



**DRAFT**  
**BOARD OF ALDERMEN**  
**Meeting Minutes**

April 11, 2022

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

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

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

## **ROLL CALL**

### Present

Mayor Tim Pogue  
Alderman Mike Utt  
Alderman Michael Finley  
Alderman Kevin M. Roach  
Alderman Mark Stallmann  
Alderman Frank Fleming  
Alderman Jim Leahy  
Alderman Ross Bullington  
Alderman Raymond Kerlagon  
City Administrator Eric Sterman  
City Attorney Robert Jones

### Absent

The Pledge of Allegiance was recited.

## **MINUTES**

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The minutes from the March 28, 2022 Board of Aldermen meeting were submitted for approval. A motion was made by Alderman Fleming and seconded by Alderman Finley to approve the minutes from the March 28, 2022 Board of Aldermen meeting as submitted. A voice vote was taken with unanimous affirmative result and the motion passed.

## **PRESENTATIONS**

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### Lawrence Group – Vlasis Park Master Plan

Jordan Wilkinson, Landscape Architect with the Lawrence Group, presented their recommendation for the Vlasis Park Master Plan. A full site analysis of the park was done along with a full topographical survey. Factors taken into consideration included existing conditions, age of equipment, site constraints and facilities within the park. A full community engagement process was used to include a stakeholder group and on-line survey. Highlighted items of the final concept were shared such as the playground, a connection to the ballfield, pavilion/stage, pickleball courts, pond renovations and walking trails. Plans for the Public Works facility were shared as well.

Several items discussed initially were the ballfield, the new stage and concerns over this area during events such as Ballwin Days. A question was asked about the pavilions currently in the park; Mr. Wilkinson stated they are still in good shape, but would need to be looked at in the future. A question was also asked about the possibility of night games; Mr. Wilkinson stated the potential is there. It was suggested that the plan should be reviewed to look at moving the stage to a different area. It was also stated that more thought needs to go into events such as Ballwin Days and the possibility of having rides in a different area of the park.

Mr. Wilkinson discussed the phasing overview for the Master Plan:

1. Playground: stormwater detention improvements and the main connections in the middle of the site.
2. Public Works: current facility area as well as the police department site to the north
3. Great Lawn: field, stage, pavilion, surrounding walks/connections, electrical infrastructure improvements and new lighting
4. Plaza/Pond rehabilitation: eastern side of the park, dredging and new edge for the pond
5. Landscape: recreation courts, tree plantings and some sidewalk connections.

There was discussion of the tennis courts and proposed pickleball courts; there would be a partition between the third and fourth tennis courts. There was also discussion of the pond phase.

City Administration Sterman talked about our next steps. Suggestions given by the Board will be taken back to Lawrence Group and once we get the plan back with modifications, it would be distributed to the Board and posted to the City's website. We are also hoping to apply for a municipal parks grant for phase one; future phases will depend on City funding and grant funding. Alderman Stallmann stated we should post the information on-line and possibly conduct another survey to get more feedback from residents. Mr. Sterman stated we would like to start broadcasting this out with the amended version and full report and solicit feedback however the Board

sees fit. He also shared the only time sensitivity is applying for the municipal parks grant and it would be desirable to have the Board's approval of the plan before the grant application.

## **LEGISLATION**

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**Bill 4122 - AN ORDINANCE SETTING THE REAL ESTATE TAX RATE OF ZERO (0%) PERCENT IN THE CITY OF BALLWIN FOR THE FISCAL PERIOD BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022.**

A motion was made by Alderman Stallmann and seconded by Alderman Finley for a first reading of Bill 4122, title only. A voice vote was taken with unanimous affirmative result and Bill 4122 was read for the first time.

Discussion:

Mayor Pogue shared that this is the 35<sup>th</sup> consecutive year Ballwin has set the property tax rate at zero. He thanked staff who work to make sure we stay within our budget. Alderman Stallmann shared that we are one of only a few cities which do this as well as for as long as we have.

A motion was made by Alderman Bullington and seconded by Alderman Finley for a second reading of Bill 4122, title only. A voice vote was taken with unanimous affirmative result and Bill 4122 was read for a second time.

A roll call vote was taken for passage and approval of Bill 4122 with the following results:

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

Nays --

Bill No. 4122 was approved and became Ordinance No. 22-09.

## **MAYOR'S REPORT**

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Nothing to report.

## **CITYADMINISTRATOR'S REPORT**

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City Administrator Eric Sterman introduced Ballwin's new Marketing and Communications Specialist, Megan Freeman. Ms. Freeman has a background in journalism and communications and has worked at several television stations around the country, most recently at KSDK.

Mr. Sterman provided follow up information regarding the fitness purchasing bid from the last meeting. Navigate has investigated pricing for pieces that are not available through the cooperative and has shared that we would likely not get a better price buying directly from the vendor. Alderman Roach asked if Navigate's analysis



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confirms the Board made the best decision; Mr. Sterman stated yes and provided further explanation. Per the City Attorney, a motion was made by Alderman Stallmann and seconded by Alderman Utt to grant the City Administrator authorization to waive the bidding process and negotiate. A voice vote was taken with unanimous affirmative result and the motion passed.

Mr. Sterman asked about scheduling a Finance Committee meeting. Alderman Fleming stated he would like to get one scheduled, possibly in June, but the summer schedule was not in place. Mayor Pogue stated for the months of June, July and August, the Board would meet only for the normally scheduled second meeting (fourth Monday). It was decided the Finance meeting would be held on June 27 at 6 p.m.

Mr. Sterman also shared that the trash bid is out; three haulers most likely will bid on it. This is a 60-day bid and the results should be available in June/July.

Regarding the new police building, Mr. Sterman stated there would be some road closures because of utility work. This will be communicated to the public via social media. He also shared the ground breaking ceremony for the new building has been rescheduled to April 25 at 6:00 p.m.

### **CITY ATTORNEY'S REPORT**

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Nothing to report.

### **STAFF REPORT**

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#### Public Works – Leaf Vacuum

Public Works Director Jim Link explained that purchasing would reduce the manpower needed from a four-person to a two-person crew and we would be able to attach this to the concrete truck for use. Alderman Utt asked if this is the same size as what we rented during last year's leaf pick-up; Mr. Link replied it is. Alderman Finley asked about the average lifespan of this piece of equipment; Mr. Link replied about 10-15 years. A motion was made by Alderman Roach and seconded by Alderman Stallmann to approve the purchase. A voice vote was taken with unanimous affirmative result and the motion passed.



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**ALDERMANIC COMMENTS**

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Alderman Finley shared that this was the last full meeting for Alderman Kerlagon and thanked him for his distinguished service to the City of Ballwin, not just as an Alderman, but on other committees and boards as well. He also congratulated Alderman-elect Siegel.

A motion was made by Alderman Fleming and seconded by Alderman Bullington to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 8:04 p.m.

\_\_\_\_\_ TIM POGUE, MAYOR

ATTEST:

\_\_\_\_\_ POLLY MOORE, CITY CLERK