



BOARD OF ALDERMEN MEETING AGENDA

August 27, 2018

7:00 p.m. at 300 Park Drive, Ballwin, MO 63011

1. *Call to Order*
2. *Roll Call*
3. *Pledge of Allegiance*
4. **Approval of Minutes:** July 23, 2018 Board of Aldermen Meeting Minutes
5. **Presentation:** *None*
6. **Citizen Comments:**
7. **Public Hearing:** *None*
8. **Unfinished Business:** *None*

New Business:

9. **Legislation:** **Next Ordinance # 18-11**
 - a. Bill No. 3998 Rights-of-Way Usage Fees
 - b. Bill No. 3999 Amending St. Louis County Code Ordinance
 - c. Bill No. 4000 Amending the International Building Code Ordinance
 - d. Bill No. 4001 Amending the International Electrical Code Ordinance
 - e. Bill No. 4002 Amending the International Fuel Gas Code Ordinance
 - f. Bill No. 4003 Amending the International Mechanical Code Ordinance
 - g. Bill No. 4004 Amending the International Plumbing Code Ordinance
 - h. Bill No. 4005 Amending the International Residential Code Ordinance
 - i. Bill No. 4006 Amending the International Property Maintenance Code Ordinance
10. **Consent Items:**
 - a. Destruction of Records
 - b. SUE Transfer for 14750 Manchester Road
11. **Mayor's Report**
12. **City Administrators Report**
 - a. Budget Schedule
 - b. City Hall Contract Amendment
13. **Staff Reports:**
14. **City Attorney's Report**
15. **Aldermanic Comments**
16. **Closed Session**
17. **Information Only**
18. **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.



BOARD OF ALDERMEN MEETING OVERVIEW

AUGUST 27, 2018

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.

A handwritten signature in black ink, appearing to read "Eric Hanson".

Eric Hanson, City Administrator

MINUTES: Enclosed, find the July 23, 2018, Board of Aldermen meeting minutes for your review and approval.

CITIZEN COMMENTS:

NEW BUSINESS

LEGISLATION

BILL NO. 3998 RIGHT-OF-WAY USAGE FEES

To be consistent with State Law, this ordinance will revise section 7.5-39 of the Code of Ordinances regarding right-of-way usage fees. The Missouri Legislature has enacted changes in related Statutes (HB1991(2018)). As provided in Section 67.1846 RSMo., no licensee shall be obligated to pay such Use Fee if such person pays to the City gross receipts taxes, business license fees or business license taxes that are more than nominal and that are imposed specifically on communications-related revenues, services or equipment.

Note: The following ordinances pertain to updating Ballwin's Building Codes. Currently Ballwin's building codes are from 2005. If approved as presented, the new adopted codes will update Ballwin to 2015 Codes, with the exception of the Electrical code, which will be updated to 2014. To effectively pass these codes, a first reading of each Bill is required at this meeting. After the first reading, the codes will be made available, for no fewer than 90 days, at the City Clerk's office for public review. After 90 days, each Bill may be read a second time and taken to a vote.

BILL NO. 3999 AMENDING ST. LOUIS COUNTY CODE ORDINANCE

This ordinance will amend Section 7-42(1) of the Code of Ordinances with respect to the adoption of St. Louis County Codes.

BILL NO. 4000 AMENDING THE INTERNATIONAL BUILDING CODE ORDINANCE

This ordinance will amend the minimum regulations governing the building code and will adopt the 2015 International Building Code.

BILL NO. 4001 AMENDING THE INTERNATIONAL ELECTRICAL CODE ORDINANCE

This ordinance will amend and adopt the 2014 International Electrical Code.

BILL NO. 4002 AMENDING THE INTERNATIONAL FUEL GAS CODE ORDINANCE

This ordinance will amend and adopt the 2015 International Fuel Gas Code.

BILL NO. 4003 AMENDING THE INTERNATIONAL MECHANICAL CODE ORDINANCE

This ordinance will amend and adopt the 2015 International Mechanical Code.

BILL NO. 4004 AMENDING THE INTERNATIONAL PLUMBING CODE ORDINANCE

This ordinance will amend and adopt the 2015 International Plumbing Code.

BILL NO. 4005 AMENDING THE INTERNATIONAL RESIDENTIAL CODE ORDINANCE

This ordinance will amend and adopt the 2015 International Residential Code.

BILL NO. 4006 AMENDING THE INTERNATIONAL PROPERTY MAINTENANCE CODE ORDINANCE

This ordinance will amend and adopt the 2015 International Property Maintenance Code.

CONSENT ITEMS

This section includes budgeted items which are low bid and do not exceed expenditure estimates, and/or items which have been previously approved in concept.

ADMINISTRATION DESTRUCTION OF RECORDS

The Finance Department is requesting the Board approve their destruction of records request as is permitted by the Missouri Secretary of State's Local General Records Retention Schedule.

ECONOMIC DEVELOPMENT SPECIAL USE EXCEPTION TRANSFER FOR 14750 MANCHESTER RD

Due to property purchase, MSH Chevrolet Cadillac is requesting a SUE transfer from ELCO Chevrolet for 14750 Manchester Rd. The current SUE is for operation of a parking lot and would continue to be used and enforced in this fashion. Staff recommends the Board approves this transfer.

MAYOR'S REPORT

CITY ADMINISTRATOR'S REPORT

2019 BUDGET SCHEDULE ENCLOSURE

Anticipated schedule for the 2019 Budget is attached for the Board's review and input.

CITY HALL CONTRACT AMENDMENT ENCLOSURE

As with any project, changes occur. The initial construction contract amount approved in April was \$2,785,000.00. These changes total \$48,896.64. We have also received two credits from K&S for removal of two light poles from the bid that we already have available. That credit totals (\$5,182.80). Additionally, we assisted K&S with the removal of site spoils and received a credit for time, hauling, and disposal of material totaling (\$3,732.75). The total change order request from K&S, including the credits, brings the total to \$39,981.09, which will adjust the contract amount to \$2,824,981.09. The enclosed memorandum contains additional financial information related to the project.

CITY ATTORNEY'S REPORT

ALDERMANIC COMMENTS

UPDATED: August 23, 2018
A Johnson



DRAFT MINUTES

Board of Aldermen

Meeting Minutes

July 23, 2018 at 7:00 p.m.

City of Ballwin – 300 Park Dr

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 James Terbrock
Alderman Michael Finley
Alderman Kevin M. Roach (via video conferencing)
Alderman Mark Stallmann
Alderman Frank Fleming
Alderman Jim Leahy
Alderman Ross Bullington
Alderman Raymond Kerlagon
City Administrator Eric Hanson
City Attorney Robert E. Jones

ABSENT

The Pledge of Allegiance was given.

MINUTES

The Minutes of the from the June 25, 2018 Board meeting was submitted for approval.

A motion was made by Alderman Fleming and seconded by Alderman Terbrock to approve the minutes from the June 25, 2018, Board of Aldermen meeting as submitted. A voice vote was taken with a unanimous affirmative result and the motion passed.

PUBLIC COMMENTS

Tiffany Winchell, 201 Old Ballwin Rd, commented on the SUE for ELCO regarding the property that was originally Ballwin Nursery. She stated this is her home, she has worked very hard, and purchased her home nearly two years ago. She was very sad to see the nursery leave, considering what it has turned into, is a shame. She stated ever since ELCO took over the property, it has not been maintained, cars are parked there when they shouldn't be. She said this speaks volumes for the kind of neighbor they will be, especially for her, who resides directly across from them. Even though she loves living in Ballwin and where she lives, if she had the option, she would consider moving. Unless she calls to complain about the way the property looks or the vehicles being parked on the lot, nothing gets done. She stated she has nothing against ELCO, she takes her vehicle there for maintenance, but she has seen the kind of neighbors they will be. She asked that this be taken into consideration when considering the Bill.

UNFINISHED BUSINESS

LEGISLATION

BILL NO. 3994 AN ORDINANCE PROHIBITING THE ACCEPTANCE OF NEW STREET LIGHTS BY THE CITY OF BALLWIN.

Bill 3994 had its first reading at the June 25, 2018, Board of Aldermen Meeting. During the meeting, Board expressed their concern about making a universal standard in regards to street light maintenance in Ballwin. City Administrator Hanson stated staff will continue to research a viable solution to reduce the cost of street light maintenance. He stated he will keep the Board updated on any progress or solutions.

A motion was made by Alderman Fleming and seconded by Alderman Stallmann to **withdraw** Bill 3994. A voice vote was taken with a unanimous affirmative result and Bill No. 3994 was withdrawn.

NEW BUSINESS

LEGISLATION

BILL NO. 3995 AN ORDINANCE DEFINING THE ELIGIBILITY OF APPLICANTS FOR A LIQUOR LICENSE IN THE CITY OF BALLWIN

A motion was made by Alderman Fleming and seconded by Alderman Leahy for a first reading of Bill No. 3995, title only. A voice vote was taken with a unanimous affirmative result and Bill No. 3995 was read for the first time.

Alderman Finley asked for summarization of why Ballwin is amending the liquor license application ordinance. City Administrator Hanson stated the current ordinance states that if any business receives just one the liquor license violation, that business's liquor license will be revoked and they would not be eligible to receive a liquor license.

Alderman Finley stated he prefers that new applicants for liquor licenses present themselves to the Board of Aldermen. He likes to have the officer of the business come before the Board in order to ask the applicant what their policy is on maintaining compliance.

City Administrator Hanson stated the review process is very thorough and comparable to other cities he's been with. Alderman Finley asked if a summary document for each applicant could be made available for review when new applications are submitted for the Board's approval. City Administrator Hanson stated there would be no issue in providing this information.

A motion was made by Alderman Fleming and seconded by Alderman Stallmann for a second reading of Bill No. 3995, title only. A voice vote was taken with a unanimous affirmative result and Bill No. 3995 was read for the second time.

A roll call vote was taken for passage and approval of Bill No. 3995 with the following results:
Ayes – Aldermen Fleming, Terbrock, Stallmann, Bullington, Kerlagon, Roach, Leahy, Finley;
Nays -- None.

Bill No. 3995 was approved and became **Ordinance No. 18-09**

BILL NO. 3997 AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO MSH ELCO CHEVROLET CADILLAC INC. FOR PROPERTY AT 112 OLD BALLWIN ROAD.

A motion was made by Alderman Fleming and seconded by Alderman Kerlagon for a first reading of Bill No. 3997, title only. A voice vote was taken with a unanimous affirmative result and Bill No. 3997 was read for the first time.

Tim Elli of CRESA, representing the petitioner, provided an overview of the site plan that was originally presented at the planning and zoning Commission meeting. The plan indicated the number of parking spaces, location of the proposed service building, and provided a detailed landscape plan, including a six foot privacy fence along the entire southern perimeter of the property.

The Board's main concern and main topic of discussion was the continued non-compliance with the lot in question as well as the adjacent lot on the west side of Old Ballwin Road where employee continue parking illegally.

The Board appreciated and recognized that employees of ELCO vacated the lot on the west side recently. However, the Board was concerned with how long it took them to become compliant with City Ordinances regarding the parking of vehicles at that location.

Paul Rader, Vice President of ELCO, was also present to provide additional information and feedback regarding the SUE petition. He stated that he had intended to ask the Board to allow for employee's to once again park at the lot adjacent to ELCO on the west side of Old Ballwin until 112 Old Ballwin Road site was completed, which would accommodate employee parking.

While the Board validated Mr. Rader's point in regards to the convenience of employee parking, the Board, in general, stated the business had been told numerous times to vacate the lot and to find other means to accommodate their employee's vehicles. The Board felt that ELCO has acted in complete disregard to the City's Ordinance and failed to understand the seriousness of the continued non-compliance.. The Board stated they would not allow ELCO to utilize the vacant site on the west side of Old Ballwin for parking at any time.

Mayor Pogue asked that there be a condition added to the motion that would forbid vehicles to be parked at 112 Old Ballwin Road until an occupancy permit was obtained.

A motion was made by Alderman Stallmann and seconded by Alderman Leahy to add the following condition to the SUE located at 112 Old Ballwin Road: that no vehicles, except for vehicles directly associated in the construction and involvement of the site improvement, shall be parked on the premise until a valid occupancy permit, from the City, has been obtained. A voice vote was taken with the majority of the Board (7-1) voting in favor of the motion. The motion passed.

Several aldermen agreed that ELCO has been somewhat uncooperative in heeding the City's request for compliance; however, they also recognized that ELCO had provided all the required items to the

City in order to approve the SUE. They felt that the City should not prolong the process and should approve the SUE in order to move forward with this project.

A motion was made by Alderman Fleming and seconded by Alderman Terbrock for a second reading of Bill No. 3997, title only. A voice vote was taken with a unanimous affirmative result and Bill No. 3997 was read for the second time.

A roll call vote was taken for passage and approval of Bill No. 3997 with the following results:
Ayes – Aldermen Fleming, Terbrock, Roach, Leahy, Stallmann, Bullington, Finley, Kerlagon;
Nays -- None.

Bill No. 3997 was approved and has been assigned **Ordinance No. 18-10**.

Mayor Pogue stated he would not sign Bill 3997 until ELCO was in compliance of Ballwin's Code of Ordinances.

CONSENT ITEM

- a. Semi-Annual Financial Statement
- b. Liquor License Application for the Ballwin Craft Beer Festival
- c. Liquor License Transfer for the Ballwin Recreation Complex
- d. Stump grinder

City Administrator Hanson asked to remove item "a" to be elaborated upon during his report.

A motion was made by Alderman Fleming and seconded by Alderman Kerlagon to accept Consent Items "b, c and d" as recommended by staff. A voice vote was taken with a unanimous affirmative result and the motion passed.

MAYOR'S REPORT

Mayor Pogue asked that a motion be made to appoint Martin Schipper to complete the term for Carolyn Johnson, who resigned.

A motion was made by Alderman Stallmann and seconded by Alderman Leahy to to appoint Martin Schipper to complete the remainder of the term for Carolyn Johnson. A voice vote was taken with a unanimous affirmative result and the motion passed.

CITY ADMINISTRATOR'S REPORT

CONSENT ITEM A: City Administrator Hanson stated he wanted to provide additional information on the Semi-Annual Financial Statement: He explained the expenses, shown on the report, appear to be exceeding the revenue, slightly. He said this was due to a full transfer of funds for the City Hall project. A transfer was made to the Capital Fund now that construction has commenced. The City has begun to make regular payments to the various contractors associated with the project. He also added that despite current trends, Ballwin's finances were the the strongest it has been since his tenure at Ballwin began. The strong stability, he added, was due to sales tax revenue being higher than projected, public utilities and gross receipts increasing, participation in community programs from the City's various facilities increasing and that expenses have been kept in check. Through the first six months of this year, the City appeared to be in sound financial shape. City Administrator

Hanson added that even with the transfer for the City Hall project, the City appeared to be sitting a little better than when the 2018 budget was originally approved at the end of 2017.

A motion was made by Alderman Stallmann and seconded by Alderman Terbrock to accept Consent Items “a” as recommended by staff. A voice vote was taken with a unanimous affirmative result and the motion passed.

RETIRING EMPLOYEES: City Administrator Hanson recognized and commended the legacy of two long-tenured employees who will retire next month, both after more than 30 years with Ballwin: City Engineer, Gary Kramer, and Parks and Recreation Director, Linda Bruer.

Ms. Bruer stated that time flies when you’re having fun! She added that it’s been an honor to work at Ballwin over these past years and that she appreciates how well it has been to work with the Board and various serving members during her tenure. She thanked the the staff she has worked with over the years, her family and the community. Adding that Ballwin is a great community.

Mayor Pogue thanked her for Ms. Bruer and Mr. Kramer for their service and that they have helped to make Ballwin into the great community it is today.

RIES ROAD BRIDGE PROJECT: Mayor Pogue asked if there was an update to the Ries Road bridge project. City Administrator Hanson referred the question to Mr. Kramer who stated that the project is still on schedule.

CITY HALL PROJECT: City Administrator Hanson stated steel is beginning to be put in place and that a crane should be constructed in the next day. The project has remained on schedule, due in part for the good weather. The goal is to have the building weather-tight by the first week of September.

STAFF REPORTS

PUBLIC WORKS: NEW BALLWIN ROAD WALL REPAIR

Mr. Kramer stated that due to an accident that occurred on November 20, 2017, the retaining wall along New Ballwin Road has a crack. To determine the cost of repair, bids were solicited. Only two bids were received. The bids were submitted to the insurance company of the person at fault and the City received a check in the amount of the lowest bid, \$16,794.00. The low bidder has done satisfactory work for Ballwin in the past. Mr. Kramer recommended the Board award the retaining wall bid to Ideal Landscape Construction, Inc., the lowest bidder, for \$16,794.00.

A motion was made by Alderman Terbrock and seconded by Alderman Leahy to accept staff’s recommendation awards the retaining wall bid to Ideal Landscape Construction, Inc., the lowest bidder, for \$16,794.00. A voice vote was taken with a unanimous affirmative result and the motion passed.

PUBLIC WORKS: TACK SPRAYER

Superintendent of Streets, Jim Link, provided that \$14,000.00 was budgeted for the purchase of 250 gallon tack sprayer. However, after paving several streets this year, he found that it would be beneficial to purchase a 500 gallon tack sprayer rather than the 250 gallon. Favorable purchasing prices of equipment has allowed a remaining balance of \$23,805.00. For bidding purposes, staff used Sourcewell contract #052417-VTL (formerly National Joint Powers Alliance). Mr. Link asked that the Board approve the purchase of a 500 gallon tack sprayer in the amount of \$21, 768.00, from the

contract holder for Sourcewell contract #052417-VTL,Roland's Machinery. The amount is an additional \$7,768.00 from what was originally budgeted.

Mr. Link also added that after paving Old Ballwin Road, Ballwin will have covered the cost of the paver in savings, plus an additional approximate \$16,000. This savings is a testament to the talent and hard work of Ballwin's asphalt crew.

A motion was made by Alderman Stallmann and seconded by Alderman Bullington to approve the additional \$7,768.00 to purchase of a new tack sprayer in the amount of \$21, 768.00, from the contract holder for Sourcewell contract #052417-VTL,Roland's Machinery. A voice vote was taken with a unanimous affirmative result and the motion passed.

POLICE DEPARTMENT: EVIDENCE BARCODE SYSTEM

Chief Scott stated the Police Department budgeted for the purchase of a new barcoding system for evidence tracking. Lt. Kevin Bushery added that the Ballwin Police Department has found that establishing a barcoding system to track evidence is needed and beneficial to the department. \$15,000.00 was budgeted for this project. Bids were solicited and advertised and only 2 bids were received. Staff recommended the contract be awarded to Progressive Microtechnology Inc. (PMI), the lowest bidder. PMI's bid for the project came in under budget at \$10,533.00.

A motion was made by Alderman Bullington and seconded by Alderman Kerlagon to award the contract to Progressive Microtechnology Inc. (PMI), the lowest bidder, in the amount of \$10,533.00. A voice vote was taken with a unanimous affirmative result and the motion passed.

ALDERMANIC COMMENTS

Alderman Terbrock congratulated Gary Kramer and Linda Bruer on their retirements and that they have done a great job serving Ballwin.

Alderman Finley also congratulated Gary Kramer and Linda Bruer on their retirements and for making Ballwin look so good.

Alderman Finley acknowledged the Public works department for their work on the Windcliff project. He stated that that he received feedback from a resident who mentioned that not only did the crews do an excellent job on the roads but that the street crews made a notable, positive impression upon residents.

Alderman Finley stated that earlier this year he brought up a topic about allowing residents to use their homes however they saw fit for business purposes, mainly pertaining to airbnb. He asked if City Administrator Hanson or Assistant City Administrator Andy Hixson knew anything regarding a resident within his ward who was instructing private softball lessons in their backyard. He stated this resident was cited for code violations. He was wondering if this was something the Board would want to consider in the future to allow.

Mayor Pogue stated the resident may have been cited for violating an accessory use.

Alderman Fleming stated that this is similar to complaints he has received regarding residents

providing private piano lessons in their homes and parking issues. He stated it would not hurt to look at the ordinances and see if any changes need to be made to update the codes to current times. Alderman Stallmann also agreed, but stated that the Board should be careful in naming acceptable types or forms of business, such as in home daycare, piano lessons, etc., doing so may cause more of a problem.

Alderman Fleming added that he was thinking more along the lines to update the section regarding deliveries, not necessarily naming acceptable in-home business practices
City Administrator Hanson stated some subdivision covenants would not allow this type of use within their subdivision. He stated he would have staff look into the matter further.

Alderman Stallmann thanked Gary Kramer and Linda Bruer for their hard work and dedication to the City. Ballwin’s streets are some of the best in the area and that credit is due to Mr. Kramer. He added that he and his son spend a lot of at the Pointe facility and that is due to Ms. Bruer.

Alderman Fleming stated that had this retirement not snuck up on him and he would have prepared a little more. He state has been on this board a long time and the level of professionalism shown to the elected officials, employees and citizens is something every administrator in any city should and would be proud of. He thanked them for their service to Ballwin.

Alderman Bullington also thanked Gary Kramer and Linda Bruer for theirs years of dedication to the City of Ballwin.
Alderman Bullington recognized the Police Department who provided a wonderful video and rendition of the lip sync challenge. He also thanked Officer Morrison for his assistance with Alderman Kerlagon’s neighborhood watch program. He stated Officer Morrison is instrumental in putting that program together.

A motion was made by Alderman Fleming and seconded by Alderman Terbrock to adjourn the Board of Aldermen Meeting. A voice vote was taken with a unanimous result, and the meeting was adjourned at 8:32 p.m.

TIM POGUE, MAYOR

ATTEST:

ERIC HANSON, CITY ADMINISTRATOR

Draft Updated: August 2, 2018
A. Johnson



INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE REVISING SECTION 7.5-39 OF THE CODE OF ORDINANCES OF THE CITY OF BALLWIN REGARDING RIGHT-OF-WAY USAGE FEES

WHEREAS, Section 670.160 of the Code of Ordinances establishes provisions regarding rights-of-way; and

WHEREAS, the Missouri Legislature has enacted changes in related Statutes (HB1991 (2018)); and

WHEREAS, the Board of Aldermen has determined that the Code should be revised consistent with such changes in State Law.

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

Section 1. Section 7.5-39, Use Fees, is hereby revised as follows:

- **Sec. 7.5-39. - Use fees.**

Licensee shall pay to the city as monthly compensation for the use of the rights-of-way pursuant to an executed agreement a use fee equal to five percent of monthly gross receipts, but in no event shall the monthly use fee be less than the sum of:

\$5,000.00 for the first mile of linear facilities, or part thereof, plus \$1.90 per linear foot thereafter up to a monthly charge under this subsection of \$30,000.00, and

\$65.00 for each antenna in the rights-of-way, but not less than \$1,000.00.

As provided in Section 67.1846 RSMo., no licensee shall be obligated to pay such Use Fee if such person pays to the City gross receipts taxes, business license fees or business license taxes that are more than nominal and that are imposed specifically on communications-related revenues, services or equipment.

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



Bill No. 3998

PASSED this _____ day of _____, 2018.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2018.

TIM POGUE, MAYOR

ATTEST: _____
ERIC HANSON, CITY ADMINISTRATOR



INTRODUCED BY
ALDERMEN TERBROCK, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE AMENDING SECTION 7-42(1) OF THE CODE OF ORDINANCES WITH
RESPECT TO THE ADOPTION OF ST. LOUIS COUNTY CODES

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

Section 1. Section 7-42(1) of the Code of Ordinances of the City of Ballwin shall be
repealed and replaced with the following:

Sec. 7-42. - County codes adopted.

(1) The following codes are adopted as amended by the County of St. Louis through the date
of the last amendatory ordinance. The Building Code Ordinances 18580, 18857, and 19298 (as
they pertain to elevators and conveying equipment only), the last amendatory ordinance adopted
January 14, 1999, the Mechanical Code Ordinance 16914 (as it pertains to elevators, conveying
equipment and amusements only), the last amendatory ordinance adopted March 17, 1994, the
Explosives Code Ordinances 2703 through 18693, the last amendatory ordinance adopted
November 6, 1997, as the Building (as it pertains to elevators and conveying equipment only),
Mechanical (as it pertains to elevators, conveying equipment and amusements only), Electrical
and Explosives Codes, the 1998 International Mechanical Code, Ordinance 22,313, as it pertains
to elevators and amusements only, adopted May 18, 2005, is hereby adopted as the Mechanical
(as it pertains to elevators and amusements only) Code of the City of Ballwin, Missouri, as is
fully set out herein.

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

PASSED this _____ day of _____, 2018.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2018.

TIM POGUE, MAYOR

ATTEST: _____
ERIC HANSON, CITY ADMINISTRATOR



INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE ESTABLISHING THE MINIMUM REGULATIONS GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY, AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES: KNOWN AS THE BUILDING CODE.

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

Section 1. **ADOPTION OF BUILDING CODE.**

That a certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Ballwin, being marked and designated as the 2015 International Building Code, as published by the International Code Council, Inc., be and is hereby adopted as the Building code of the City of Ballwin, in the State of Missouri; for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions, and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. **ADDITIONS, INSERTIONS, AND CHANGES.**

Article 3, Section 7-41(a) shall be amended by deleting the reference to the 2006 Edition International Building Code and inserting the words “2015 International Building Code.”

Section 101.1. Insert: City of Ballwin.

Section 1612.3. Insert: City of Ballwin.

Section 1612.3. Insert: February 4, 2015.

Section 3. **INCONSISTENT ORDINANCES REPEALED.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.



Section 4. **SAVING CLAUSE.**

That nothing in this ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Sections 2 and 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance..

Section 5. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of _____, 2018.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2018.

TIM POGUE, MAYOR

ATTEST: _____
ERIC HANSON, CITY ADMINISTRATOR



INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE AMENDING ARTICLE III, SECTION 7-48 OF THE CODE OF ORDINANCES OF THE CITY OF BALLWIN WITH RESPECT TO THE ADOPTION OF THE 2014 EDITION OF THE INTERNATIONAL ELECTRICAL CODE PERTAINING TO THE INSTALLATION OF ELECTRICAL WIRING AND APPARATUS, PROVIDING FOR THE ISSUANCE OF ELECTRICAL PERMITS, FEES, AND RELATED INSPECTION REQUIREMENTS, AND INCLUDING PENALTIES FOR VIOLATION THEREOF.

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

Section 1. **ADOPTION OF ELECTRICAL CODE**

That a certain document, three copies of which are on file in the office of the City Clerk of the City of Ballwin, being marked and designated as the 2014 Edition of the International Electrical Code, as published by the National Fire Protection Association, be and is hereby adopted as the Electrical Code of the City of Ballwin, in the State of Missouri; for the installation of electrical wiring and apparatus, providing for the issuance of electrical permits, fees, and related inspection requirements and including penalties, conditions and terms of said Electrical Code are hereby referred to, adopted and made a part hereof, as is fully set out in this ordinance, with additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. **ADDITIONS, INSERTIONS, AND CHANGES**

Article III, Section 7-48 (a) shall be amended by deleting the reference to the 2008 National Electrical Code and inserting the words “2014 International Electrical Code”.

Section 3. **INCONSISTENT ORDINANCES REPEALED**

All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict repealed.

Section 4. **SAVING CLAUSE**

That nothing in this ordinance or in the Electrical Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes or action acquired or existing, under any act or ordinance hereby repealed as cited in Sections 2 and 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.



Section 5. DATE OF EFFECT

That the City Clerk shall certify to the adoption of this ordinance, and cause the same to be published as required by law; and this ordinance shall take effect and be in force from and after its approval as required by law.

Section 6. This Ordinance shall take effect and be in full force from and after its passage and approval.

However, nothing in this section contained shall prevent the issuance of licenses to nonresidents of Missouri or foreign corporations for the privilege of selling to duly licensed wholesalers and soliciting orders for the sale of intoxicating liquors to, by or through a duly licensed wholesaler, within this state.

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

PASSED this _____ day of _____, 2018.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2018.

TIM POGUE, MAYOR

ATTEST: _____
ERIC HANSON, CITY ADMINISTRATOR



INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE ADOPTING THE MINIMUM REGULATIONS GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES; KNOWN AS THE FUEL GAS CODE.

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

Section 1. **ADOPTION OF FUEL GAS CODE.**

That a certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Ballwin, being marked and designated as the 2015 International Fuel Gas Code, as published by the International Code Council, Inc., be and is hereby adopted as the Fuel Gas Code of the City of Ballwin, in the State of Missouri; for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code are hereby referred to, adopted and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions, and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. **ADDITIONS, INSERTIONS, AND CHANGES.**

Article III, Section 7-47(a) shall amended by deleting the reference to the 2006 Edition International Fuel Gas Code and inserting the words “2015 International Fuel Gas Code.”

Section 101.1. Insert: City of Ballwin.

Section 106.6.3. Insert: in subsection 2—50%; in subsection 3—100%.

Section 108.4. Insert: Misdemeanor, \$1,000, 90 days.

Section 108.5. Insert: \$100 and \$500.

Section 3. **INCONSISTENT ORDINANCES REPEALED.**

All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. SAVING CLAUSE.

That nothing in this ordinance or in the Fuel Gas Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Sections 2 and 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 5. DATE OF EFFECT.

That the City Clerk shall certify to the adoption of this ordinance, and cause the same to be published as required by law; and this ordinance shall take effect and be in force from and after its approval as required by law.

Section 6. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of _____, 2018.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2018.

TIM POGUE, MAYOR

ATTEST: _____
ERIC HANSON, CITY ADMINISTRATOR



INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE ADOPTING THE 2015 EDITION OF THE INTERNATIONAL MECHANICAL CODE, REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, ERECTION, INSTALLATION, ALTERATION, REPAIR, LOCATION, RELOCATION, REPLACEMENT, ADDITION TO, USE OR MAINTENANCE OF MECHANICAL SYSTEMS IN THE CITY OF BALLWIN; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE AND AMENDING SECTION 7-43 OF THE CODE OF ORDINANCES OF THE CITY OF BALLWIN.

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

Section 1. **ADOPTION OF MECHANICAL CODE.**

That a certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Ballwin, being marked and designated as the 2015 International Mechanical Code, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the City of Ballwin, in the State of Missouri; for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the City of Ballwin, and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions, and terms of said Mechanical Code are hereby referred to, adopted, and made a part hereof as if fully set out in this ordinance with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. **ADDITIONS, INSERTIONS, AND CHANGES.**

Article III, Section 7-43(a) shall be amended by deleting the reference to the 2006 Edition International Mechanical Code and inserting the words “2015 International Mechanical Code.”

Section 101.1. Insert: City of Ballwin.

Section 106.5.2. Insert: Fee Schedule—As established in Ordinance No. 03-11 are made the fees herein.

Section 106.5.3. Insert: in subsection 2—50%; in subsection 3 - 100%.

Section 108.4. Insert: Misdemeanor, \$1,000, 90 days.

Section 108.5. Insert: \$100 and \$500.

Section 3. INCONSISTENT ORDINANCES REPEALED.

All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. SAVING CLAUSE.

That nothing in this ordinance or in the Mechanical Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Sections 2 and 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 5. DATE OF EFFECT.

That the City Clerk shall certify to the adoption of this ordinance, and cause the same to be published as required by law; and this ordinance shall take effect and be in force from and after its approval as required by law..

Section 6. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of _____, 2018.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2018.

TIM POGUE, MAYOR

ATTEST: _____

ERIC HANSON, CITY ADMINISTRATOR



INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE ADOPTING THE 2015 EDITION OF THE INTERNATIONAL PLUMBING CODE, REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, ERECTION, INSTALLATION, ALTERATION, REPAIR, LOCATION, RELOCATION, REPLACEMENT, ADDITION TO, USE OR MAINTENANCE OF PLUMBING SYSTEMS IN THE CITY OF BALLWIN; PROVIDING FOR THE ISSUANCE OF PERMITS THEREFORE AND AMENDING SECTION 7-44 OF THE CODE OF ORDINANCES OF THE CITY OF BALLWIN.

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

Section 1. **ADOPTION OF PLUMBING CODE.**

That a certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Ballwin, being marked and designated as the 2015 International Plumbing Code, as published by the International Code Council, Inc., be and is hereby adopted as the Plumbing Code of the City of Ballwin, in the State of Missouri; for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the City of Ballwin, and providing for the issuance of permits and each and all of the regulations, provisions, conditions, and fully set out in this ordinance with the additions, insertions, deletions, and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. **ADDITIONS, INSERTIONS, AND CHANGES.**

Article III, Section 7-44(a) shall be amended by deleting the reference to the 2006 Edition International Plumbing Code and inserting the words "2015 International Plumbing Code."

Section 101.1. Insert: City of Ballwin

Section 106.6.2. Insert: Fee Schedule – as established in Ordinance No. 03-11 are made the fees herein.

Section 106.6.3. Insert: in subsection 2 – 50%; in subsection 3 – 100%

Section 108.4. Insert: Misdemeanor, \$1,000, 90 days

Section 108.5. Insert: \$100 and \$500

Section 305.4.1. Insert: 30" in both locations

Section 903.1. Insert: 10"



Section 3. INCONSISTENT ORDINANCES REPEALED.

All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. SAVING CLAUSE.

That nothing in this ordinance or in the Plumbing Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Sections 2 and 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 5. DATE OF EFFECT.

That the City Clerk shall certify to the adoption of this ordinance, and cause the same to be published as required by law; and this ordinance shall take effect and be in force from and after its approval as required by law.

Section 6. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of _____, 2018.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2018.

TIM POGUE, MAYOR

ATTEST: _____
ERIC HANSON, CITY ADMINISTRATOR



INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE OF THE CITY OF BALLWIN, ADOPTING THE 2015 EDITION OF THE “INTERNATIONAL RESIDENTIAL CODE”, REGULATING AND GOVERNING THE CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, LOCATION, REMOVAL, AND DEMOLITION OF DETACHED ONE AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES IN HEIGHT WITH SEPARATE MEANS OF EGRESS IN THE JURISDICTION; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; AMENDING SECTION 7-46 OF THE CODE OF ORDINANCES AND REPEALING SECTIONS 7-61 AND 7-61.5 OF THE CODE OR ORDINANCES.

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

Section 1. ADOPTION OF RESIDENTIAL CODE.

That a certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Ballwin, being marked and designated as the 2015 International Residential Code, as published by the International Code Council, Inc., be and is hereby adopted as the Residential Code of the City of Ballwin, in the State of Missouri; for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions, and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. ADDITIONS, INSERTIONS, AND CHANGES.

Article III, Section 7-46(a) shall be amended by deleting the reference to the 2006 Edition Residential Code and inserting the words “2015 International Residential Code.”

Section 101.1. Insert: City of Ballwin.

Table R301.2(1) Insert: Insert the following table:

Ground Snow Load	Wind Speed ^d MPH	Seismic Design Category ^f	Weathering ^a	Frost Line Depth	Termite ^c	Winter Design Temp ^e	Ice Barrier Underlayment Required ^h	Flood Hazard	Air Freezing Index ^g	Mean Annual Temp ^j
20	115	C	Severe	30”	Moderate to Severe	2° F	Yes	2/4/15	1,000 Days	54°F

The following sections are hereby revised. Language that has been removed is shown with a ~~strike through~~. Language that has been added is shown as underlined.

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors, ~~equipped with a self-closing device.~~

R309.5 Fire sprinklers. Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table 302.1(2), Footnote a, and the homeowner has opted to purchase a fire sprinkler system for their residence, as per Missouri Revised Statutes 67.281. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft². Garage doors shall not be considered obstructions with respect to sprinkler placement

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in *townhouses*, in accordance with §67.281 of the Missouri Revised Statutes.

R313.2 One- and two-family dwellings automatic fire systems. ~~An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.~~ A builder of a single-family dwelling or residence or multi-unit dwellings of four or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence, or unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a single-family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased by any code, ordinance, rule, regulation, order, or resolution by any county or other political subdivision. Any county or other political subdivision shall provide in any such code, ordinance, rule, regulation, order, or resolution the mandatory option for purchasers to have the right to choose and the requirement that builders offer to purchasers the option to purchase fire sprinklers in connection with the purchase of any single-family dwelling, residence, or multi-unit dwelling of four or fewer units.

Delete Chapter 11 Energy Efficiency

M1503.4 Makeup air required. Exhaust hood systems capable of exhausting in excess of 400 600 cubic feet per minute (~~0.19 m³/s~~) shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. ~~Such makeup air systems shall be equipped with not less than one damper. Each damper shall be a gravity damper or an electrically~~

~~operated damper that automatically opens when the exhaust system operates. Dampers shall be accessible for inspection, service, repair and replacement without removing permanent construction or any other ducts not connected to the damper being inspected, serviced, repaired or replaced. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.~~

P2801.8 Water heater seismic bracing. In Seismic Design Categories D₀, D₁ and D₂ ~~and townhouses in Seismic Design Category C~~, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's recommendations.

P3002.1 Piping within buildings. Drain, waste and vent (DWV) piping in buildings shall be as indicated in Tables P3002.1(1) and P3002.1(2) except that galvanized wrought- iron or galvanized steel pipe shall not be used underground and shall be maintained not less than 6 inches (152 mm) above ground. Allowance shall be made for the thermal expansion and contraction of plastic piping. Use of pipe thinner than schedule 40 PVC or its equivalent in the sewer lateral is prohibited.

Section 3. **SAVING CLAUSE.**

That nothing in this ordinance or in the Residential Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Sections 2 and 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 4. **DATE OF EFFECT.**

That the City Clerk shall certify to the adoption of this ordinance, and cause the same to be published as required by law; and this ordinance shall take effect and be in force from and after its approval as required by law.

Section 5. Section 7-61.5 of the Code of Ordinances of the City of Ballwin shall be repealed in its entirety because it has been superseded by the 2015 International Residential Code.

Section 6. This Ordinance shall take effect and be in full force from and after its passage and approval.



Bill No. 4005

PASSED this _____ day of _____, 2018.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2018.

TIM POGUE, MAYOR

ATTEST: _____
ERIC HANSON, CITY ADMINISTRATOR



INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE ADOPTING THE 2015 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE.

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

Section 1. **ADOPTION OF PROPERTY MAINTENANCE CODE.**

That a certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Ballwin, being marked and designated as the 2015 International Property Maintenance Code, as published by the International Code Council, Inc., be and is hereby adopted as the Property Maintenance Code of the City of Ballwin, in the State of Missouri; and providing for the issuance of permits and each and all of the regulations, provisions, conditions, and fully set out in this ordinance with the additions, insertions, deletions, and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. **ADDITIONS, INSERTIONS, AND CHANGES.**

Chapter 7, Article III of the Code of Ordinances of the City of Ballwin shall be amended by adding a new Subsection 7-49 thereto as follows:

Section 7-49. – PROPERTY MAINTENANCE CODE

a. The City has hereby adopted a certain document, copies of which are on file in the office of the City Clerk of the City of Ballwin, being marked and designated as the 2015 International Property Maintenance Code and all of the regulations, provisions, penalties, conditions and terms of said electrical code are hereby referred to, adopted and made a part hereof, as if fully set out in this Section as though fully restated.

Sec. 101.1 Insert: City of Ballwin

Section 3. **INCONSISTENT ORDINANCES REPEALED.**

All other ordinances or parts of ordinances in conflict herewith are hereby repealed.



Section 4. SAVING CLAUSE.

That nothing in this ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Sections 2 and 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 5. DATE OF EFFECT.

That the City Clerk shall certify to the adoption of this ordinance, and cause the same to be published as required by law; and this ordinance shall take effect and be in force from and after its approval as required by law.

Section 6. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of _____, 2018.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2018.

TIM POGUE, MAYOR

ATTEST: _____

ERIC HANSON, CITY ADMINISTRATOR

NOTICE OF DESTRUCTION OF RECORDS

Per the Missouri Secretary of State – State Archives – Local General Records Retention Schedule, August, 2016.

DESTRUCTION REQUESTS:

The following records must be retained through “completion of audit”:

- 2014-2017 accounts payable vouchers and invoices – excluding court - paper (scanned files retained)
- 2014-2017 cash receipts – excluding court - paper (scanned files retained)
- 2014-2017 accounts receivable files – paper (scanned files retained)
- 2015-2017 budget preparation records – paper
- 2014-2017 escrow receipts and vouchers – paper (scanned files retained)

The following records must be retained through “completion of audit” plus 1 year:

- 2014-2016 monthly bank reconciliations- other* – paper (scanned files retained)
- 2015-2016 Investment statements (matured investments) – paper
- 2015-2016 Vehicle Usage Logs – paper
- 2014-2016 Check Registers – other* – paper (scanned files retained)

The following records must be retained for a period of 2 years after expiration:

- 04/01/2011 – 03/31/2016 contractor licenses – paper (scanned files retained)

The following records must be retained for a period of 3 years plus audit:

- 2014 payroll time sheets – paper (scanned files retained)
- 2014 Public notices – 6-month Revenue/Expenditure Statements
- 2014 Public notices – Budget Public Hearing

The following records must be retained for a period of 5 years

- 2012 monthly and end-of-year journal entries – paper (scanned files retained)
- 2012 accounts payable registers - paper (scanned files retained)
- 2008-2012 audit work papers

The following records must be retained through “completion of audit” and superseded.

- 1980-2017 Disposed Fixed Assets records – paper (scanned files retained)

DATE OF DESTRUCTION:

To be destroyed August 28, 2018, following approval by the Board of Aldermen at its August 27, 2018 meeting.

Destruction follows specifications prescribed by the State of Missouri Local Records Board.

METHOD OF DESTRUCTION:

Place in trash receptacle. (Any confidential material will be removed and shredded).

Approved by the Board of Aldermen and recorded in meeting minutes of: _____.

* Other excludes General, Bail Bond, TDD, and Special Allocations accounts.

NOTICE OF DESTRUCTION OF RECORDS

Per the Missouri Secretary of State – State Archives – Local General Records Retention Schedule, August, 2016.

DESTRUCTION REQUESTS:

The following records must be retained through “completion of audit” plus 1 year:

2014-2017 NSF checks and files – paper

The following records must be retained for a period of 2 years after expiration:

1980 – 03/31/2016 business licenses – paper (scanned files retained)

The following records must be retained for a period of 3 years

2012-2014 Cancelled Pointe Debit Contracts – paper (scanned files retained)

The following records must be retained for a period of 5 years

2012 (Jan-Nov) payroll registers – paper (scanned files retained)

DATE OF DESTRUCTION:

To be destroyed August 28, 2018, following approval by the Board of Aldermen at its August 27, 2018 meeting.

METHOD OF DESTRUCTION:

Shred NSFs (Cancelled checks include Account Numbers and Signatures.)
Shred Business Licenses (May contain proprietary information on gross receipts.)
Shred Pointe Debit Contracts (Personal banking Information may be present on form.)
Shred Payroll Register. (Personal Information present.)

Approved by the Board of Aldermen and recorded in meeting minutes of: _____.

- Destruction follows specifications prescribed by the State of Missouri Local Records Board.

Budget Calendar Fiscal Year 2019

DATE	ACTION
July 31, 2018	City Administrator holds initial budget preparation meeting with department heads and staff
August 1, 2018	Provide departmental access to 2019 Budget System
September 10, 2018	Present employee compensation to Board of Aldermen
September 12-14, 2018	City Administrator and Finance Officer meet with individual department heads to review departmental budgets
September 24, 2018	Conduct Budget Work Session with Board of Aldermen; present Comprehensive General Fund Budget and Capital Improvement Plan
October 8, 2018	Conduct Budget Work Session with Board of Aldermen
October 22, 2018	Present Comprehensive Proposed Budget for all funds to Board of Aldermen
November 21, 2018	Publish Public Hearing Notice
November 26, 2018	Present 2018 Budget Re-appropriation to Board of Aldermen
December 3, 2018	Present Capital Improvement Plan for Approval at Planning & Zoning Commission Meeting (as required by State Statute)
December 10, 2018	Conduct Public Hearing on Proposed Budget; Adopt Budget
December 11, 2018	Distribute Approved Budget



MEMORANDUM

To: Board of Aldermen

From: Eric Hanson

Date: August 24, 2018

Subject: City Hall Contract Amendment

The City Hall project continues to move forward as anticipated. We have completed all the underground work, concrete work associated with the building, and most of the structural framing. As with any project, changes occur, and require board consideration and approval. The initial construction contract amount approved in April was **\$2,785,000.00**. To date we have the following adjustments to the contract:

1. **\$4,534.54** – Modification related to the fire suppression system as required by Metro West which included the addition of a tamper switch and the associated wiring to operate the switch within the suppression system.
2. **\$19,036.10** – Additional dirt remediation and compaction was required in order to ensure the building slab was not damaged by future settling issues.
3. **\$19,551.00** – It was recommended and determined that the initial roof specification could lead to potential future issues with single loss. It was recommended the city modify the roof sheeting to include additional Polyiso Insulation to the sheeting to improve insulation and reliability of the roof.
4. **\$5,775.00** – When connecting the sewer lateral into the sewer system, the excavation crew ran into a number of previously unknown utilities requiring additional digging and time to complete the installation.

These changes total **\$48,896.64**. We have also received two credits from K&S for removal of two light poles from the bid that we already have available. That credit totals **(\$5,182.80)**. Additionally, we assisted K&S with the removal of site spoils and received a credit for time, hauling, and disposal of material totaling **(\$3,732.75)**. The total change order request from K&S, including the credits, brings the total to **\$39,981.09**, which will adjust the contract amount to **\$2,824,981.09**.

In addition to the construction costs, since starting the project, we have reduced non-construction related costs by **\$88,329.00**. Even after taking into account the changes requested above, the project is currently **(\$48,347.91)** under the total approved by the board. While we will have additional charges and credits before the end of the project, at this point in the project and barring any unforeseen issues, I anticipate we will complete the work under our expected total project budget.