



BOARD OF ALDERMEN MEETING AGENDA JUNE 25, 2018

1. *Call to Order*
2. *Roll Call*
3. *Pledge of Allegiance*
4. **Approval of Minutes:** May 14, 2018 Board of Aldermen Meeting Minutes and the June 11, 2018 Board Planning Session
5. **Presentation:** *None*
6. **Citizen Comments:**
7. **Public Hearing:** 2018 Community Development Block Grant Public Hearing
8. **Unfinished Business:** *None*

New Business:

9. **Legislation:** **Next Ordinance # 18-07**
 - a. Bill No. 3993 Installation of a Fire Hydrant at Seventy-Seven Seven Trails Dr.
 - b. Bill No. 3994 Street Lights Ordinance
 - c. Bill No. 3995 Amendment to the Eligibility of Applicants for a Liquor License
 - d. Bill No. 3996 Annexation Ordinance
10. **Consent Items:**
 - a. Medical Insurance Renewal
 - b. Reinke Road Construction Approval
 - c. Liquor License Renewal
 - Wolf Public House
 - Applebee's #8108
 - Ballwin Athletic Association
 - Candicci's Restaurant and Bar
 - Discount Smoke Shop
 - Meadowbrook Country Club
 - QuickTrip #621
 - St. Louis Taco and Pita Grill
 - Wallis Petroleum #523
 - Aldi Inc #2
 - Buffalo Wild Wings
 - Charlotte's Rib BBQ
 - Circle 7 Ranch
 - Holy Infant Church
 - MPC #10
 - Schnucks (Kehrs Mill)
 - Texas Roadhouse
 - Ballwin Memorial VFW Post 6274
 - Bones French Quarter
 - Callier's Catering
 - Chunmi Sushi
 - Clancy's Butcher Shop
 - Marcella's Mia Sorella
 - Nana Mama's Pizza (was Fortel's)
 - Schnucks (Manchester)
 - Wallis Petroleum #504
11. **Mayor's Report**
12. **City Administrators Report**
13. **Staff Reports:**
 - a. Public Works: Brush/Wood Chipper Purchase
 - b. Building Department: Building Code Upgrade Discussion
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

JUNE 25, 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.

Eric Hanson, City Administrator

MINUTES: The minutes from the May 14, 2018, Board of Aldermen meeting and minutes from the June 11, 2018 Board Planning Session are enclosed for your review and approval.

CITIZEN COMMENTS:

PUBLIC HEARING: 2018 Community Development Block Grant Public Hearing

NEW BUSINESS

LEGISLATION

BILL NO. 3993 AN ORDINANCE ALLOWING FOR A FIRE HYDRANT AT SEVENTY-SEVEN SEVEN TRAILS DR. TO BE INSTALLED BY MISSOURI AMERICAN WATER COMPANY

A fire hydrant needs to be installed by the Missouri American Water Company at Seventy-Seven Seven Trails Drive, just north of the new city hall building. Staff recommends the Board approve this ordinance.

BILL NO. 3994 STREET LIGHTS ORDINANCE

Ballwin spends approximately \$600,000 per year, providing electric to and maintaining street lights throughout the City. Efforts have been made, by the City, to purchase street lights from Ameren Missouri, but all attempts have been unsuccessful, as Ameren has been uncooperative in our efforts. This ordinance will prohibit the acceptance of new street lights by the City of Ballwin.

BILL NO. 3995 ORDINANCE AMENDMENT FOR ELIGIBILITY OF APPLICANTS FOR A LIQUOR LICENSE

This is an ordinance amendment to clean up the language within the ordinance identifying the qualifications of who may obtain a liquor license within the City of Ballwin.

BILL NO. 3996 ANNEXATION ORDINANCE

This ordinance will adopt an Annexation Map Plan and will authorize the City Administrator to submit the Annexation Map Plan to the St. Louis County Boundary Commission for review and comment.

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 MEDICAL INSURANCE RENEWAL

Staff is recommending the board accepts the 2.0% medical insurance premium increase from SLAIT. The City budgeted for a medical premium increase of 5.0%.

PUBLIC WORKS REINKE ROAD CONSTRUCTION APPROVAL

The City of Ballwin and the City of Ellisville have partnered to improve on a section of Reinke Road near the new Ruppel Farms Subdivision. \$150,000 was budgeted for Ballwin's share of the project. Three bids were received. Staff is recommending the contract be awarded to Krupp Construction Inc., the lowest qualified bidder. The bid price for the total project came in at \$252,622.90. Ballwin's share of the project will be \$126,311.45.

LIQUOR LICENSE RENEWAL LIQUOR LICENSE RENEWALS JULY 2018 - JUNE 2019

The following is a list of businesses applying for renewal of their liquor license.

Wolf Public House 15480 Clayton Road #210
Bones French Quarter 14766 Manchester Road
Buffalo Wild Wings 15425 #38 Manchester Road
Ballwin Athletic Association 1 Ballpark Drive
Chunmi Sushi 15583 Manchester Road
Circle 7 Ranch 14412 Clayton Road
Discount Smoke Shop 14666 Manchester Road
Marcella's Mia Sorella 14426 Clayton Road
MPC #10 15302 Manchester Road
QuickTrip #621 14800 Manchester Road
Schnucks 15425 #01 Manchester Road
Texas Roadhouse 14870 Manchester Road
Wallis Petroleum #523 14807 Manchester Road

Aldi Inc #2 14654 Manchester Road
Applebee's #8108 14830 Manchester Road
Callier's Catering 14787 Manchester Road
Charlotte's Rib BBQ 15467 Clayton Road
Candicci's Restaurant and Bar 100 Holloway Road
Clancy's Butcher Shop 930 Kehrs Mill Road #101
Holy Infant Church 627 Dennison Drive
Meadowbrook Country Club 200 Meadowbrook CC Est
Nana Mama's Pizza (was Fortel's) 15483 Clayton Road
Schnucks 2511 Kehrs Mill Road
St. Louis Taco and Pita Grill 15493 Manchester Road
Wallis Petroleum #504 (DC) 15221 Manchester Road
Ballwin Memorial VFW Post 6274 115 Mimosa Lane

MAYOR'S REPORT

CITY ADMINISTRATOR'S REPORT

STAFF REPORTS

PUBLIC WORKS BRUSH/WOOD CHIPPER PURCHASE (Discussion & Enclosure)

\$90,000 was budgeted for the purchase of a brush/wood chipper. Bids were solicited to three dealers and advertised. Only two bids were received. Staff recommends the Board awards the purchase of a new brush/wood chipper to Fabick Caterpillar, the lowest bidder, for \$72,720.00.

BUILDING DEPARTMENT BUILDING CODE UPGRADE (Discussion & Enclosure)

Staff is recommending the Board consider upgrading the current building code from the 2008 IBC/IRC to the 2015 IBC/IRC.

CITY ATTORNEY'S REPORT

ALDERMANIC COMMENTS

UPDATED: June 21, 2018
A Johnson



UNOFFICIAL DRAFT

Board of Aldermen

Meeting Minutes

May 14, 2018 at 7:00 p.m.

City of Ballwin – 300 Park Dr

STATEMENTS ATTRIBUTED TO INDIVIDUALS IN THIS “DRAFT” ARE NOT VERBATIM QUOTES. THE MINUTES OF THIS MEETING ARE REPORTED IN SUMMARY. THIS IS AN “UNOFFICIAL DRAFT VERSION” OF THE MEETING MINUTES. DRAFT VERSIONS OF MINUTES ARE SUBJECT TO REVIEW, MODIFICATION, AND APPROVAL OF THE BOARD OF ALDERMEN.

THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

The meeting was called to order by Mayor Pogue at 7:00 p.m.

ROLL CALL

PRESENT

Mayor Tim Pogue
Alderman James Terbrock
Alderman Michael Finley
Alderman Kevin M. Roach

Alderman Frank Fleming
Alderman Jim Leahy
Alderman Ross Bullington
Alderman Raymond Kerlagon
City Administrator Eric Hanson
City Attorney Robert E. Jones

ABSENT

Alderman Mark Stallmann

The Pledge of Allegiance was given.

MINUTES

The Minutes of the **April 23, 2018, Board of Aldermen meeting** were submitted for approval.

A motion was made by Alderman Fleming and seconded by Alderman Finley to approve the April 23, 2018, Board of Aldermen meeting minutes as submitted. A voice vote was taken with a unanimous affirmative result and the motion passed.

PRESENTATION

2017 Audit Report

The 2017 Audit Report was presented by Penny Scovill, from Hochschild, Bloom & Company accounting firm. She provided a brief overview of the Audit Report.

CITIZEN COMMENTS

None

LEGISLATION

BILL NO. 3992 AN ORDINANCE APPROVING A SPLIT OF THE LOT KNOWN AND NUMBERED AS 15225 AND 15233 MANCHESTER ROAD IN THE CITY OF BALLWIN.

A motion was made by Alderman Fleming and seconded by Alderman Terbrock for a first reading of Bill No. 3992, title only. A voice vote was taken with a unanimous affirmative result and Bill No. 3992 was read for the first time.

Alderman Roach asked for additional information regarding this lot split. The Director of Development, Andy Hixson, stated that this is the first simple lot split and that there were no issues with the recommendation from the Planning and Zoning Commission to pass this ordinance.

Alderman Leahy stated he would refrain from voting on this bill due to a conflict of interest.

A motion was made by Alderman Fleming and seconded by Alderman Terbrock for a second reading of Bill No. 3992, title only. A voice vote was taken with a unanimous affirmative result and Bill No. 3992 was read for the first time.

A roll call vote was taken for passage and approval of Bill No. 3992 with the following results:

Ayes – Aldermen Fleming, Terbrock, Roach, Bullington, Finley, Kerlagon;

Nays -- None.

Bill No. 3992 was approved and became **Ordinance No. 18-06**

BILL NO. 3993

Mayor Pogue announced that Bill 3993 would be held over until the next Board meeting.

CONSENT ITEM

- a. Public Works – Truck Body Purchases
- b. Liquor License for Bonhomme Lions for Ballwin Days
- c. Liquor License Renewal
 - Kabuki - Ballwin Recreation Complex -Target Store T-0026
 - Mi Lupita - Sky Music Lounge - CVS Pharmacy #2341
 - Walgreens #1049

Alderman Roach requested that item 'A' be pulled for further discussion.

A motion was made by Alderman Fleming and seconded by Alderman Leahy to accept the Consent Items 'B' and 'C' as recommended by staff. A voice vote was taken with a unanimous affirmative result and the motion passed.

MAYOR'S REPORT

Planning and Zoning Commission Re-appointment

Mayor Pogue asked that the Board approve the re-appointment of Planning and Zoning Commission members: Mike Utt, Lynn Goetz and Lisa Zimmerman.

A motion was made by Alderman Terbrock and seconded by Alderman Kerlagon to approve the re-appointment of Mike Utt, Lynn Goetz and Lisa Zimmerman to the Planning and Zoning Commission. A voice vote was taken with a unanimous affirmative result and the motion passed.

Mayor Pogue also recommended that Alderman Finley be the Board Representative for the Planning and Zoning Commission.

A motion was made by Alderman Fleming and seconded by Alderman Finley to approve Alderman Finley as the Board Representative for the Planning and Zoning Commission. A voice vote was taken with a unanimous affirmative result and the motion passed.

CITY ADMINISTRATOR'S REPORT

Consent Item 'A'

Alderman Roach asked if the budget provided for the different attachments for the trucks that were being purchased. Streets Superintendent, Jim Link, stated that \$240,000 was budgeted for the purchase of the trucks and their required attachments. The total for all items purchased was \$229,788.

A motion was made by Alderman Kerlagon and seconded by Alderman Leahy to accept Consent Item 'A' as recommended by staff. A voice vote was taken with a unanimous affirmative result and the motion passed.

Street Assessment Report

City Administrator Hanson provided an update on the street assessment, which was done in-house by certified staff, whom he thanked. He thanked Kirsten Hochstetler, Director of Marketing, who took all the information from the Public Works staff and compiled it into an informative format.

Ries Road Bridge Project

The City received full authorization for the Ries Road bridge Project. Ries Road will close on May 23rd and will remain closed until the first part of September.

Comprehensive Plan Community Open Forum

City Administrator Hanson informed the Board and those in attendance that on the following evening the City will be hosting a Community Open Forum at the Golf Course beginning at 6:00 PM to gain feedback and have discussions on the City's Comprehensive Plan.

STAFF REPORTS

PARKS AND RECREATION PARKS MASTER PLAN

\$100,000.00 was budgeted for the Parks Master Plan Project. An RFQ process was used to solicit proposals for the preparation of a parks master plan. Staff sorted through the seven submitted statements of qualifications and selected four firms for an interview by a panel of employees. Following the interview, two firms were selected to submit a refined scope of service and price to complete the master plan. Based on qualifications, experience and price, staff recommended the Board approves the contract with DG2 Design, for \$84,000.

Alderman Fleming asked what would be gained in having a Parks Master Plan. Parks and Recreation Director, Linda Bruer, stated this should set the parks priorities for the next 10-15 years. The city has never done a Parks Master Plan.

A motion was made by Alderman Terbrock and seconded by Alderman Finley to accept staff's recommendation to approve the contract for a Parks Master Plan with DG2 Design, for \$84,000.00. A voice vote was taken with a unanimous affirmative result and the motion passed.

POLICE DEPARTMENT ELECTRONIC MESSAGE SIGN BOARDS

\$30,000.00 was included in the Police Department's 2018 budgeted for the replacement of two electronic message sign boards. The sign boards will be shared between the Police Department and Public Works. Bids were advertised and only one proposal was received. Traffic Control Company provided the only proposal which came in under budget. Staff recommended that the Board awards the purchase to Traffic Control Company, the only bidder, for \$29,384.66

A motion was made by Alderman Bullington and seconded by Alderman Terbrock to accept staff's recommendation and award the purchase of two electronic message sign boards to Traffic Control Company, the only bidder, for \$29,384.66. A voice vote was taken with a unanimous affirmative result and the motion passed

ALDERMANIC COMMENTS

None

A motion was made by Alderman Fleming and seconded by Alderman Terbrock to adjourn the Board of Aldermen Meeting. A roll call vote was taken with a unanimous result, and the meeting was adjourned at 7:28 p.m.

TIM POGUE, MAYOR

ATTEST:

ERIC HANSON, CITY ADMINISTRATOR

Updated: June 18, 2018
A Johnson



Board of Aldermen Planning Session Minutes June 11, 2018 at 6:00 p.m.

Ballwin Dean Team's Community Room
15121 Manchester Rd, Ballwin, MO 63011

The minutes are prepared in summary to reflect the overall discussion and not verbatim quotes.

The Planning Session was called to order at 6:15 p.m. by **Mayor Tim Pogue**. Board members in attendance were **Aldermen Jimmy Terbrock, Michael Finley, Kevin M. Roach, Mark Stallmann, Frank Fleming, Jim Leahy, Ross Bullington and Raymond Kerlagon**. City Staff in attendance were City Administrator Eric Hanson, City Attorney Robert Jones, City Clerk Abigail Johnson, Police Chief Kevin Scott, Assistant City Administrator/Director of Development Andy Hixson, Superintendent of Streets Jim Link, Director of Parks and Recreation Linda Bruer, Director of Public Works Gary Kramer, Finance Officer Denise Keller, Human Resource Coordinator Haley Morrison and Marketing and Communications Director Kirsten Hochstetler.

The Board discussed city-wide priorities for the next three to five years. Discussion revolved around finding solutions for residents as well as maintaining a responsible budget. Items that were addressed included economic development, capital equipment investments, technology and possible annexation. The below lists provides the items that were discussed at the meeting.

Staff Identified Priorities

The Board was presented with the following list of priorities identified by staff. The Board discussed and reviewed the items provided by staff. The Board concurred on many of the items staff identified as priorities.

- I. Budget/Finance/Legislative**
 - A. Street Light Cost Reduction
 - B. Region Wide Use Tax
 - C. Charter City Designation
- II. Capital Equipment**
 - A. Tree Trimming/Sign Truck
 - B. Rubber Tire Excavator
- III. Code/Inspections/Planning**
 - A. Implementation of Mixed Use Development Codes
 - B. Updating Code of Ordinances following Comp Plan Update
 - C. Proactive Code Enforcement (Staffing)
- IV. Economic Development**
 - A. Annexation
 - B. Formation of a Business Development Council
 - C. Olde Towne Plaza Redevelopment
 - D. Clayton Road Plaza Redevelopment

- V. Marketing/Communication/Citizen Engagement**
 - A. Expanded Branding of Ballwin
 - B. Improved Video Marketing (Upgrading Video Equipment)
 - C. Selling the Ballwin Community Outside Ballwin
- VI. Operations/Facilities**
 - A. Police Facility Upgrade
 - B. Redevelopment of Old City Hall
 - C. Golf Course Maintenance Building
 - D. Additional Covered Parking for Remaining Departments
 - E. Public Works Yard Reconfiguration
 - F. Equipment Storage Facility
 - G. Indoor Pool Expansion
 - H. Pedestrian Overpass on Manchester
 - I. Park Upgrades based on Master Plan priorities
- VII. Streets/R-O-W**
 - A. Expansion of in-house street repair and replacement program
 - B. Additional Crew for Street Tree maintenance
 - C. Major Road Projects: Holloway and New Ballwin Roads
- VIII. Technology**
 - A. Body Cameras (Police)
 - B. CAD System Upgrade/Update
 - C. Expansion of Regional Dispatching Services
 - D. Identify Cloud-based storage solutions to eliminate hardware
 - E. Provide high functioning wifi access to all facilities
 - F. Upgrade network infrastructure focusing on high speed broadband
 - G. Upgrade Mitel pbx and voicemail systems
 - H. Harden PCI Compliance

Board Identified Priorities

The items listed below were introduced by the Board as their priorities. These items will be included in the budgeting and implementation of priorities.

- I. Budget/Finance/Legislative**
 - A. Street Lights: Update Ordinance to not accept additional and/or new street lights
 - B. Presence in Jefferson City
- II. Capital Equipment**
 - A. 2-ton dump truck
- V. Marketing/Communication/Citizen Engagement**
 - A. Senior US Open Qualifier in Ballwin Promo
 - B. Regional High School Tech-Intern/Projects
 - C. Ballwin Promotional Items
- VI. Operations/Facilities**
 - A. Old City Hall Site Redevelopment

Overlapping Priorities

By referencing the list of priorities provided by staff, the Board found the below items overlapped with their own list of priorities or the items were identified to be new priorities as a result of the discussions that took place during the planning session. The following items should be considered as *high* priorities.

I. Budget/Finance/Legislative

- A. Street Light Cost Reduction/Update Ordinance

VI. Operations/Facilities

- A. Golf Course Maintenance Building
- B. Equipment Storage Facility

VIII. Technology

- A. Body Cameras (Police)

The Planning Session was adjourned by Mayor Pogue at 9:00 p.m.

TIM POGUE, MAYOR

ATTEST:

ERIC HANSON, CITY ADMINISTRATOR

Updated: June 20, 2018
A Johnson



Bill No. 3993

Ordinance No. _____

INTRODUCED BY

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

AN ORDINANCE ORDERING THE INSTALLATION BY MISSOURI AMERICAN WATER COMPANY OF ONE FIRE HYDRANT AT SEVENTY-SEVEN SEVEN TRAILS DRIVE

Be it ordained by the Board of Aldermen of the City of Ballwin, St. Louis County, Missouri, as follows:

Section 1. One fire hydrant is authorized to be installed by the Missouri American Water Company at the following location known as Seventy-seven Seven Trails Drive: on the north side of the northern entrance approx. approx. 800' from the centerline from North of Andrews Park Way.

Section 2. That all ordinances or parts of ordinances therefore enacted which are in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect from and after the date of 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



Bill No. 3994

Ordinance No. _____

INTRODUCED BY

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

AN ORDINANCE PROHIBITING THE ACCEPTANCE OF NEW STREET LIGHTS BY THE CITY OF BALLWIN.

WHEREAS, the City of Ballwin spends approximately \$600,000.00 per year, providing electric power and maintaining street lights within the City; and

WHEREAS, efforts to purchase street lights from Ameren Missouri have been unsuccessful; and

WHEREAS, it is the policy of the Board of Aldermen to remain fiscally responsible while adequately providing for public safety.

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

Section 1. Section 25-29 of the Code of Ordinances of the City of Ballwin shall be repealed and replaced with the following:

Sec. 25-29. - Same—Streetlights.

- (a) No plat of any proposed subdivision submitted to the board of aldermen shall be approved unless the subdivider shall have previously installed, or shall have included and provided, adequate security, as provided by section 25-32 or 25-33, for the installation of streetlights, rated at a minimum of 175 watts and 6,800 lumens of output, or equal, mounted on a post a minimum of three inches in diameter and a minimum of 16 feet in height at intervals of not more than 250 lineal feet upon each street or roadway.
- (b) Notwithstanding any other provision of this Code, the City of Ballwin shall not accept responsibility for the maintenance of or provision of electric to any streetlights in an area annexed by the City or in any new subdivision approved by the City after June 25, 2018.

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



Bill No. _____

PASSED this _____ day of _____, 2018.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2018.

TIM POGUE, MAYOR

ATTEST: _____
ERIC HANSON, CITY ADMINISTRATOR



Bill No. 3995

Ordinance No. _____

INTRODUCED BY

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

AN ORDINANCE DEFINING THE ELIGIBILITY OF APPLICANTS FOR A LIQUOR LICENSE IN THE CITY OF BALLWIN.

WHEREAS, the Board of Aldermen is empowered by state statute to make and enforce ordinances for the regulation and control of the sale of all intoxicating liquor that are not inconsistent with the provisions of state law; and

WHEREAS, the Board of Aldermen deems it prudent to condition the eligibility for a liquor license upon an absence of a revocation or a conviction of liquor laws within three years of submission.

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

Section 1. Section 3-43 of the Code of Ordinances of the City of Ballwin shall be repealed and replaced with the following:

Sec. 3-43. - Persons ineligible generally.

No natural person shall be granted a liquor license unless such person is of good moral character and a qualified legal voter and taxpaying citizen of a county, town, city or village of the state; no corporation shall be granted a liquor license unless the managing officer of the corporation is of good moral character and a qualified legal voter and taxpaying citizen of a county, town, city or village of the state. No person, who has been convicted of violating the provisions of this ordinance 2 or more times within 12 months of the renewal date. No person shall be granted a liquor license whose license as a liquor dealer has

- a. has been revoked;
- b. who has been convicted of a violation of the provisions of any law applicable to the manufacture or sale of intoxicating liquor; or
- c. who employs in his business, as a liquor dealer or licensee, any person who has been revoked.

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



Bill No. 3996

Ordinance No. _____

INTRODUCED BY

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

AN ORDINANCE ADOPTING AN ANNEXATION MAP FOR THE CITY OF BALLWIN.

WHEREAS, Section 72.423 RSMo. establishes a procedure for submitting any proposed boundary change to the Boundary Commission for map plan review and comment.

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

Section 1. The annexation map plan attached hereto and incorporated herein by reference is adopted as the Annexation Map Plan for the City of Ballwin.

Section 2. The City Administrator is directed to submit the Annexation Map Plan to the St. Louis County Boundary Commission for review and comment.

Section 3. 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



June 25, 2018

St. Louis County Boundary Commission
168 North Meramec Ave.
Clayton, MO 63015

SUBJECT: BALLWIN'S 2018 FIVE (5) YEAR MAP PLAN SUBMITTAL

Dear Chairman and Members of the Commission:

The City of Ballwin respectfully request your consideration and approval of Ballwin's 2018 Five (5) Year Map Plan, submitted to you here within compliance with the requirements of RSMo 72.423 (1999 Cum. Supp) and Article of III of the Rules of the St. Louis Boundary Commission. The areas of interest include unincorporated land abutting the City of Ballwin, and are listed below in order of potential annexation:

1. The Kylewood Subdivision located in unincorporated St. Louis County east of Reinke Rd.
2. The area of unincorporated St. Louis County south of Kiefer Creek to the municipal boundaries of Ellisville and Wildwood, east of Arbor Meadow Dr., Holleyberry Dr. and Pama Dr., south of Breeze View Dr. and Lenora Dr. west of Sulphur Springs Dr., south of Big Bend to the municipal boundaries of Twin Oaks and Valley Park. The maximum southern boundary would be to the Meramec River.
3. The area of unincorporated St. Louis County east of Hwy 141 to Weidman Rd; South of the Town and Country municipal boundary; north of Manchester Rd.

City staff has reached out and informed Ellisville, Manchester, Town and Country, Twin Oaks, Valley Park and St. Louis County of our plan submittal.

Please find twelve (12) paper copies of the Map Plan depicting the areas of interest

As per Article III A (4), the following information and documents are submitted for the Boundary Commission's review and consideration:

Official Name: City of Ballwin

Official Designee Eric Hanson
City Administrator
14811 Manchester Rd
Ballwin, MO 63011
636-227-900
ehanson@ballwin.mo.us

Documents: Certified Copy of the City's Resolution
Ballwin 2018 Five (5) Year Map Plan
Services Attached

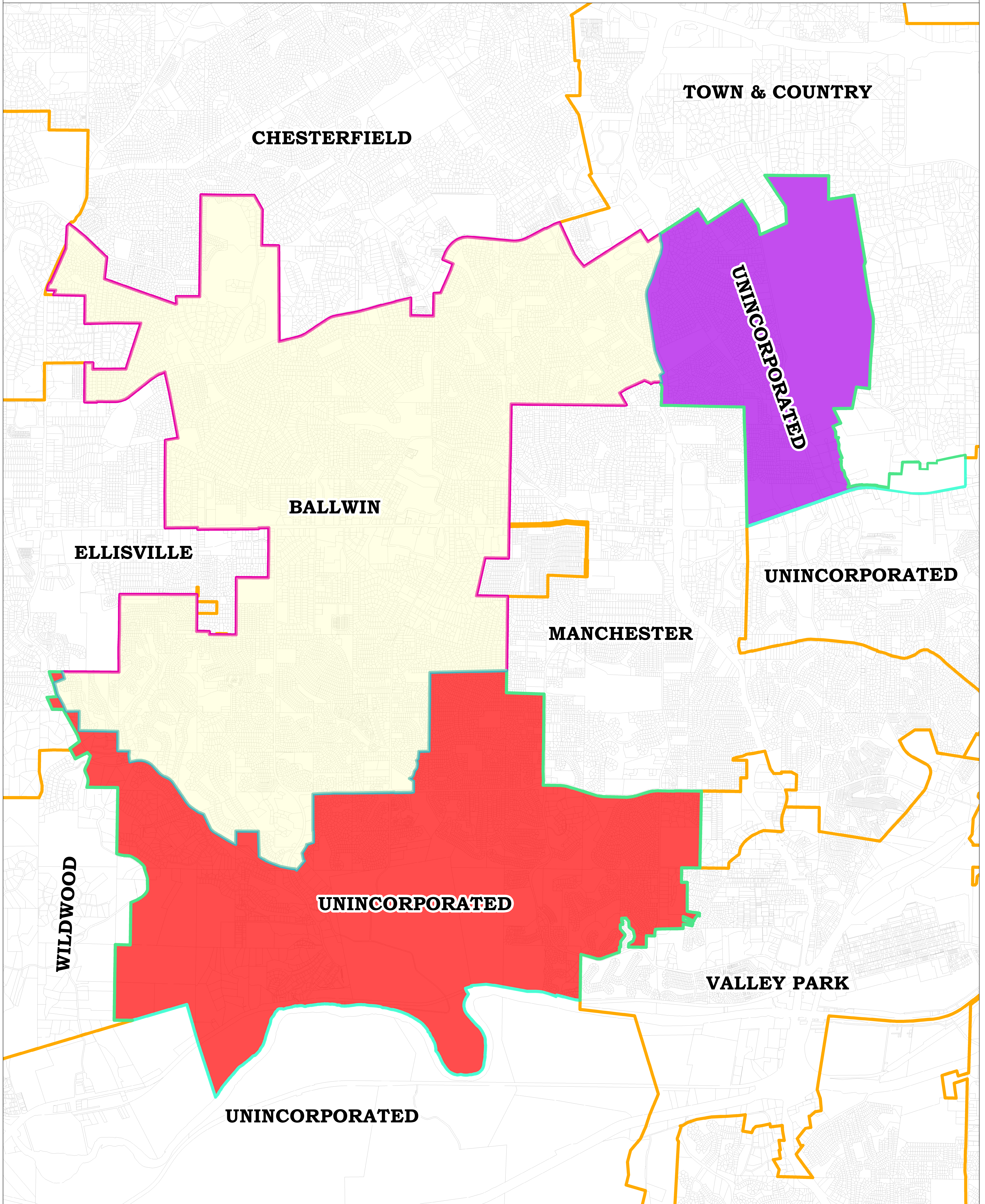
For more information, please feel free contact me at 636-227-9000.

Respectfully Submitted

Eric Hanson
City Administrator

CITY OF BALLWIN

2018 PROPOSED ANNEXATION MAP PLAN



CONSENT ITEM

RE: Medical Insurance Renewal

DEPARTMENT: Administration

RECOMMENDATION: Accept the 2.0% medical insurance premium increase from SLAIT.

EXPLANATION: The St. Louis Area Insurance Trust (SLAIT) Board adopted new rates for the policy year 7/1/18 – 6/30/19. These are based on claim results from the previous year. The increase of 2.0% is lower than rate increases in recent years, which average 3.9%.

The City budgeted for a medical premium increase of 5.0%.

SUBMITTED BY: Denise Keller

DATE: June 1, 2018

CONSENT ITEM

RE: Reinke Road Joint Project with Ellisville

DEPARTMENT: Public Works

PROGRAM: Streets and Sidewalks

RECOMMENDATION: That the contract be awarded to Krupp Construction, Inc. in the amount of \$252,622.90. The City of Ballwin budgeted \$150,000 with our share of the project being \$126,311.45.

EXPLANATION: The City of Ballwin and the City of Ellisville have partnered together to complete street improvements on a section of Reinke Road near the new Ruppel Farms subdivision. This improvement project will realign a section of Reinke Road to improve the line of sight for vehicles traveling on Reinke Road. In addition, new concrete curb and gutters and a new storm sewer system will improve drainage in the area. The cost for the work will be equally shared between both Cities.

Three (3) bids were received on June 8, 2018 for the above-referenced project. Krupp Construction, Inc. was the low bidder. Attached is a bid tabulation sheet. Krupp Construction has completed similar work in other municipalities and has previously completed work for the City of Ballwin and the City of Ellisville. The City of Ballwin budgeted \$150,000 with our share of the project being \$126,311.45.

SUBMITTED BY: Andy Hixson Director of Development/ Assistant City Administrator

DATE: 20-June-2018

MEMORANDUM

TO: ERIC HANSON, CITY ADMINISTRATOR

FROM: JIM LINK, SUPERINTENDENT OF STREETS

DATE: June 19, 2018

SUBJECT: Brush/Wood Chipper

RECOMMENDATION: We recommend accepting Fabick Caterpillar's bid for \$72,720.00 for 1 Brush/Wood Chipper.

EXPLANATION: We have solicited bids for a Brush/Wood Chipper. Request for bids were sent to three dealers, and advertised in the St. Louis Business Journal. On June 8th, 2018 two bids were received and opened. A summary of the bids are as follows.

Brush/Wood Chipper	Fabick Caterpillar	Vermeer Midwest
Chipper Base price	\$76,595.00	\$91,750.00
Amsteel Blue Rope	\$500.00	\$820.00
Spare Wheel and Tire	\$925.00	\$560.00
Cutting Blades	\$300.00	\$274.17
Anvil Blades	\$400.00	\$155.12
Total	\$78,720.00	\$93,559.29
Trade in Old Vermeer	-\$6000.00	-\$5200.00
Total with Trade	\$72,720.00	\$88,359.29
Total Budget \$90,000		



City of Ballwin
14811 Manchester Road
Ballwin, MO 63011-3717

(636) 227-2243
Fax: (636) 207-2340
www.ballwin.mo.us

**Office of the Director of Development/
Assistant City Administrator**

TO: Mayor, Board of Aldermen and City Administrator Hanson

FROM: Andy Hixson, DoD/ACA

DATE: June 21, 2018

SUBJECT: Building Codes Update

Staff Report

ISO has completed its analysis of the building codes adopted by the City of Ballwin and the effort put forth to enforce our codes. The resulting ISO Building Code Effectiveness Grading Schedule Survey (BCEGS) Classification is a Class Ten (10) for family residential property and a Class Ten (10) for commercial and industrial property. This is a regression from the former Class Five (5) for family and residential and a Class Four (4) for commercial and industrial property. The biggest reason for this is the fact that the City is still on the 2006 Building Codes. Our ISO rating is on hold until pending action by the Board is taken on updating our codes.

Metro West has already switched to the 2015 and St. Louis County is in process with their adoption date yet to be determined.

Building Commissioner Mike Roberts has reviewed the 2015 Building Codes and created a revised version we would like to have the Board review. His memo is attached. We have also reached out to the Home Builders Association (HBA) on updating to the 2015 Building Codes and their feedback has been taken into consideration. We have submitted a plan of action and have until December 2018, to implement it.

There is no action that needs to be taken at this time; this is just for Board review.

To: Andy Hixson
From: Mike Roberts
RE: Code Adoptions

I have been studying the 2015 International Codes and the 2014 National Electrical Code for the purpose of adopting them to upgrade the City of Ballwin's construction codes. If these codes are not updated, Ballwin's ISO rating will be negatively affected. These codes are debated at the national level and updated every three years by building officials, design professionals and the construction industry. As such, as the building commissioner I am hesitant to recommend many amendments to the code. In the past, Ballwin has adopted these codes without amendment. After reviewing the 2015 versions of the International Building Code, the International Plumbing Code, the International Mechanical Code, the International Fuel Gas Code and the 2014 National Electrical Code, I recommend that they all be adopted without amendment.

One additional subject I would like to discuss is the adoption of the 2015 International Property Maintenance Code. Ballwin currently uses the Ballwin Housing Code that was designed in 1973 and amended over the years. All of our inspectors were required to be certified in the International Property Maintenance Code yet we don't use it. The IPMC is a good code that covers most of what the housing code does but also has more current regulations. Most cities in the area have adopted some version of the IPMC. I believe adopting this code would better fit the rest of the International Codes we have in place.

The Home Builders Association of St. Louis and Eastern Missouri has presented a list of proposed amendments to the 2015 Residential Code that they feel should be implemented. After

reviewing these amendments, I found that I agreed with some and disagreed with others.

I have studied other jurisdictions around the St Louis area and the amendments they made to the code. After doing so, I am comfortable in making the recommendation for the following list of amendments. Most of these amendments will keep us current with the normal practices of this department currently without compromising safety.

Chapter 11 is the section that deals with energy efficiency. The HBA has requested many modifications to this particular section of the code. Our program has always been in place to provide safety to the residents and visitors of Ballwin. This department has never inspected for these requirements because they have nothing to do with safety. Therefore, I feel it would be better to just remove the section from our code instead of having something in place that is not enforced by the City of Ballwin.

The requirements for residential sprinklers were removed due to state statute. I therefore recommend they be amended as follows to meet current state law.

In one instance I have recommended a more restrictive amendment than the code requires. Since the city has a sewer lateral repair program in place, we have a vested interest in making sure these laterals do not fail. The sewer lateral program requires that all repairs be made with schedule 40 PVC. Pipe thinner than this has a tendency to be easily damaged with holes punched in it from rocks or can become misshapen when the backfill is installed around it. Prohibiting pipe thinner than Schedule 40 PVC or its equivalent on new construction or repairs not on the program will help protect these laterals and hopefully keep the repairs for these installs to a minimum. This will have a positive impact on our lateral repair program.

If you have any questions, please feel free to ask.

Respectfully submitted,
Mike Roberts

Code: *2015 International Residential Code*

Revise as follows:

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.~~

Reason:

A self-closing device on a garage door will be an unnecessary nuisance to homeowners. These devices may result in injuries to small children or the elderly, and contribute to the escaping of family pets. Additionally, for homeowners using wheelchairs or other mobility-assistance devices, entering or exiting through these doors may prove difficult because the self-closing function may not allow for the doors to stay open for the amount of time necessary.

Previously, the reasoning provided for this code provision was that fires that originate in the garage could pass through openings into the house. However, no reliable data or statistics exists on the number of fires that originated in the garage and resulted in the fire spreading into the interior of the dwelling. Additionally, it has been argued nationally, that these devices prevent the spread of carbon monoxide from vehicles and the byproducts produced by the burning thermoplastics. However, there is no link to statistical substantiation to need for closures on garage openings. To this day, there are no reports that support that the addition of door closures on doors between the dwelling and the garage will reduce the number of fires spreading into the dwelling, prohibit the flow of carbon monoxide into the dwelling, or reduce the number of false carbon monoxide alarms.

Cost Impact:

Materials alone for this code provision may increase costs by \$150, if this amendment is not incorporated into the code.

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

Reason:

Compliance with Missouri State Law

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.

Reason:

Compliance with Missouri State Law

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.

Reason:

Compliance with Missouri State Law

Delete Chapter 11 Energy Efficiency

Reason:

No safety benefit.

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.~~

Reason:

This provision increasing the requirement for makeup air would lower the threshold to the point that almost all kitchens would require a makeup air system. All of the provisions associated with installing such a system, including connections to the exhaust system, electrical interlocking, fan requirements, and a conditioner, would dramatically increase the cost of construction with little to no health or safety benefit for the homeowner.

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.

Reason:

Typical construction in the St. Louis region finds water heaters in basements where there is usually not a wall to which the appliance can be secured.

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.

Reason:

Protect sewer laterals for homes in Ballwin and to bring in line with requirements of current sewer lateral repair program.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

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 ^b	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 2015 Fuel Gas code on that list as well that needs to be updated. It can also be adopted without amendments. It is normally an accessory code for the mechanical and plumbing codes but we have adopted it in the past and should update it now. Also the table that needs to be inserted at the beginning of the code has been updated and attached. The only real change to this is the wind speed design has gone up to 115 mph from 90 mph.