



PLANNING & ZONING COMMISSION MEETING

HELD REMOTELY VIA THE ZOOM APP

**December 7, 2020
7:00 P.M.**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes**
- 3. Capital Improvement Plan**
- 4. Adjournment**

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

2021-2025 CAPITAL IMPROVEMENT PLAN

	2021	2022	2023	2024	2025
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Expenditures/Project By Department

Administration

TIF Municipal Revenue Funding	\$ 15,685	\$ 16,452	\$ 16,452	\$ -	\$ -
Totals:	\$ 15,685	\$ 16,452	\$ 16,452	\$ -	\$ -

Parks & Recreation

Ferris Park Redevelopment - Phase 2	\$ 186,500	\$ -	\$ -	\$ -	\$ -
Vlasis Park Master Plan	50,000	-	-	-	-
Holloway Park Design/Specs	15,000	-	-	-	-
Holloway Park Construction	-	500,000	-	-	-
Vlasis Park Construction	-	-	1,000,000	-	-
New Ballwin Design/Specs	-	-	10,000	-	-
New Ballwin Lake Improvements	-	-	-	500,000	-
TIF Municipal Revenue Funding	35,000	36,050	36,050	-	-
Totals:	\$ 286,500	\$ 536,050	\$ 1,046,050	\$ 500,000	\$ -

Police

Police Building - Design	\$ 900,000	\$ 200,000	\$ -	\$ -	\$ -
Police Building Construction	-	3,927,010	500,000	500,000	500,000
Totals:	\$ 900,000	\$ 4,127,010	\$ 500,000	\$ 500,000	\$ 500,000

Public Works

Holloway Rd. - Construction	\$ 1,156,040	\$ -	\$ -	\$ -	\$ -
New Ballwin Rd. - Engineering	-	57,125	-	-	-
New Ballwin Rd. - Construction	-	816,079	-	-	-
Public Works Yard Construction	-	-	150,000	100,000	-
Totals:	\$ 1,156,040	\$ 873,204	\$ 150,000	\$ 100,000	\$ -

Expense Totals: \$ 2,358,225 \$ 5,552,716 \$ 1,712,502 \$ 1,100,000 \$ 500,000

Revenues

Capital Improvement Sales Tax	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Capital Improvement TIF Sales Tax	72,000	-	-	-	-
Park TIF Sales Tax	100,000	-	-	-	-
Public Safety Tax	382,000	600,000	600,000	600,000	600,000
Federal Project Reimbursement	924,832	652,863	-	-	-
Miscellaneous Park Grants	137,650	475,000	256,400	475,000	-

Revenue Totals: \$ 1,716,482 \$ 1,727,863 \$ 856,400 \$ 1,075,000 \$ 600,000

Beginning Fund Balance	\$ 646,606	\$ -	\$ -	\$ -	\$ -
Transfers In-Operating Fund Balance	-	3,527,010	-	-	-

Grand totals: \$ 2,363,088 \$ 5,254,873 \$ 856,400 \$ 1,075,000 \$ 600,000

Revenues Over/ (Under) Expenditures: \$ 4,863 \$ (297,843) \$ (856,102) \$ (25,000) \$ 100,000

Projects for 2021 - 2025**Administration****TIF Municipal Revenue Funding****\$48,589**

Per TIF indentures, the City is required to pay 35% of their bottom half of TIF revenues up to a cap of \$250,000 each year. This amount correlates to the TIF tax collected from the Capital Improvement sales tax.

Overall Impact on Operating Budget

TIF Municipal Revenue Funding - None.

Projects for 2021 - 2025**Parks & Recreation****Ferris Park Redevelopment - Phase 2****\$186,500**

Construction, which began in October 2020, will continue into 2021 and will include a handicap accessible drive and walkways to park features. A new visitor parking lot with rain garden will decrease run-off into nearby Fishpot Creek. A multi-use loop trail and shaded outdoor fitness station will be added.

**Overall Impact on Operating Budget**

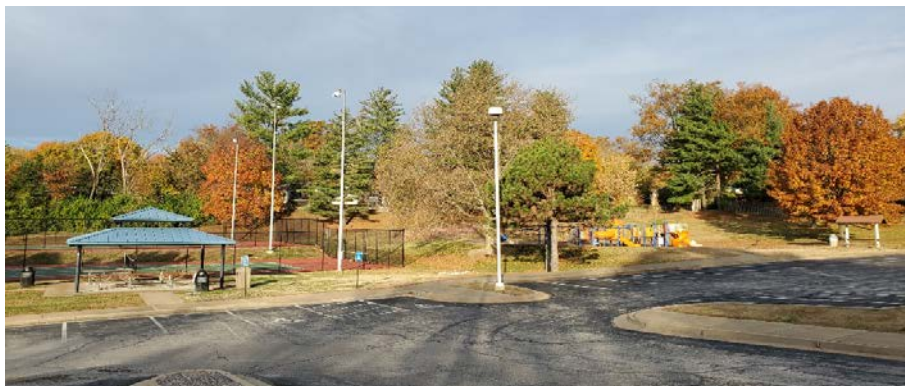
Ferris Park Redevelopment - Phase 2 - additional maintenance expense of \$250 for landscaping will be needed due to the addition of a bioswale.

Projects for 2021 - 2025**Parks & Recreation****Vlasis Park Master Plan****\$50,000**

Conducting a review of the entire park is necessary to provide a comprehensive approach to developing the park over the next several years. Items of note include the Police Station, playground, athletic field, pavilions, historical cabin, horseshoe court, future event space, pond maintenance and improvements, parking and trail connectivity to adjacent neighborhoods.

Holloway Park Design, Specification, Construction**\$515,000**

The 2019 Ballwin Parks Master Plan recommendations will be used for planning and design of park elements in 2021 followed by construction in 2022. These items include but are not limited to: a comfort station for pickleball, tennis and playground users; lower court improvements to transition to a pickleball facility; updated playground to enhance the play value for multiple age groups; a pedestrian path from Holloway Road to the playground; and the addition of new shade structures and or canopy trees to provide shade for the playground.



Projects for 2021 - 2025**Parks & Recreation****Vlasis Park Construction****\$1,000,000**

Based on park masterplan, re-develop Vlasis Park based on community recreation need. Improvements could include an amphitheater, pond improvements, and playground improvements.

**New Ballwin Park Design, Specification, and Lake Improvements****\$510,000**

Years of sediment build-up have contributed to degraded water quality and unsightly lake conditions in the warm summer months. In order to improve the environmental, habitat, recreational, aesthetic and social conditions of New Ballwin Lake, staff intends to develop a plan to rehabilitate the lake in New Ballwin Park. Items that will be considered are deepening the lake, removing the sediment, creating a stabilized and improved lake edge treatment, removal of the fishing deck and walkway, and adding a permanent structure for concerts and educational programming near the lake to enhance the park.

**Overall Impact on Operating Budget**

Vlasis Park Construction - \$5,000 annually will be saved from not replacing worn out playground surface tiles.

New Ballwin Park Design, Specification, and Lake Improvements -

Projects for 2021- 2025**Parks & Recreation****TIF Municipal Revenue Funding****\$107,100**

Per TIF indentures, the City is required to pay 35% of their bottom half of TIF revenues up to a cap of \$250,000 each year. This amount correlates to the TIF tax collected from the Parks sales tax.

Overall Impact on Operating Budget

TIF Municipal Revenue Funding - None.

Projects for 2021 - 2025**Police****Police Building Replacement Design and Construction****\$6,527,010**

The police department is housed in a building which was originally constructed as a city hall. It has been remodeled and expanded multiple times but has a number of inefficiencies. A preliminary needs assessment has been completed along with basic design work. Detailed drawings for the correction of these inefficiencies and modernization of the building is planned. Prop P funds will be used to finance this project; debt is anticipated to be issued.

**Overall Impact on Operating Budget**

Police Building Replacement - Utility costs are estimated to increase by \$5,800 with a new building which has sub-grade portions. The current structure has a full basement.

Projects for 2021 - 2025**Public Works****Holloway Road Construction****\$1,156,040**

Holloway Road pavement and curb and gutters have deteriorated. Engineering occurred in 2019 and 2020. Construction will proceed in 2021. Benefits include smoother driving surface, the reduction of liability from tripping and compliance with federal regulations.

**New Ballwin Rd. Engineering, Construction (Manchester Rd. to Twigwood)****\$873,204**

New Ballwin Road pavement and curb and gutters have deteriorated. Final engineering and construction will occur in 2022. Benefits include a smoother driving surface, upgraded and more cost efficient street lighting and intersection pedestrian signals.

**Overall Impact on Operating Budget**

Holloway Rd. Engineering, Easements, Construction - Reduction of street maintenance costs projected at \$97,500 over 10 years.

New Ballwin Rd. Engineering, Construction - Reduction of street maintenance costs projected at \$97,500 over 10 years. New energy efficient street lighting will save \$5,700 per year.

Projects for 2021 - 2025**Public Works****Public Works Yard - Design and Reconfiguration****\$250,000**

The layout of the yard shared by public works, building maintenance and parks staff is congested and inefficient. Newly replaced vehicles and heavy equipment are exposed to the elements. Design work is the first phase of this project to reallocate space and provide covered parking for equipment.

**Overall Impact on Operating Budget**

Public Works Yard - Design / Reconfiguration - Initially none, but upon completion of the covered parking structures an extended life is expected for all vehicles and equipment, delaying replacement cost and reducing repair expenses.