



**BOARD OF ALDERMEN
Meeting Minutes**

JANUARY 22, 2024

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

Absent

- Mayor Tim Pogue
- Alderman Mike Utt
- Alderman Michael Finley
- Alderman Kevin M. Roach
- Alderman Mark Stallmann
- Alderman Frank Fleming
- Alderman Mark Weaver
- Alderman Ross Bullington
- Alderman David Siegel
- City Administrator Eric Sterman
- City Attorney Kyle Cronin

The Pledge of Allegiance was recited.

MINUTES

The minutes from the January 8, 2024 Board of Aldermen meeting were submitted for approval.

A motion to approve as submitted was made by Alderman Frank Fleming and seconded by Alderman Michael Finley.

CITIZEN COMMENTS

None.



LEGISLATION

Bill 4185- AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO B & S EQUITIES, LLC FOR FRONT YARD PARKING AND OPERATION OF A CARWASH BUSINESS AT 14660 MANCHESTER ROAD

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 4185, title only. A voice vote was taken with unanimous affirmative result and Bill 4185 was read for the first time.

Discussion:

Representatives from B&S Equities, LLC spoke to the Board of Aldermen about their plan to add a Scrubbles Car Wash at 14660 Manchester Road.

Mayor Tim Pogue questioned whether 44 vacuum stalls were necessary on the property and whether that number could be lowered. He also questioned whether the vacuums would be too loud for those dining at Panera.

Alderman Frank Fleming discussed the possibility of adding in a sidewalk on the property to allow for walkability to Aldi and any potential property at the former Hobby Lobby site, stating pedestrian access would be an issue with increased traffic coming into the site.

The representatives from B&S Equities, LLC stated the road noise would be louder than the vacuums, and they didn't believe a sidewalk was necessary, stating there is no comprehensive plan in the City of Ballwin that calls for sidewalks on properties such as this.

Alderman Kvein Roach questioned whether an easement could be sought to add in a sidewalk.

The representatives from B&S Equities, LLC stated they were concerned over liability issues from the sidewalk if someone were to get injured.

The representatives from B&S Equities, LLC agreed to eliminate six vacuum stalls on the west side of the property to ease some of the Board's concerns.

The Board had questions that needed to be answered by the City Attorney, so no action was taken on Bill No. 4185 at this time.

CONSENT ITEMS

Parks & Recreation – Fairway Mower Purchase

Staff recommends purchasing a new Jacobsen Fairway mower through TurfWerks through the Omnia Cooperative Purchasing Program. This was placed in the 2024 operating budget for \$88,000. It would replace a 2007 Toro mower.

Alderman Frank Fleming made a motion to accept staff's recommendation. It was seconded by Alderman David Siegel. A voice vote was taken with unanimous affirmative result and the motion passed.



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Public Works – Roller Purchase

Staff recommends purchasing a dual drum vibratory roller used for construction season from CMW equipment through Sourcewell for a total cost of \$19,375.00. The replacement was budgeted for \$30,000 in the 2024 budget and will replace a current roller that is not operational.

Alderman Frank Fleming made a motion to accept staff’s recommendation. It was seconded by Alderman David Siegel. A voice vote was taken with unanimous affirmative result and the motion passed.

MAYOR’S REPORT

Mayor Tim Pogue congratulated Finance Officer Denise Keller and the finance team for being awarded a Certificate of Achievement for Excellence in Financial Reporting for the 2022 budget from the Government Finance Officers Association.

Mayor Pogue also noted he received a memorandum from St. Louis County Board Chair Shalonda Webb about a bill to be drafted for police services, wanting the county to have control over certain public safety services. He raised a concern with St. Louis County telling the City of Ballwin how to run our department, because he appreciates the work the Ballwin Police Department does and noted the City of Ballwin is consistently rated as one of the safest cities in Missouri.

CITY ADMINISTRATOR’S REPORT

City Administrator Eric Sterman discussed a potential bill from the state legislature that would eliminate the sales tax on groceries statewide. He noted it would be devastating to the City’s budget, removing roughly two to four million dollars in our budget as there are several grocery stores within City limits. He also noted other cities have been working to lobby against the bill, and recommended hiring a lobbyist in partnership with the cities of Ellisville, Town & Country, Creve Coeur and Ladue.

Mayor Tim Pogue noted if this sales tax is eliminated there would most likely be major cuts to services and personnel.

Alderman Mark Stallmann agreed, noting the Municipal League has come out against the bill.

Alderman Mark Stallmann made a motion to approve the City joining with other cities to hire a lobbyist to lobby against this bill. Alderman Mike Utt seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

City Administrator Sterman noted there are other cities passing resolutions in opposition to the effort by the state legislature. He noted he would like to bring back a similar resolution to the Board at a future meeting.

Alderman Mark Stallmann noted the City might also want to do that for the police bill coming out of St. Louis County as well.

City Administrator Sterman also discussed replacing the lit crosswalk signs on New Ballwin Road. He discussed the potential for grants to help pay for the signs, but noted the application process is in February, we



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would hear back in the Spring and would be able to replace the crosswalk signs in the Fall. It would have the potential to save 50-100 percent of the cost of the signs, but would take longer to get them in place.

Alderman David Siegel noted it would be great to have the grant, but it is a public safety issue and he would like to take care of this now rather than later. The Board agreed, and City Administrator Sterman noted the City would be moving forward with installing the signs as soon as they are able to be installed.

City Administrator Sterman congratulated Finance Officer Denise Keller, and noted there are actually two awards granted by the Government Finance Officers Association, and the City of Ballwin has received both for the past several years.

CITY ATTORNEY’S REPORT

None.

STAFF REPORTS

Parks & Recreation – North Pointe Kiddie Pool Resurfacing

Staff recommends awarding a contract to AAD Eco Cleaning and Restoration LLC for removal of existing coating and application of thermoplastic surface coating for \$29,757. This surfacing is expected to last at least 10 years and be more durable. The city has budgeted \$30,000 in the 2024 budget for this project.

Parks & Recreation Director Chris Conway noted the City has had problems with the Kiddie Pool pool paint, noting there are sharp edges that can cause injuries due to the many layers of paint poking through. This new process was discovered. It’s durable and will last at least 10 years.

Mayor Pogue asked if there were other cities that had this kind of process done. Parks & Recreation Director Conway noted it’s common in hotel pools.

Alderman David Siegel questioned whether this will impact the pool opening date. Parks & Recreation Director Conway said it would not.

Alderman Kevin Roach asked if the surface is anti-slip, Parks & Recreation Director Conway noted it is.

Alderman Mark Stallmann made a motion to accept staff’s recommendation, with Alderman David Siegel seconding that motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Public Works – Skid Hook Lift Purchase

Staff recommends the purchase of four Hook lift skids at a total cost of \$19,835.29. The skids will be developed into temporary leaf boxes, salt brine tanks and flat beds, allowing Public Works to change quickly from construction to leaf collection to snow preparation in minutes rather than hours.



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Public Works Director Jim Link noted this purchase would be for four Hook lift skids, two for salt brine and two for flatbeds. That would make a total of eight skids within the Public Works Department.

Alderman David Siegel made a motion to accept staff’s recommendation, with Alderman Ross Bullington seconding that motion. A voice vote was taken with unanimous affirmative result and the motion passed.

ALDERMANIC COMMENTS

Alderman Ross Bullington congratulated Finance Officer Denise Keller and her team and thanked them for their hard work.

Alderman Michael Finley asked Ballwin Police Captain John Bergfeld whether the department is planning on rotating out four vehicles. Captain Bergfeld noted he had hoped to have something for tonight’s agenda, but the four cars that had been found won’t end up working for the department.

Alderman Finley noted he did not like the trucks, and was hoping the City would be able to purchase SUV’s. Alderman Frank Fleming also congratulated Finance Officer Denise Keller and thanked her and her staff. He noted he would like to set up a Board of Alderman Finance Committee Meeting sometime in late February, early March to discuss the Public Works project, a performance audit, the City’s purchasing policy, and an auto and equipment inventory.

ADJOURNMENT

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 8:09 p.m.

_____ TIM POGUE, MAYOR

ATTEST:

_____ MEGAN FREEMAN, CITY CLERK