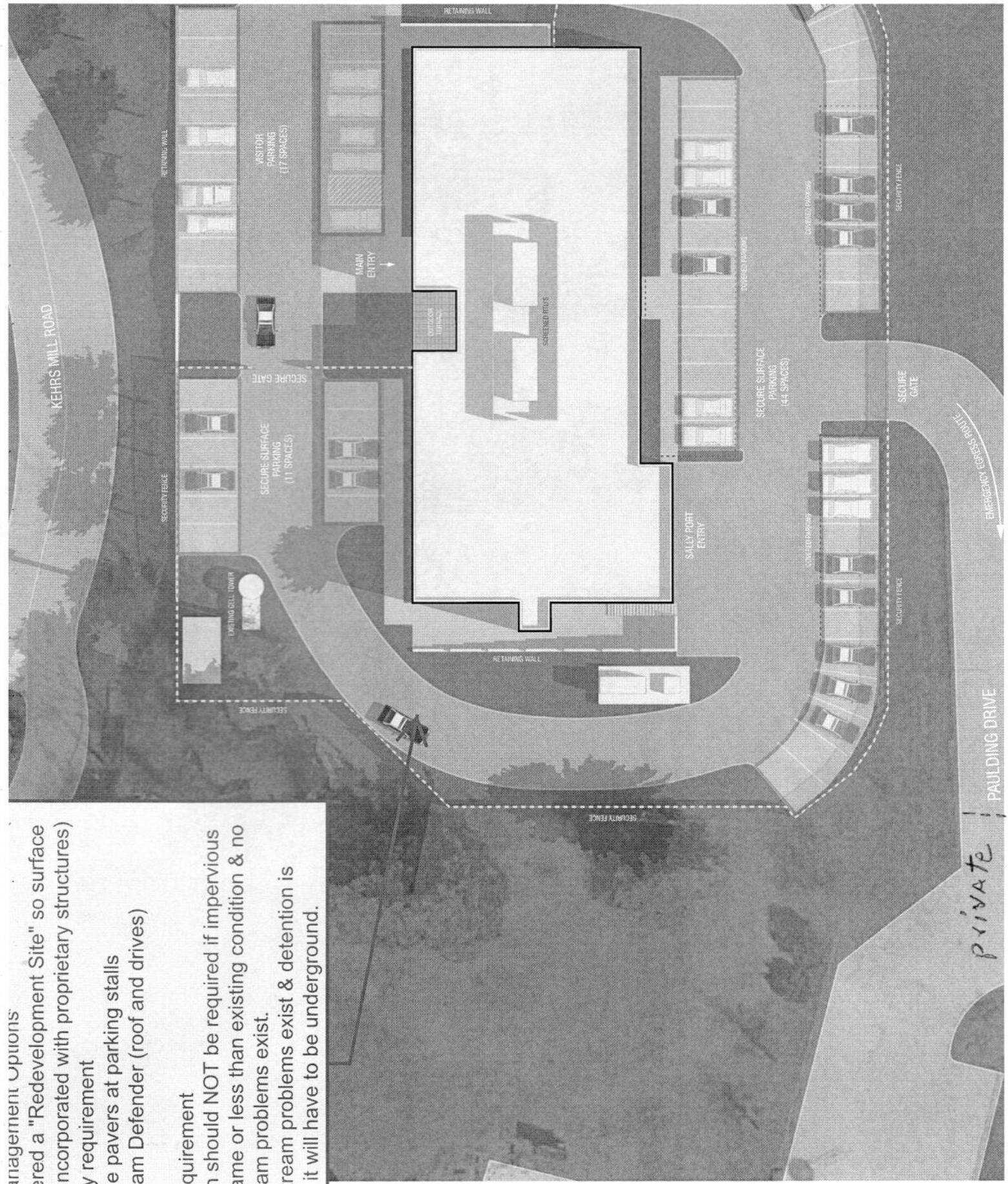
City of Ballwin Police Station
Cost Opinion - 14811 Manchester Road
February 27, 2020

Description	Quan.	Unit	Price	Extension	Totals
Stormwater Management					
Permeable pavers (73 stalls)	1,388	sy	\$65.00	\$90,220	
Downstream defender	2	ea	\$15,000.00	\$30,000	
Flush concrete curb	680	lf	\$15.00	\$10,200	
			Subtotal	\$130,420	
Underground detention (if required)					
60" cmp (11,000 c.f. storage for back to grass)	600	lf	\$175.00	\$105,000	
Escrows (Refundable)					
Escrow for stormwater management	1	ls	\$35,000.00	\$35,000	
				TOTAL	\$270,420
Notes:					
1. Cost opinion based upon conceptual site plan and not survey information.					
2. MSD Escrow amounts are refundable					

Stormwater Management Options

(Site is considered a "Redevelopment Site" so surface BMP's can be incorporated with proprietary structures)

1. Water quality requirement
 - A. Permeable pavers at parking stalls
 - B. Downstream Defender (roof and drives)
2. Detention requirement
 - A. Detention should NOT be required if impervious area is same or less than existing condition & no downstream problems exist.
 - B. If downstream problems exist & detention is required, it will have to be underground





Bob Kuntz <bkuntz@ballwin.mo.us>

Potential Additional Funding Sources for new PD station

1 message

Jonathan Emert <jemert@jemastl.com>
To: "Kuntz, Robert" <bkuntz@ballwin.mo.us>

Mon, Feb 24, 2020 at 5:05 PM

MEP Systems (From CTS Group)

Ameren Rebates - Related to design and specification of energy efficient systems

Laclede Rebates - Related to design and specification of energy efficient systems

Utilization of performance contracting for MEP - This will provide a maximum total cost with no change orders for this portion of the project, as well as, a guarantee on the performance of the systems put into place, which directly impacts energy bills.

Other possible sources (JEMA)

FEMA storm shelter grants

Bureau of Justice Assistance Grants
<https://bja.ojp.gov/>Jon Emert, LEED AP
Partnert. 314 531 7400 ext 11
c. 636 399 72722823 Olive Street
St. Louis, MO 63103



Staff Report

Subject: 2020 North Pointe Pool Furniture

Department/Program: Parks and Recreation

Recommendation:

Staff recommends awarding the 2020 North Pointe Pool Furniture bid to lowest qualified bidder, Fry & Associates, Inc. for \$44,914.

Explanation:

The 2020 budget includes \$45,000 for the purchase of 325 replacements of the 450 North Pointe Aquatic Center lounge chairs and the removal of nearly half of the existing lounge chairs.

Staff solicited bids from 10 vendors, advertised in the St. Louis Business Journal, and the City of Ballwin website. Three (3) proposals were received, tabulated and two (2) were determined to be qualifying.

Submitted By: Chris Conway

Date: February 10, 2020



CITY OF BALLWIN **BID SHEET RFP 20-13**

2/26/20
Budgeted \$45,000

Vendors	Bid #1:					
	1 Chair Price/Chair	25-49 Chairs Price/Chair	50-99 Chairs Price/Chair	100-149 Chairs Price/Chair	150-200 Chairs Price/Chair	# of chairs
Fry & Associates Commercial Concepts Watsons	Sand Chair	\$119	\$100	\$98	\$90	\$88
	Sand Chair	\$109	\$101	\$99	\$94	\$89
	Sand Chair	\$77	\$58	\$56	\$54	\$52
Fry & Associates Commercial Concepts Watsons	Game Chair	\$131	\$112	\$109	\$101	\$98
	Game Chair	\$119	\$109	\$107	\$107	\$98
	Game Chair	\$285	\$214	\$205	\$195	\$185
Fry & Associates Commercial Concepts Watsons	Chaise Chair	\$218	\$193	\$191	\$177	\$168
	Chaise Chair	\$193	\$182	\$179	\$174	\$167
	Chaise Chair	\$600	\$450	\$435	\$415	\$400
Bid #2:						
Fry & Associates						
Commercial Concepts						
Watsons						
Watsons -Does not meet specs. Alternate Sand Chair not vinyl but a sling style. Other two chair styles do not have double wrapped vinyl.						

\$44,914	Fry & Associates
\$45,452	CommConcepts
\$77,722	Watsons

\$12,446	127	\$12,446
\$12,573	127	\$12,573
\$7,112	127	\$7,112

\$4,578	42	\$4,578
\$4,494	42	\$4,494
\$8,610	42	\$8,610

\$26,040	155	\$26,040
\$25,885	155	\$25,885
\$62,000	155	\$62,000

\$1,850	
\$2,500	
NO BID	



Staff Report

Subject: 2020 Ballwin Days Carnival RFP #20-14

Department/Program: Parks and Recreation

Recommendation:

Staff recommends awarding the Ballwin Days Carnival Vendor Ride Contract to PBJ Happee Days Shows for the 2020 Ballwin Days Festival.

Explanation:

Staff solicited bids directly from four carnival ride vendors and listed on the city website. Two qualifying bids were received. Bids were competitive and each received positive recommendations and have no OSHA Violations. Staff and Ballwin Days Committee recommends awarding the bid to PBJ Happee Days Shows. PBJ's bid had cheaper ticket pricing and Fun Time Shows offered more Fireworks sponsorship. It is the wish of staff and the Ballwin Days Committee to award PBJ due to more affordable ticket pricing.

Submitted By: Chris Conway

Date: February 10, 2020

Baltimore Days Carnival Bid RFP #20-14									
			Tix per Spectacular ride	Tix per Major Ride	Tix per Kiddie ride	Fireworks Sponsorship	OSHA Violations	BBB	Facebook Reviews
Price Per Ticket	Sheet of Tickets	# Tix per sheet	Thurs. 6:30-8:30 am/band	\$26.00					
Fun Time Shows	\$1.00	22		5	4	\$1,000.00	No	No Record	5 / 3 reviews
PBJ Happies Days	\$1.00	24	\$20.00	5	3	\$500.00	No	No Record	4.6 / 8 reviews

[illegible]



Staff Report

Subject: Crack Sealing

Department/Program: Public Works- Pavement

Recommendation: We recommend that the crack sealing contract be awarded at the Bid unit price to the low bidder, Sweetens Concrete Services.

Explanation: We advertised in the St. Louis Business Journal and on the City's Website requesting bids for Crack sealing. The bid specifications were submitted to two contractor plan rooms and four crack sealing contractors. On February 14th 2020, three bids were opened. The bids received are listed below. Payment of prevailing wages is not required as crack sealing is considered a maintenance activity and not construction. Sweetens does have 2 Osha violations in the past 5 years.

Contractor	Cost		Total Bid
	Full Width (5.5 miles)	Edges Only (0.8 miles)	
Sweetens Concrete Services, LLC	\$30,316.00	\$1,792.00	\$32,108.00
Parking Lot Maintenance, LLC	\$73,012.50	\$9,504.00	\$82,516.50
E.Meier Contracting	\$107,376.50	\$5,624.00	\$113,000.50
BUDGET			\$30,000.00

Submitted By: Jim Link

Date: March 2nd, 2020



Staff Report

Subject: SLABS AND SIDEWALK REPLACEMENT

Department/Program: Public Works/Pavement/Streets/Sidewalks

Recommendation: We recommend awarding this unit price contract to the second low bidder, Kelpe Contracting, Inc.

EXPLANATION: The 2020 budget provides for street slab and sidewalk replacement, and upgrading of curb ramps to current ADA standards

Request for bid notices were sent to several contractors and advertised in the St. Louis Business Journal, ePlan, and on the City's website. Bid specifications are on file at the Public Works Department.

The table below summarizes the bids received on February 14th, 2020.

	TOTAL BID
BuildPro Concrete	\$650,884.09
Kelpe Contracting	\$669,129.25
M&H Concrete	\$678,551.00
Spencer Contracting	\$709,989.47
J.M. Marschuetz Construction	\$725,129.25
Sweetens Concrete Services	\$751,626.80
XL Contracting	\$811,573.67
BUDGET	\$715,113.00

Kelpe Contracting has no OSHA or prevailing wage violations within the past five (5) years. They have successfully completed similar work for other cities in the area.

I could not find any information that Buildpro has experience or references for doing a large projects for any City or Government Agency.

Submitted By: Jim Link

Date: March 2nd, 2020