



**CITY OF WELDON SPRING
BOARD OF ALDERMEN REGULAR MEETING
ON TUESDAY, AUGUST 9, 2022, AT 7:30 P.M.
WELDON SPRING CITY HALL
5401 INDEPENDENCE ROAD
WELDON SPRING, MISSOURI 63304**

******TENTATIVE AGENDA******

A NOTICE IS HEREBY GIVEN that the Regular Board of Aldermen Meeting will be in person at 5401 Independence Road Weldon Spring, Missouri, 63304. Also, the public can attend virtually by video-conference and/or audio-conference call, you may attend the meeting on a desktop, laptop, mobile device, or telephone by following the highlighted instructions below.

Link to join Zoom Video-Conference Meeting:

<https://us02web.zoom.us/j/85665879998?pwd=Uk5weFl2cEhNM3ZsZUpLbStoSElzdz09>

Meeting ID: 856 6587 9998

Password: WS.BOA

Or by telephone dial: 1-312-626-6799

Meeting ID: 856 6587 9998

Password: 225258

PAGE 1 OF 2



This notice was posted at 5401 Independence Road on 8-3-22 at 4:15pm by Kim C. Oakes

****BOARD OF ALDERMEN REGULAR AGENDA – 08/9/22 at 7:30 PM****

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL and DETERMINATION OF A QUORUM
 - A. Ald. Baker _____ Ald. Kolb _____
 - Ald. Clutter _____ Ald. Martiszus _____
 - Ald. Conley _____ Ald. Yeager _____
4. CITIZENS COMMENTS (Citizens that would like to address the Board should fill out a comment card and remit to the City Clerk. Comments should be limited to three minutes.)
5. APPROVAL OF MINUTES
 - A. July 28, 2022 – Regular Board Meeting Minutes
6. CITY TREASURER REPORT
 - A. Paid Bills to be Approved (July 22, 2022 – August 2, 2022)
7. UNFINISHED BUSINESS
8. NEW BUSINESS
 - A. Resolution Adopting a Business Attraction/Retention Policy – Ald. Yeager
 - B. Resolution Encouraging the St. Charles County Port Authority to Establish an AIM Zone along the I-64 Corridor in Weldon Spring – Ald. Yeager
 - C. Resolution Adopting the Parks & Greenways Master Plan – Ald. Martiszus
 - D. Development Plan for future Pocket Park (Lot C) along Siedentop Rd. – Ald. Martiszus
 1. Citizens' Survey Results for desired park amenities
 - E. I-64 High Tech Corridor Public Sanitary Sewer Discussion – City Administrator
9. REPORTS & COMMITTEES
 - A. PRAC Report/Update – Ald. Martiszus
 - B. Planning & Zoning Report – Ald. Martiszus
 - C. City Administrator Report – City Administrator
10. RECEIPTS & COMMUNICATIONS
 - A. September 13th Regular BOA Meeting – Discuss Rescheduling
 - B. Work Session Schedule – Presentation of FY 2023 Budget
 - C. ARC – Have vacancies need volunteer(s)
11. ADJOURNMENT

PAGE 2 OF 2



This notice was posted at 5401 Independence Road on 8-9-22 at 4:15pm by W. C. Hanks

CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
JULY 28, 2022

CALL TO ORDER: The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Thursday, July 28, 2022, at approximately 7:30 PM. The meeting was held at the Weldon Spring City Hall, which is located at 5401 Independence Road. Mayor Donald Licklider called the meeting to order at 7:32 PM.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL AND DETERMINATION OF QUORUM: On a roll call, the following members were present:

Ward 1:	Alderman Clutter	Alderman Yeager
Ward 2:	Alderman Conley	Alderman Kolb
Ward 3:	Alderman Martiszus	Alderman Baker*

Alderman Baker joined the meeting at 7:41 PM via telephone. A quorum was declared.

St. Charles County Economic Development Council Presentation: Scott Drachnik, President of the St. Charles County Economic Development Council, gave the annual update to the Board.

PUBLIC COMMENTS

There were no public comments at this time.

MINUTES

July 12, 2022, Work Session Minutes – Alderman Clutter moved to approve the minutes from July 12, 2022, Work Session as written. The motion was seconded by Alderman Yeager. **Motion carried** with 6 ayes.

July 12, 2022, Board Meeting Minutes – Alderman Clutter moved to approve the minutes from July 12, 2022, regular meeting as written. The motion was seconded by Alderman Yeager. **Motion carried** with 6 ayes.

TREASURER'S REPORT

Alderman Clutter made a motion to accept the Treasurer's packet of paid bills from July 1, 2022, to July 12, 2022. The motion was seconded by Alderman Yeager. Alderman Clutter asked about overage number of copies charge from CDS Office Technologies. Mr. Padella indicated that the City has an agreement on the number of color copies it can make on the big copier at City Hall. The **motion carried** with 6 ayes.

Alderman Kolb made a request for a separate expense report for the 4th of July event.

UNFINISHED BUSINESS:

Bill #1180 – An Ordinance Authorizing the City of Weldon Spring, Missouri, to Enter into an Agreement with the City of O'Fallon, Missouri, in regard to Municipal Court Services, and

Matters Relating Thereto: Alderman Martiszus made a motion to approve Bill #1180 for its second and final reading by title only. Alderman Yeager seconded the motion.

On a roll call vote, the Bill #1180 was placed as Ordinance 22-08 as followed:

AYES: 6 – Baker, Clutter, Conley, Kolb, Martiszus, and Yeager
NOES: 0
ABSENT: 0

Bill #1181 – An Ordinance Adopting & Enacting a New Code of Ordinances of the City of Weldon Spring, County of St. Charles, State of Missouri; Establishing the Same; Providing for the Repeal of Certain Ordinances Not Included Therein, Except as Herein Expressly Provided; Providing for the Manner of Amending Such Code of Ordinances Providing Penalty for the Violation Thereof; & Providing When the Ordinance Shall Become Effective: Alderman Clutter made a motion to approve Bill #1181 for its second and final reading by title only. Alderman Yeager seconded the motion.

On a roll call vote, the Bill #1181 was placed as Ordinance 22-09 as followed:

AYES: 6 – Baker, Clutter, Conley, Kolb, Martiszus, and Yeager
NOES: 0
ABSENT: 0

NEW BUSINESS:

There was no new business at this time.

REPORTS AND COMMITTEES:

Finance Committee: Alderman Clutter provided a brief update from the Finance Committee, meeting, which was held on July 26, 2022.

Architectural Review Commission (ARC): Alderman Clutter stated that he is going to send, to the other elected officials, a summary memo that list the suggested topics that ARC would like to discuss with the Board at a future joint session Work Session in late August.

City Administrator Report: The City Administrator Report was submitted to the Board prior to the meeting. There was a brief discussion about strategic planning and possibly moving some of the project timelines up.

ADJOURNMENT:

Alderman Kolb moved to adjourn the meeting at 8:23 PM and Alderman Martiszus seconded the motion. **Motion carried** with 6 ayes.

Respectfully submitted,

William C. Hanks
City Clerk

**PAID BILLS TO BE APPROVED
JULY 22, 2022 -- AUGUST 2, 2022**

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS
9TH DAY OF AUGUT, 2022 _____, MAYOR

7/22/2022 TO 8/2/2022

ACCOUNTS PAYABLE CLAIMS REPORT

<u>VENDOR</u>	<u>REFERENCE</u>	<u>GL ACCT NO</u>	<u>AMOUNT</u>	<u>CHECK #</u>	<u>CHECK DATE</u>
DAVID SHAIPER FIREWORKS	FIREWORKS SURETY BOND REFUND	10-02-2701	\$ 500.00	16605	7/28/2022
DON LICKLIDER	EXPENE REIMB	10-10-5201	\$ 10.43	16609	7/29/2022
DON LICKLIDER	MILEAGE REIMB	10-10-5202	\$ 80.73	16609	7/29/2022
HALE FIREWORKS LLC	FIREWORKS SURETY BOND REFUND	10-02-2701	\$ 500.00	16606	7/28/2022
MERAMEC SPECIALTY	FIREWORKS SURETY BOND REFUND	10-02-2701	\$ 1,000.00	16607	7/28/2022
MICHAEL PADELLA	MILEAGE REIMB	10-10-5202	\$ 43.88	16610	7/29/2022
MICHAEL PADELLA	VIP AREA-SNACKS & DRINKS	20-20-5217	\$ 268.95	16610	7/29/2022
MICHAEL PADELLA	TOILET PAPER	20-20-5243	\$ 18.79	16610	7/29/2022
MISSOURI LAWYERS MEDIA	PUBLIC NOTICES/RFP/CULVERTS	10-10-5214	\$ 35.70	9514	7/22/2022
POWDER MONKEY FIREWORKS, INC	FIREWORKS SURETY BOND REFUND	10-02-2701	\$ 500.00	16608	7/28/2022
PURITAN SPRING WATER	BOTTLE WATER	20-20-5255	\$ 35.91	51129422	8/1/2022
REPUBLIC SERVICES	30 CU YD WASTE CONTAINER	20-20-5254	\$ 357.11	9515	8/1/2022
VERIZON WIRELESS	MONTHLY CELL	10-02-2113	\$ 49.25	51129244	8/1/2022
VERIZON WIRELESS	MONTHLY CELL	20-20-5257	\$ 135.48	51129244	8/1/2022
VERIZON WIRELESS	CELL PHONE PARKS DEPT	20-20-5257	\$ 5.46	51129423	8/1/2022
WILLIAM C HANKS	MILEAGE REIMB	10-10-5202	\$ 82.84	51129421	8/1/2022

Accounts Payable Total

\$ 3,624.53

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF WELDON SPRING, MISSOURI,
ADOPTING A BUSINESS ATTRACTION & RETENTION POLICY**

WHEREAS, the City of Weldon Spring believes that pursuing quality economic development activities will aid in attraction, expansion, and retention of business investment that will benefit the entire community; and

WHEREAS, the City of Weldon Spring desires to increase the commercial tax base to preserve and enhance the City's fiscal stability and diversification, thus ensuring the City's ability to continue to provide its residents' a premier community with excellent quality of life; and

WHEREAS, the Board of Aldermen wishes to adopt a business attraction and retention policy, herein attached as Exhibit A, that provides guidance and quantifies targeted goals which will aid with the City's economic development efforts and priorities

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Aldermen of the City of Weldon Spring, Missouri, that it hereby by authorizes the adoption of the City of Weldon Spring Business Attraction & Retention Policy.

Read and adopted this _____ day of _____, 2022

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Clerk



Business Attraction & Retention Policy Exhibit A

Resolution # _____ Approved: (Date)

TABLE OF CONTENTS

	<u>Page</u>
Policy Introduction	3
Economic Development Incentive Matrix	5
Chapter 100 Industrial Development Bonds	6

POLICY INTRODUCTION

The City of Weldon Spring is dedicated to achieving the highest quality of development, infrastructure, and quality of life for its citizens. These goals are met, in part, through the enhancement and expansion of the local economy. Because of the inherent competition between localities for new businesses and jobs, the City recognizes that incentives are sometimes necessary to allow a community to reach its full economic potential.

The purpose of this policy is to establish standards and guidelines that will govern the granting of financial incentives to facilitate economic growth. These guidelines are predicated on the belief that the City has an interest in taking positive action to maximize its long-term financial capacity while responding to the service demands of both new and existing development without placing a disproportionate tax burden on homeowners. Economic development incentives, if used carefully, can help maintain and build employment opportunities, capital investment, and increase the tax base for the City and other taxing districts.

The decision to grant incentives will be based on a “case by case” review of each incentive application and offered only upon a clear demonstration of substantial and significant public benefit. Accordingly, the City of Weldon Spring Board of Aldermen (hereon referred to as City Board) is under no obligation to approve any requested incentive and reserves the right to deviate from the policies and criteria contained herein under its sole discretion when deemed to be in the best interest of the City.

The City of Weldon Spring may offer economic development incentives in the following category:

- **Property tax abatement** – Tax abatement is offered through a variety of programs geared to creating jobs, increase private investment, and encourage redevelopment. Typically, the development continues to pay taxes on land and improvements based on their value prior to the new investment. All or a portion of the incremental increase in property taxes is abated for a set period of time. This incentive is sometimes referred to as Chapter 100 (Industrial Development Bonds).

These incentives are discretionary but as long as a project proposal/plan meets the eligible requirements the City commits to the overall intent of creating a business-friendly environment.

General Policies

1. It is the policy of the City of Weldon Spring to consider the judicious use of incentives for projects which demonstrate a substantial and significant public benefit by constructing public improvements in support of developments that will, by creating new jobs and retaining existing employment; eliminate blight, strengthen the employment and economic base of the City, increase property values and tax revenues, reduce poverty, create economic stability, upgrade older neighborhoods, facilitate self-sufficiency, and implement the City’s Comprehensive Plan and economic development strategy.

2. Developers are encouraged to discuss their projects with staff prior to filing any applications for incentives.
3. The City strongly encourages developers to meet with taxing jurisdictions that will be affected by the incentive.
4. All requests for incentives (except within currently established incentive districts) will be discretionary by the Weldon Spring City Board on a case-by-case basis. Such incentives will be subject to a "but for" test. There must be a finding by the City Board that the project would not occur, or would only occur at a significantly smaller scale, or will not be financially feasible or stable, or that public benefit will not occur if the incentive is not provided. Discretionary incentives will only be granted to those projects that would not otherwise occur if incentives were not provided, unless the City Board finds there to be an overriding public benefit or a reduction in costs that would otherwise be paid by the City.
5. Discretionary incentives will be granted only at the level necessary to make the project financially feasible and the amount of the incentive shall not exceed the amount of investment from the developer.
6. Taxes will not be reduced below the base year, as established by the individual redevelopment plans, after an incentive is approved.
7. The City will not waive City permit, development, or incentive fees unless as part of a City Board separately approved incentive program and subsequent council case by case approval.
8. All projects receiving incentives must be consistent with the City's Comprehensive Plan and must comply with all applicable City zoning and building codes.
9. Since each project is unique, every proposal will be evaluated under the City's Policies on its individual merit and overall contribution to the local economy and the City's goals.
10. The City shall not serve as the administrator and/or manager of any approved incentive and/or district and all such reporting, filing of taxes, or other necessary documentation required by Federal and State law shall be the responsibility of the Owner/Board of the project.
11. The City shall require periodic reporting evidencing compliance with the requirements of the program and measuring the economic benefit to the City and the region.
12. The City shall require the Developer/Applicant to utilize a City approved professional service provider and/or law firm to take all steps necessary in creating any special taxing district and will not assume any of the responsibilities/costs associated with the creation of such districts.

Economic Development Incentive Costs

The use of economic development incentives may require substantial staff commitment and usually necessitate the applicant to engage outside consultants. The City does not have a source of funds to pay for costs incurred for additional legal, financial and other consultants or for out-of-pocket expenses and other costs resulting from services to research, analyze and plan for the most appropriate mix of funding sources.

State of Missouri Economic Development Incentives

The State of Missouri offers economic development incentives including programs directed at job creation projects and downtown development. The City works closely with the State of Missouri and Economic Development Council of St. Charles County (EDC) to coordinate the economic development incentives administered by the Department of Economic Development (DED) and

will assist applicants in their efforts to work with these alternative programs.

ECONOMIC DEVELOPMENT INCENTIVES MATRIX

Program	Sales Tax	Property Tax	Business License Tax	Bond Financing	Eminent Domain	Real Property Tax Abatement/Exemption	Personal Property Tax Abatement/Exemption	Sales Tax Exemption	Redirect Property Tax Increment	Redirect Sales Tax Increment	Loans/Reimbursements
Industrial Revenue Bonds (Chapter 100)					X		X	X	X		



CHAPTER 100 INDUSTRIAL REVENUE BONDS

Overview

Sections 100.010 to 100.200 of the Revised Statutes of Missouri ("Chapter 100") authorize municipalities, counties, towns and villages to issue Industrial Development Bonds, which are revenue bonds used to finance industrial development projects for private corporations, partnerships or individual companies. Under Chapter 100, the City issues revenue bonds to finance real and/or personal property for eligible development projects. Eligible projects include warehouses, distribution facilities, research and development facilities, office industries, agricultural processing facilities, service facilities (which provide interstate commerce), and manufacturing plants; and may apply to the financing of land, buildings, fixtures, and machinery.

Under this type of financing, the company passes title in the real or personal property involved to the City pursuant to a lease-purchase agreement. The lease-purchase agreement will provide that the City will issue the revenue bonds in the amount necessary to finance the purchase, new construction, or expansion contemplated for the project. Under the lease-purchase agreement, the City will retain ownership of the real and/or personal property and lease it back to the company. The rent charged to/paid by the company will be an amount sufficient to pay the principal and interest on the bonds as they come due. Most commonly, the bonds are purchased by the company. The lease-purchase agreement will also provide for the company to resume or assume ownership of the real and/or personal property once the bonds have been paid off.

Because title to the property is held in the name of the City during the lease term, the property acquired with the bond proceeds is tax exempt, which effectively results in tax abatement for the company. Under the City's program, the company will be required to make Payments In Lieu Of Taxes (PILOTS) for a portion of the taxes it would have otherwise been required to pay. This is described in more detail in the Abatement Guidelines section below. In addition to property tax abatement, the company also benefits from a sales tax exemption for construction materials and/or equipment for the project.

Statutory Requirements

According to Missouri law, the city must approve a "plan for industrial development" pursuant to Section 100.050 of the Revised Statutes for the State of Missouri (RSMo).

Policy Guidelines

In addition to complying with the statutory requirements referenced above, the City has established several criteria that will be used to review and evaluate applications for Chapter 100 financing and tax abatement. Each of the following should be satisfied:

1. Show a clear demonstration of public purpose and economic benefit through the

advancement of the City's economic development goals, which include expanding the tax base, creating new job opportunities and expanding the tax base from targeted industrial areas.

2. Demonstrate the project would not occur "but for" the incentives offered. The incentive should make a difference in determining the decision of the business to locate, expand or remain in the City; and would not otherwise occur without the availability of the abatement.
3. Demonstrate that the applicant has a sound financial base and has the capacity to complete the project. The City's Financial Advisor shall make recommendations to the City as to an applicant's financial stability.
4. Not result in the City, County, Francis Howell School District or any other taxing jurisdiction affected by the incentive receiving less total real and personal property tax revenue from the property than was received prior to the granting of tax abatement.
5. Comply with the City's Comprehensive Plan and be appropriately zoned.
6. Be environmentally compatible with the specific location and the surrounding area. The proposed use must be clean, nonpolluting and consistent with all development ordinances and codes. The applicant is responsible for conducting all necessary environmental audits and taking any and all remedial action necessary as required by the City or any other governmental entity.
7. Comply with statutory requirements set forth in Sections 100.010 to 100.200 RSMo.
8. Applicant shall be responsible for all costs and fees associated with the creation of the special taxing district.

Applications that do not meet all of these criteria may be approved if the application clearly demonstrates that the project, as a whole, is of vital economic interest to the City.

Abatement Guidelines

The City or the Industrial Development Authority may issue Industrial Development Bonds in conjunction with other economic development tools in order to meet some or all of the objectives previously mentioned in this policy.

A. Standard Abatement

1. Up to 25% property tax abatement for ten (10) years for projects that invest at least \$7,500,000 or more for a new business or at least \$2,500,000 or more for expansion of an existing business.

B. Enhanced Abatement

1. Up to 35% property tax abatement for ten (10) years for businesses that invest at least \$12,000,000 or more for a new business or at least \$4,000,000 or more for expansion of an existing business and:
 - a. At least 50 new or retained full-time employees will be hired/retained as a result of the business locating/expanding in Weldon Spring and,
 - b. The average wage of all full-time employees must be 100% of the St. Charles County's average wage as published by the Missouri Department of Economic Development (DED).
2. As an additional enhancement, businesses that achieve any of the following standards may receive an additional bonus abatement for each satisfied standard (**no business shall exceed 50% abatement for ten (10) years in total**):
 - a. For every 10 new or retained full-time employees hired/retained above the initial 50 to qualify for the enhanced abatement, a business may receive an additional 1% (not to exceed 20%). Note, the average wage of all full-time employees must be 110% St. Charles County's average wage as published by MO DED.
 - b. If the primary business type/classification is in at least one of the following industry categories: science, technology, financial/accounting/insurance, research and development, advanced manufacturing, informational technology or another professional office/headquarter use, a business may receive an additional 5%.
 - c. If the business' building(s) is LEED certified or is designed with a high attention to architectural detail and is comprised of high-quality building materials, a business may receive an additional 5%.
3. The portion of property taxes not abated pursuant to this program shall be paid to the City as PILOTS for distribution to the appropriate taxing jurisdiction(s). The level of enhanced abatement may increase or decrease annually based upon the satisfaction of the standards identified in Section B of this policy.

C. Ineligible Projects/Uses

1. Certain projects and/or land uses that would not be eligible for Chapter 100 tax abatement are as follows: warehouse and distribution centers, heavy industrial operations, animal/food processing facilities, gambling/gaming activities, educational institutions, and/or healthcare.

City Application/Approval Process

The applicant is required to first meet with City and EDC staff in a pre-qualification conference to determine project eligibility. An application may then be submitted to the Community Development Department for review and processing.

If the project meets the policy guidelines outlined above, the company will be invited to submit a “plan for industrial development” as outlined under Section 100.050 RSMo. The “plan for industrial development” will then be considered for formal approval by the City Board.

Following approval of the “plan for industrial development”, the City and the applicant shall enter into a Chapter 100 lease-purchase agreement which will govern the terms of the abatement. The agreement shall require that an annual report be submitted to the City by March 1 of each year. The report shall cover the time period of January 1 through December 31 of the previous year and include a detailed accounting of the project, including certification on the number of employees (newly added during that period and existing) and associated wages.

The authority and decision to issue Industrial Revenue Bonds and grant tax abatements is vested solely with the Weldon Spring City Board. This policy is intended to establish standards and guidelines to the City Board in considering both the Industrial Revenue Bonds and/or tax abatement applications. The decision to issue Industrial Revenue Bonds and/or tax abatements is discretionary and shall be considered on a case-by-case basis. The City Board is under no obligation to approve any requested bond issuance and/or tax abatement and reserves the right to deviate from the policies and criteria contained herein if, in the opinion of the Weldon Spring City Board, circumstances exist to warrant such deviation, as long as any deviation does not conflict with state law. Property owners, applicants and others are cautioned not to rely upon receipt of abatement until all steps for granting an exemption have been approved.

**A RESOLUTION OF THE CITY OF WELDON SPRING,
MISSOURI, FORMALLY REQUESTING THE ESTABLISHMENT OF AN
ADVANCED INDUSTRIAL MANUFACTURING ZONE DESIGNATION FOR THE
PURPOSE OF PROMOTING ECONOMIC DEVELOPMENT ALONG THE
INTERSTATE 64 CORRIDOR.**

WHEREAS, the St. Charles County Port Authority is a port authority authorized under Chapter 68 of Revised Statutes of Missouri and Chapter 170 of the Ordinances of St. Charles County, Missouri;

WHEREAS, the St. Charles Port Authority Strategic Plan, which was adopted in 2022 by the St. Charles Port Authority, has identified the corridor along Interstate 64 within Weldon Spring as part of the priorities for an Advanced Industrial Manufacturing (AIM) Zone within St. Charles County; and

WHEREAS, Weldon Spring and the surrounding area has been negatively impacted by the COVID-19 Pandemic, which has contributed to business downsizing, consolidation, and/or implementation of remote/hybrid work force of several major employers, thus leaving thousands of square feet of Class A office space vacant along the I-64 corridor; and

WHEREAS, to aid with business attraction, expansion, and redevelopment opportunities within the Weldon Spring Interstate 64 Corridor, the City of Weldon Spring is expressing its desire to the St. Charles Port Authority to consider the establishment of an Advanced Industrial Manufacturing (AIM) Zone as soon as possible; and

WHEREAS, an AIM Zone is designed to assist with site development and/or the establishment of other amenities critical to the successful attraction, expansion, and redevelopment of commercial development and investment in and around Weldon Spring.

NOW THEREFORE, BE IT HEREBY RESOLVED BY the Board of Aldermen of the City of Weldon Spring, Missouri, formally affirms its desires to request that the St. Charles County Port Authority consider establishment of an Advanced Industrial Manufacturing (AIM) Zone designation for the area of land located along Interstate 64 within the City of Weldon Spring by the end of 2022.

Read and adopted this _____ day of _____, 2022

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Clerk

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF WELDON SPRING, MISSOURI,
FORMALLY ADOPTING THE WELDON
SPRING PARKS & GREENWAY MASTER PLAN**

WHEREAS, the Board of Alderman entered into a contract with Planning Design Studio, LLC, in July 2021 to provide consulting services to develop the City of Weldon Spring's first communitywide Parks & Greenway Master Plan; and

WHEREAS, Planning Design Studio, LLC, obtained input for the planning process from the Parks & Recreation Advisory Committee (PRAC), city staff, and the community via ongoing public meetings, work sessions, public online surveys, and an open house forum; and

WHEREAS, PRAC reviewed and recommended adoption of the Parks & Greenways Master Plan final report by the Board of Aldermen.

NOW THEREFORE, BE IT HEREBY RESOLVED BY the Board of Aldermen of the City of Weldon Spring, Missouri, that it hereby by authorizes the adoption of the Weldon Spring Parks & Greenway Master Plan, which is attached hereto and titled "**Exhibit A**".

Read and adopted this _____ day of _____, 2022

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Clerk

Exhibit A

This is an excerpt from the of the Parks & Greenways Master Plan. The link to the full document uploaded can be found at:

<https://weldonspring.org/parks-recreation/weldon-spring-city-wide-parks-greenway-master-plan>



SECTION 4

MASTER PLAN

MASTER PLAN

City of Weldon Spring Parks & Greenway Master Plan

MASTER PLAN RECOMMENDATIONS

The master plan recommendations are developed from a synthesis of all of the information and analysis collected throughout the planning process. The first part of this section of the Master Plan includes recommendations for exploring future open space opportunities, improvements to City Park and the undeveloped city parcel located on Siedentop Road. Master plan level budgetary cost information, phasing recommendations and a graphic

representation of how the improvements could fit into the existing park is included. The second section of the Master Plan will present the recommendations for greenway corridor connections within Weldon Spring's shared use path system.

PARK LAND OPPORTUNITIES

The analysis of the Weldon Spring park land distribution illustrated gaps in park land service areas in the north and mainly southern sections in the city. As Weldon Spring continues to grow, city leaders should explore opportunities to gain additional park land in areas that currently

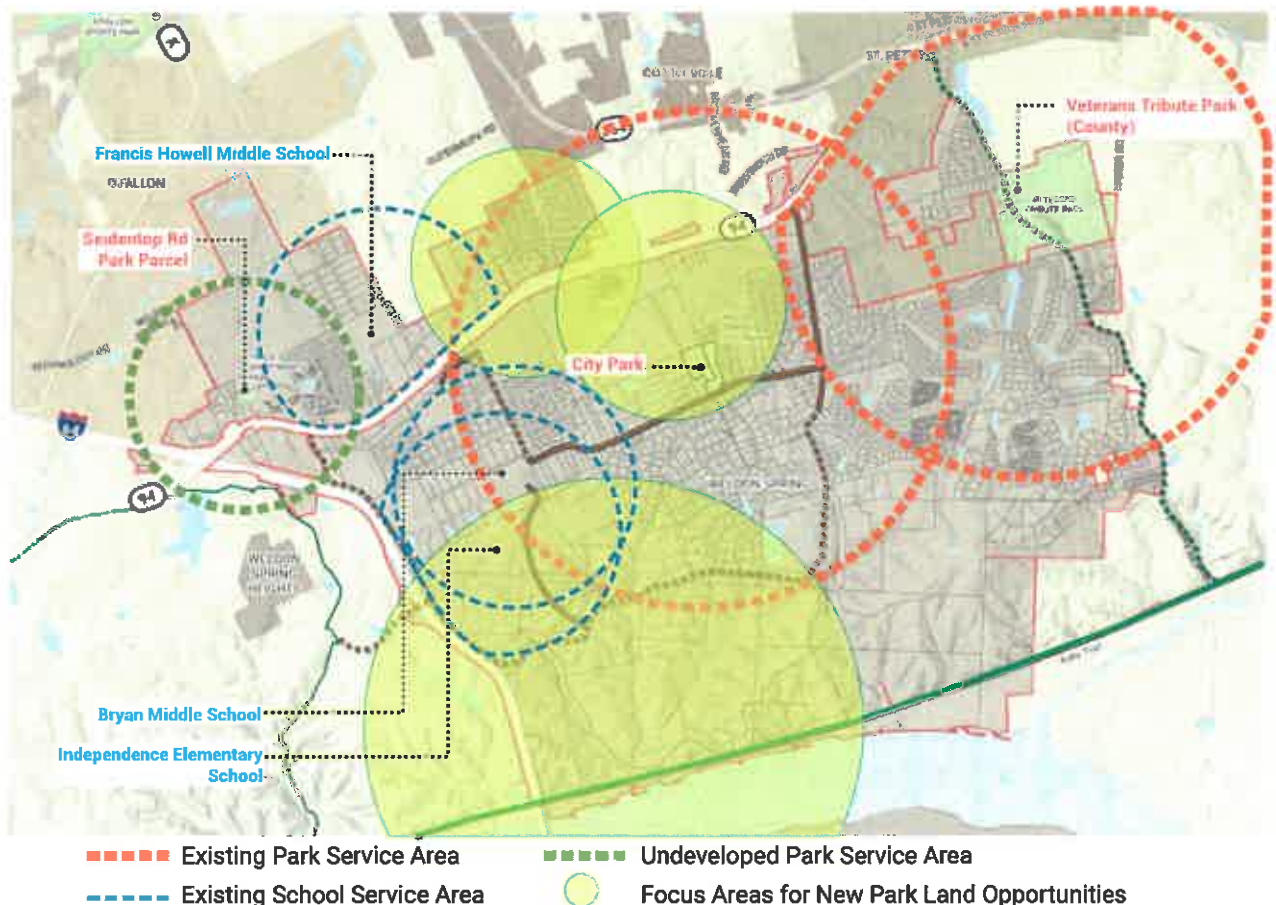


Figure 4.1 Future Park Land Opportunities

have service area gaps. In Figure 4.1 on the previous page, the diagram shows the existing park and school service areas as well as the service areas of the undeveloped park land on Siedentop Road. Focus areas for potential park land opportunities are highlighted on the map that can help to address the service area gaps if park land is secured in these areas.

CITY PARK RECOMMENDATIONS:

Summary of Recommended Improvements:

The following recommended improvements are highlighted on the following page in Figure 4.2 and explained in the corresponding numbers below:

- 1. Forebay and Lake:** Dredge lake and forebay to restore to original design. After dredging, plant native wetland plants in the forebay and add them around the shore of the lake to reduce erosion, prevent excess nutrients from running into the lake, add fish habitat, and to improve overall water quality. Select areas around the lake can be designated fishing spots if the city would like more locations besides the fishing dock.
- 2. Large Pavilion and Restroom:** Many large groups have made requests to the city to build a pavilion that can accommodate 75-100 guests. Locating this pavilion close to the front of the park will help a lot in terms of close proximity to parking and good utility access for additional restrooms that a large pavilion requires.
- 3. Music Stage:** A stage set against the lake provides an informal amphitheater area where the city can hold small concerts and events. An access path adjacent to this location was recently completed in 2021 making the area easily accessible.
- 4. Pickleball or Multi-Use Court:** According to a recent article in 'The Economist', pickleball is the fastest growing sport in America. With Weldon Spring's demographic makeup there should be a strong demand for that sport. Currently, no public courts exist within Weldon Springs and the closest public court residents can use are at the O'Fallon Sports Park. Adding courts to City Park provides a centrally located and easily accessible location for many people in the city. The large flat area next to the path just north of City Hall makes a good place to add several pickleball courts or a large multi-use court. The area is already relatively flat and is in close proximity to City Hall, restrooms, the playground, and parking.
- 5. Screened Maintenance Work Area.** The city should build a screened maintenance work area between the Red Barn and the adjacent maintenance building with easy access from Nancy Lane. Currently, three public walking paths feed into the south side of the Red Barn and constructing this relocated work area will move some of the maintenance equipment to an area away from public view.
- 6. Playground.** The city installed several new pieces of play equipment over the last few years. Some large, older equipment pieces still remain and the city needs to plan for their replacement within the next three years as well. City should consider replacing the wood mulch with a poured-in-place safety surface that will improve accessibility and reduce maintenance.
- 7. Wildflower Meadow.** Weldon Spring's citizens greatly value the semi-rural character of Weldon Spring. The rolling



Figure 4.2 City Park Master Plan Recommendations

topographic changes on the eastern Brock parcel and the new, winding walking path makes a great setting for a large wildflower meadow. There does not appear to be a feasible way to add back in the four disk golf holes in this area. If the park ever expands north in the future, that new land may make a good location with enough area to include disk golf if there is enough demand within the community (current surveys put disk golf very low on their requested priorities).

8. **Additional Paths.** The abandoned Nancy Lane that is currently a wide gravel path can remain and be used as another link to parts of City Park.
9. **Future Expansion North.** Long term, the city should consider expanding North if the property is available. Preserving this land as park land would help keep Weldon Spring's semi-rural character. This expansion would double the size of City Park and add acres of wooded land that could be used to expand the park's trail network.

Recommended Phasing & Cost of Improvements:

The following description organizes the list of improvements into Short Term (0-3 years), Medium Term (3-6 years), and Long Term (6-10+ years). Order of magnitude costs are given in Figure 4.4.

Short Term (0-3 Years)

- Add music stage near lake.
- Add pavilion and new restrooms.
- Dredge lake and install wetland plantings in forebay and around lake edge.
- Add screened maintenance work area.
- Install wildflower meadow on eastern Brock parcel.

Medium Term (3-6 Years)

- Playground equipment and safety surface upgrades.
- Build pickleball or multi-use court.

Long Term (6-10+ Years)

- Future Shared Use path expansion north (if land is available).

Several websites offer information regarding native planting and wildflower meadow development. Two of merit include the University of Missouri Extension service 2014 publication 'Wildflowers in the Home Landscape' available from the link below:

<https://extension.missouri.edu/publications/g6660>

and by reviewing the 'Native Landscaping Manual' available from the Missouri Botanical Garden (MoBOT) website. A link to the manual is below:

www.missouribotanicalgarden.org/



Figure 4.3: Example of trail and wildflower meadow development from the Dardenne Greenway in St. Charles County.

Weldon Spring City Park		
Improvement	Timeframe	Order of Magnitude Cost Range
Add Music Stage	0-3 years	\$100,000 - \$125,000
Add Pavilion and New Restroom	0-3 years	\$300,000 - \$450,000
Wildflower Meadow	0-3 years	\$50,000 - \$75,000
Screened Maintenance Work Area	0-3 years	\$20,000 - \$30,000
Dredge Lake & Forebay, Install Wetland Plants	0-3 years	\$300,000 - \$500,000
Playground Equipment and Safety Surface Improvements	3-6 years	\$500,000 - \$750,000
Pickleball or Multi-Use Court	3-6 years	\$75,000 - \$100,000
Shared Use Path Expansion North	6-10 years	\$150,000 - \$200,000

Figure 4.4 City Park - Order of Magnitude Costs

NEW PARK ALONG SIEDENTOP ROAD

Summary of Recommended Improvements:

The following recommended improvements are highlighted on the following page in Figure 4.5 and explained in the corresponding numbers below:

1. **Parking Lot:** Siedentop has no space for on-street parking so a small parking lot must be created if the parcel is developed into a park. The parking area shown on the map is for eight stalls, but this can be enlarged depending on need.
2. **Pickleball / Multi-Use Court.** The area shown on the map can fit at least four pickleball courts or be a multi-use courts that can accommodate several different activities depending on need. A court-based recreational activity should also accommodate occasional creek flooding without too much damage or cleanup maintenance afterwards.
3. **Pavilion/Restroom & Gathering Plaza.** A small restroom/shade shelter and plaza can be built between the parking area and the courts to provide a central, comfortable place to rest out of the sun. This parcel is currently an open field with no shade and a shaded

place to sit will be greatly appreciated by visitors. A flood-resistant restroom could be included with the pavilion as an added convenience to park visitors.

4. **Loop Walking Trail.** A loop walking trail that connects with the sidewalk makes the park a convenient place to exercise for the immediate locals who have no other off-street places to walk in the area.
5. **Wildflower Meadow.** The meadow areas on each end of the park help reduce mowing maintenance, add valuable wildlife habitat, and create visual interest along the walking trails that makes walking in the park much more enjoyable.
6. **Open Lawn.** The open lawn area provides one of the only safe, informal open places in the immediate area for kids and families in the nearby apartments and townhouses to run around or kick a ball.

Recommended Phasing and Cost of Improvements:

The design team recommends that the whole park should be constructed at the same time to save on construction costs. The estimated order of magnitude cost to design and build the park is included in Figure 4.6.



Figure 4.5 New Park along Siedentop Road - Master Plan Recommendations

New Park along Siedentop Road		
Improvement	Timeframe	Order of Magnitude Cost Range
Park Design/Engineering	3-6 years	\$20,000 - \$35,000
Parking Lot (8 Stalls)	3-6 years	\$15,000 - \$30,000
Pavilion/Restroom & Plaza	3-6 years	\$200,000 - \$275,000
Loop Trail	3-6 years	\$40,000 - \$60,000
Wildflower Meadow	3-6 years	\$10,000 - \$15,000
Lawn Area	3-6 years	\$3,000 - \$5,000

Figure 4.6 New Siedentop Road Park- Order of Magnitude Costs

GREENWAY RECOMMENDATIONS:

The following recommended shared use paths that expand on Weldon Spring's existing network are highlighted below in Figure 4.7. These new shared use path routes are in addition to already proposed routes by Weldon Spring (dashed brown lines) or Great Rivers Greenway (dashed green lines) which are also shown on the map.

1. **City Park Trail Expansion:** Weldon Spring should explore the possibility of a shared use path north of City Park if an easement through that

parcel can be secured or the parcel is acquired by the city. The path could be the first step to providing a link to Westwood Drive north of Highway 94 if a pedestrian bridge is developed in the future. A pedestrian bridge crossing Highway 94 in that location would be technically challenging and costly however it has merit with regard to providing a safe crossing of a busy highway.

2. **Patriotic Trail and Meadows Parkway Connection.** Currently, a gap exists at the north end of Patriotic Trail where the path turns into the Bryan Middle School parking lot and forces

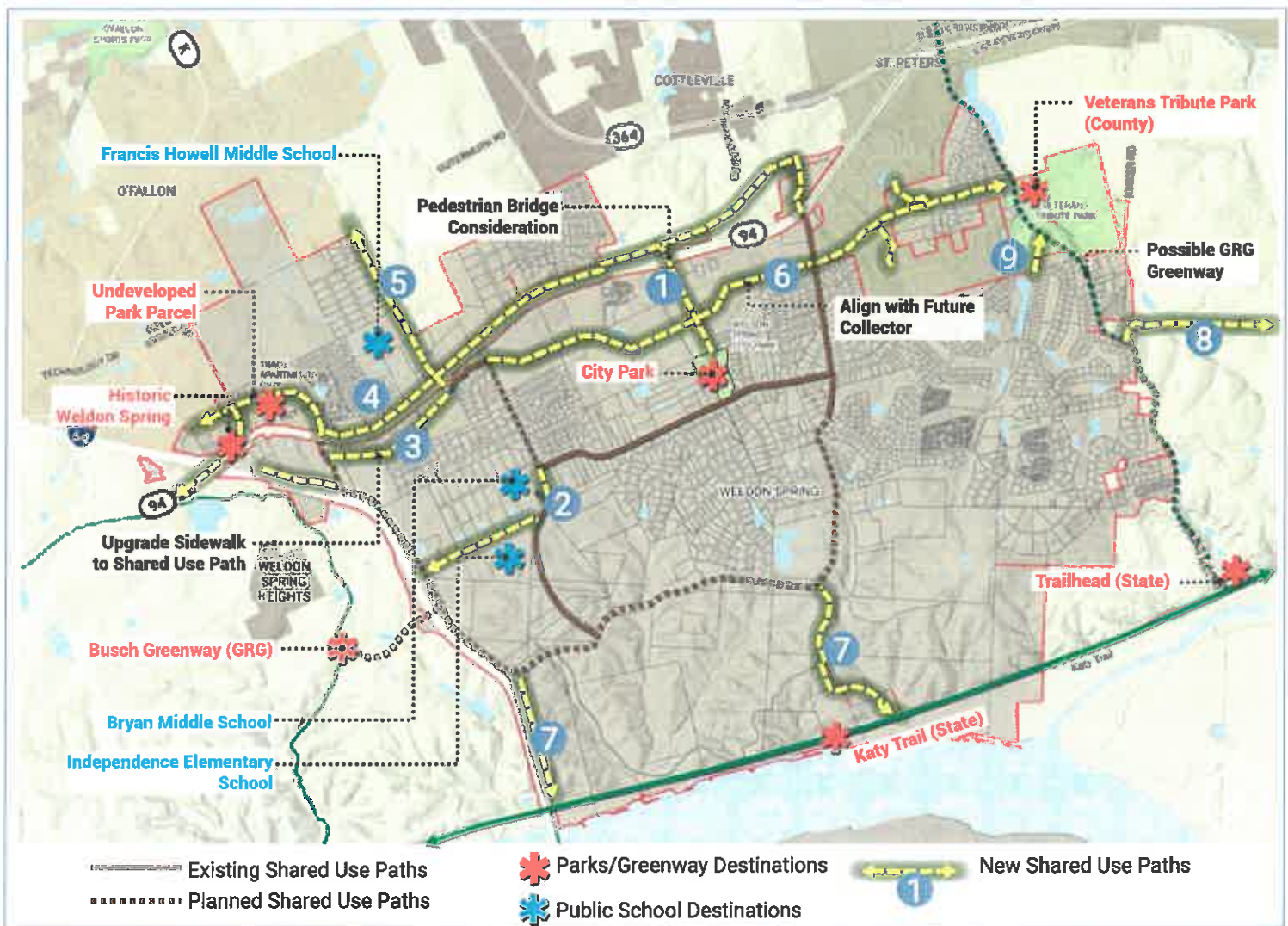


Figure 4.7: New Shared Use Path Locations

- people to travel through the parking lot to connect with the path on Independence Road. This diversion through the middle school potentially cuts off public use of the trail during school hours. The city should build a connecting piece that avoids going through the school parking lot. Likewise, a share-use path should be built along Meadows Parkway which would provide a major shortcut to anyone wanting to travel over to I-64 and to the Busch Greenway. The current planned trails would force people to loop around south along Wolfrum Road and is double the distance of using Meadows Parkway.
3. **Weldon Spring Parkway.** Along the eastern end of Weldon Spring Parkway is a 10' wide shared use path on the south side of the street. The city should consider widening the existing sidewalks long the entire length of Weldon Spring Parkway as use increases and to provide connection to other planned paths in that area along Technology Drive and also to cross Hwy. 94 at Siedentop Road. Several businesses are located along Weldon Spring Parkway and this path allows residents to access them without having to drive or get close to Hwy. 94.
 4. **North Side of Highway 94 and Siedentop Road.** Many neighborhoods and businesses located on the north side of Hwy 94 are cut off from each other and rest of the City. A complete trail along this route would connect up the entire north side of Weldon Spring. On the east half of the route the path could run alongside Westwood Drive. Then, between O'Fallon Road and Siedentop Road, the trail would need to stay on the north side of the highway on its own path. At Siedentop Road the path would travel north and follow the road to the hospital. The city should build pedestrian crossings at three of the intersections along Hwy 94 to meet up with other shared use paths on the south side of the highway.
 5. **O'Fallon Road.** The sidewalk along O'Fallon Road should be widened to a 10' shared use path to allow better access to Francis Howell Middle School. The city of Weldon Spring should coordinate with the City of O'Fallon to extend the 10' shared use path north to Highway K which would create a link to O'Fallon's expanding bike lane and shared use path network.
 6. **Future Collector Road.** The Weldon Spring Comprehensive plan identifies a potential alignment for a future east-west collector road between Independence and Pitman Hill Road. If this collector road gets developed in the future, the road right-of-way should be designed large enough to include a shared use path on one or both sides of the street. Neighborhoods along that corridor could have connecting paths developed to provide access to this central pedestrian spine. Other alignment options may exist to connect Wolfrum Road to Pitman Hill via the neighborhood HOA open space behind the properties. Further detailed study is needed to determine if an alignment in that open space would be feasible. [A pedestrian connection to Pitman Hill Road would be a highly desired and impactful connection for the City of Weldon Spring shared use path network.](#)
 7. **Wolfrum Road to the Katy Trail.** The city's current Katy Trail connection at the south end of Pitman Hill Road currently requires the completion of connection #6 above to make it accessible to the rest of the city. However, a second route is possible

through negotiation with the private landowners that use parts of the private roads of Old Wolfrum Road and Main Street. The route shown avoids going close to most of the homes so as to minimize disturbance.

8. **Towers Road.** Weldon Spring's comprehensive plan showed potentially expanding the city west of Pitman Hill. If the city expands west, the best way to connect these neighborhoods together and to the rest of the city's shared-use path network is to build a path along Towers Road. All the neighborhoods in the area are isolated from each other and Towers Road is their only common connection.

These eight proposed trails described above are in addition to the other proposed trails the city is already planning to make which are shown on Figure 4.7 on the previous page. The city should consider both groups of trails when deciding which section to build next. When comparing between two different shared use path sections to build, the city should prioritize sections that have no pedestrian facilities at all over sections that already have basic sidewalks.

Improving the city's existing shared use paths to make them more accessible to the neighborhoods would also be easy to make improvements the city could take on soon as other sections are being planned and designed. The existing shared use paths are typically only located on one side of the road. Unfortunately, this means that many people who live in neighborhoods on the opposite side of the road must cross the road, often with no stop signs or flashing pedestrian signs to cross safely. The city could easily add these crossings at many of the neighborhood entrances to make the existing path network much more safe and user friendly.



Figure 4.8: Stop signs or a button activated flashing pedestrian sign greatly improves the safety and access to the city's existing shared use path network.

Historic Preservation

Communities should look to preserve historic sites, structures and landmarks that are located within the municipal boundary. In Weldon Spring, several historic buildings from the original settlement area are located near Highway 94 and Highway 64. In that same area is the John Weldon spring which flows into Crooked Creek. These historic buildings and sites should be preserved and enhanced with needed improvements and interpretive signage. As the share use paths are developed throughout Weldon Spring these historic sites can become points of interest.



Figure 4.9: Undated photo of the John Weldon spring near the old Emmanuel Church.

IMPLEMENTATION STRATEGIES

Implementation of the Weldon Spring Parks and Greenway Master Plan is a long term process that will require updates as existing recreation facilities are improved or new ones are built and as demands change. It is recommended that the master plan be reviewed every few years in order to incorporate current conditions and maintain progress towards meeting the future recreation goals of the community. A determination can be made by staff and elected officials on whether the update warrants external assistance from a park planning consultant or whether the update can be completed internally by city staff. The following describes implementation strategies and priorities. The information that follows is an overview of implementation and funding considerations.

Knowing that resources available for implementing the Weldon Spring Parks and Greenway Master Plan are typically limited for municipalities, a phased strategy for carrying out recommendations is suggested. The phased approach should be based upon the priorities that the city and the public have identified through the planning process. Phasing sequence may vary depending on factors such as funding sources, implementation logistics, construction operations, bid packaging, and cost/pricing efficiencies.

Small steps toward the completion of recommendations can be implemented incrementally over time that will serve park users in the near term. Lower priority improvements that are not critical to park operations or usability can be implemented later. This approach allows Weldon Spring to show results toward the improvement of the park system and will create a favorable climate toward future parks and recreation spending.

Potential Funding Sources

Weldon Spring Municipal Parks/Facilities Fund

Per the Weldon Spring website, the municipal parks and facilities fund is restricted for parks and recreation activities, municipal building operations and capital projects. Revenues earmarked for this fund are generated from a 1/2% sales tax, parks reservation/user fees and a portion of the Metro Parks Sales tax. Expenditures of this fund include parks related wages/benefits, special events, facility/grounds maintenance, equipment/fixtures as well as real property improvements and purchases. Annual revenues generated from this fund are in the range of \$350,000 - \$550,000 over the last five years. Expenditures of this fund over the last five years have ranged from a low of \$114,000 to a high of \$648,000. Per the Weldon Spring budget forecast expenditures will outpace revenue through FY 2026.

Park Land Dedication

Dedication of open space or payment of fees for park development or recreation purposes by private developers can be negotiated in exchange for developmental considerations beyond those customarily permitted by planning and zoning requirements.

Unless properly written and applied, a park land dedication ordinance can result in a lengthy court battle with a developer accusing the local government of illegally taking valuable land. In order to prevent this, the ordinance must provide that any land or funds will benefit the users of the new development. Fees in lieu of open space can be used when it is not practical for a developer to donate land. An important aspect of park land dedication is land quality. Not every plot of ground is suitable for recreation.

A typical ordinance will require that most of the land be dry, reasonably flat, and accessible by road. Some ordinances provide allowances for private recreation space. The idea is that the private amenities will reduce residents' need to use local public parks. Restrictive covenants and maintenance agreements are usually part of the conditions for allowing private recreation space to be given allowance.

Parks and Stormwater Sales Tax

In 1995, the Missouri General Assembly enacted legislation to allow any city in the State to levy a sales tax of up to 1/2 cent for municipal parks and stormwater control. The tax is collected on a point-of-sale basis within the current city borders and any annexed areas. Hundreds of municipalities in Missouri participate in the sales tax levy.

User Fees

As a practical matter, communities throughout the country are requiring users of parks and recreation facilities to pay for the facilities they use on a daily permit or seasonal basis. This is primarily true of costly indoor recreation facilities and large labor-intensive outdoor facilities such as ballfield complexes and aquatic facilities that have high staffing and maintenance obligations.

Grants

Grant funding programs have been available at both the state and federal levels. Opportunities for federal grant funding of recreation improvements are limited. However, there still are a variety of state grant programs available. Some of these grants are listed below.

Great Rivers Greenway - On November 7, 2000, Proposition C, the Clean Water, Safe Parks & Community Trails Initiative successfully passed in St. Louis City, St. Louis County, St. Charles County, in Missouri and Madison County and St. Clair County in Illinois, establishing the Metropolitan Park and Recreation District in Missouri and the Metro East Park District in Illinois. Great Rivers Greenway provides funding to develop parks, trails, and greenways.

Land and Water Conservation Fund (LWCF) - Land and Water Conservation Fund grants are available to cities, counties and school districts to be used for outdoor recreation projects. Projects require a fifty-five percent match. All funded projects are taken under perpetuity by the National Park Service and must only be used for outdoor recreational purposes. Development and renovation projects must be maintained for a period of twenty-five years or the life of the manufactured goods. This program is administered through the Missouri Department of Natural Resources' Division of State Parks.

Recreation Trails Program (RTP) - In Missouri, RTP grants are open to local and state governments, school districts, non-profit and for-profit organizations. Missouri receives between \$1 and \$1.5 million per fiscal year. The maximum amount awarded is \$250,000 for trail projects. Sponsors must have a minimum 20 percent match. Projects must be open to the public.

Transportation Enhancement (TE) Grants - The Transportation Enhancement (TE) activities offered funding opportunities to help expand transportation choices and enhance the transportation experience through twelve eligible TE activities related to surface transportation, including pedestrian and bicycle infrastructure and safety programs, scenic and historic highway programs, landscaping and scenic beautification, historic preservation, and environmental mitigation.

Bonds

The City could utilize its bonding capacity to place a bond referendum on the ballot. With successful passage, the city would then be allowed to sell bonds to raise capital for renovation and improvements to the park system. Taxes are raised appropriately to retire the bond over the term of the bond. The bond money typically is available in a lump sum and put to use on the projects for which it was identified. Likewise, there is a time frame under which the bond money must be committed for use or it can be forfeited. The following are three types of bonds that may be considered for recreation facility funding:

Special Obligation Bonds - Issued in one or more series to finance the undertaking of any development project and paid back by one or more limited revenue sources.

General Obligation Bonds - Bonded indebtedness issued with the approval of the electorate for capital improvements and general public improvements. These bonds usually require an increase in property tax.

Certificates of Participation - Lease financing can be arranged through public sale of certificates of participation (COPs). Each certificate holder owns a beneficial interest in the lease. Certificate

holders in the aggregate constitute the lessor. COPs are a newer form of lease financing that is gaining popularity and acceptance by investors. COPs are limited by the City's existing revenue sources.

Private Enterprise

Contracts with private business could be signed to provide and operate desirable recreational facilities financed and constructed by the public sector on city owned lands with compensation paid to the city.

Lease/Purchase Financing

Facilities for public use can be financed and built through an entity separate from the municipality – either another public entity, a nonprofit corporation set up for that purpose, a bank or leasing company, or joint powers authority. There are several types of lease purchase funding mechanisms, including certificates of participation which have previously been discussed, and sales leaseback, which is a means for public entities to sell an existing facility to a separate entity such as a nonprofit organization, an investor, or a group of investors. Improvements can be made by the separate entity who then leases the facility back to the public entity for an agreed to period of time and interest rate.

Non-Profit Organizations, and Foundations

The development of non-profit organizations and/or foundations represents another opportunity to enhance the parks and recreation system in Weldon Spring through special projects for which city funding is not available. In this situation, independent organizations would cooperate with the city to promote the parks and ensure their long-term service to residents through independent funding. Goals for an organization of this type might include preservation of green

space, support for providing quality park and recreation facilities for business, employees, residents, and visitors to enjoy and provide funding for projects which enhance park resources and encourage renewal of recreation facilities without using local tax dollars.

Private Donations

A variety of programs have been developed in other park systems to accept private donations for enhancements to the park system including land, facilities, equipment, trees, plants and other elements to the park system.

Conclusion

Successful implementation of the master plan will be achieved by utilizing a combination of the previously mentioned funding sources. For the largest and most costly projects, the use of bonds, leveraged bonds, or similar municipal financing is the most realistic. This method permits access to a large sum of money to complete the project in the shortest possible time frame, thus making the improvement available to the community in the near future. The amount of the bond should be fixed to ensure sufficient funds are generated from the sales tax to not only retire the bonds, but also provide for some level of operations and maintenance, as well as finance other smaller capital improvements to be completed by city staff on a labor and materials basis.

The small to medium sized projects should be funded by other sources such as grants, donations, and self-help activities. It is not possible at this time to identify a specific source for every project in the master plan as this is an interactive process that needs to be undertaken by city officials. This section has offered several broad suggestions to help the city begin developing an approach to

implementing the plan. These ideas are suggestions and the city may revise, refine or re-prioritize them as conditions in Weldon Spring change.

Action Items

Formal Plan Adoption

The first action item the City of Weldon Spring should seek to accomplish is support of the master plan by the Board of Alderman and formal adoption of the plan by the city. This gives the plan legitimacy and spreads the responsibility for its implementation throughout the municipal organization.

Develop Champions for the Plan

The city should continue to promote and encourage secondary support groups to champion the implementation of the Master Plan.

Ongoing Consensus Building

It is important that consensus building continue throughout implementation of the plan. An informed public with “knowledge” and “ownership” in the plan will help keep the process moving forward.

Summary

The implementation of the Master Plan is a process that will help the City of Weldon Spring meet future recreation demands while providing a high level of recreation facilities and programs. A number of funding sources have been identified in order to assist the city in financing the Plan. The city should pursue as many opportunities for funding as possible and remain open to new and creative input toward funding the Plan in the future. Periodic reviews of the Plan should be made in every few years in order to ensure that implementation is progressing toward the vision described in this report.

City Clerk

From: Michael Padella
Sent: Thursday, July 21, 2022 4:01 PM
To: City Engineer; City Clerk
Cc: City Planner
Subject: FW: Sewer Extension along I-64
Attachments: Proposed Service Area.pdf; Proposed forcemain-Layout1.pdf

Importance: High

FYI – regarding the future sewer needs and approach for the I-64 corridor in the city limits.

Michael C. Padella, MBA

City Administrator
City of Weldon Spring
5401 Independence Rd.
Weldon Spring, MO 63304
(636) 441-2110 ext. 102

From: Arbuckle, Keith <arbuckle@duckettcreek.com>
Sent: Thursday, July 21, 2022 1:33 PM
To: Michael Padella <mpadella@weldonspring.org>
Cc: Schnur, Bob <BSchnur@sccmo.org>
Subject: RE: Sewer Extension along I-64

Mike,

Thank you for setting up our meeting this morning and having all interested parties attend for the development of this area.

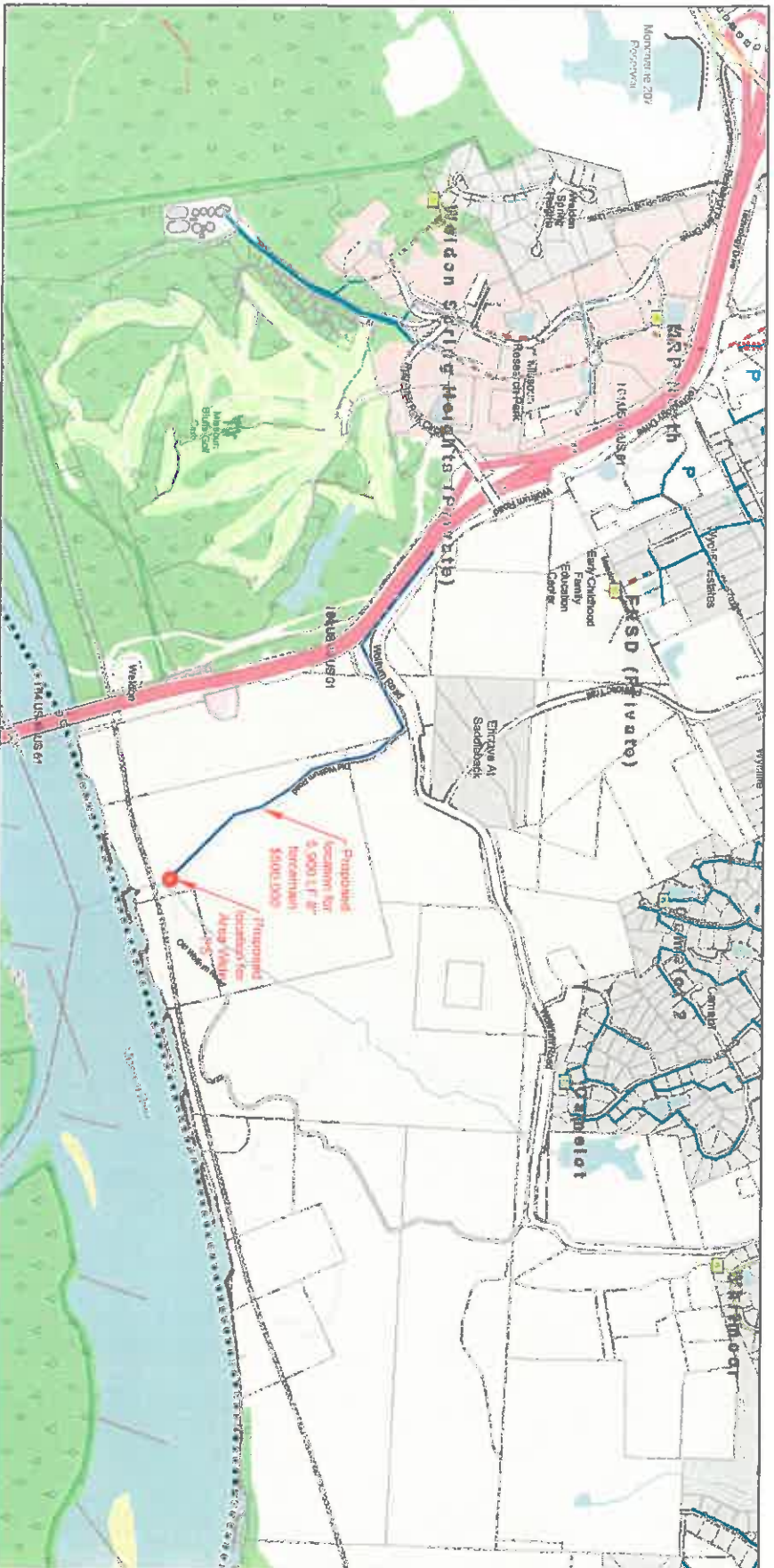
To recap on the District's position for providing current and future sanitary service to this area I offer the following comments;

1. The District will allow the current developer to proceed to our northern facilities of the proposed development for the Bender tract.
2. The District will not approve any future development in this area to be served by our northern system.
3. Attached are two drawings of proposed resolution to serve the entire area through an area wide pump station and the location of the tie-in of the forcemain to a MH near our TP2 Plant. This is the most cost effective solution.
4. However, this may be cost prohibited for one development to bear this cost which is one of the reasons preventing this area to take off. I would suggest a feasibility study be performed to start the process of pursuing grant funds that would at least install the bore across 40/61 Hwy. This is the major bottle neck for timing and cost for this project.
5. The District will work with the city on the costs for an area wide pump station in the future.

I hope this information is useful in providing the direction to get this area moving with development and will continue working with you to make it happen. Thanks KA

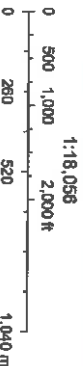
Keith Arbuckle, PE

Duckett Creek



7/14/2022, 4:12:39 PM

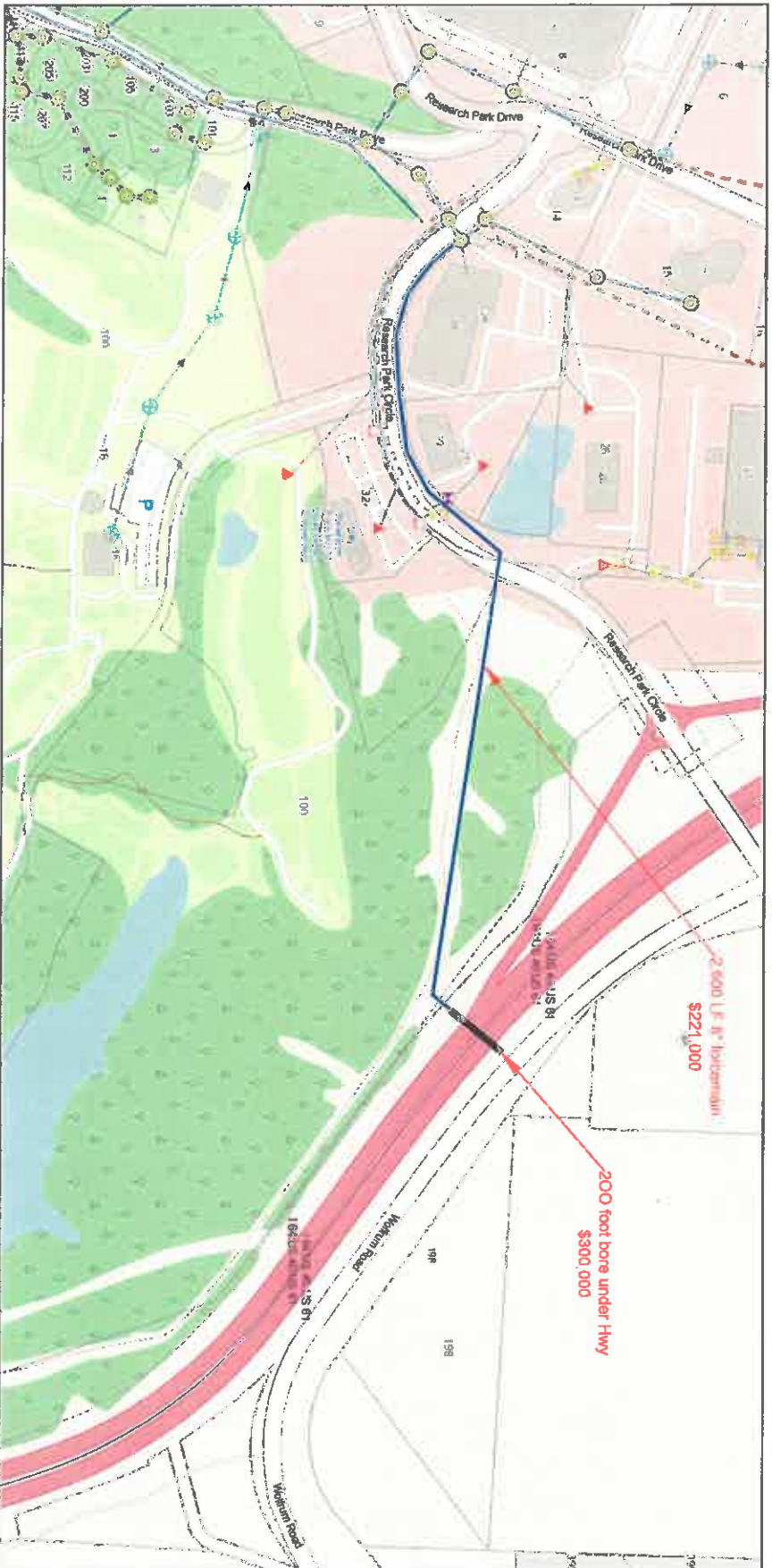
- ☐ Treatment Plants
- ☐ Forced Main
- ☐ Abandoned/Proposed Sewer Main
- ☐ Abandoned
- ☐ Proposed
- ☐ Cured In Place Pipe
- ☐ Private
- ☐ Trunk
- ☐ Sewer Main
- ☐ Ductile Iron
- ☐ Reinforced Concrete
- ☐ Pump Stations
- ☐ Clay
- ☐ Other
- ☐ Steel
- ☐ Vitrified Clay
- ☐ parcel_area
- ☐ Duckett Creek Boundary



Disclaimer: This is not an official map but for reference uses only. This map is not intended for all uses. Duckett Creek Sanitary District is not responsible or liable for any derivative or misuse of this map.

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Mapbox by Esri

Duckett Creek

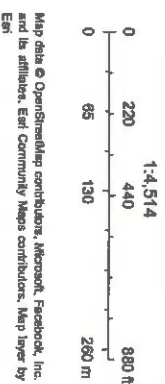


7/14/2022, 2:04:06 PM

- | | | | | | |
|--|---|--|--|--|--|
| <ul style="list-style-type: none"> Treatment Plants Valves Service Lateral Grinder Pump CleanOuts CleanOuts Lampshades | <ul style="list-style-type: none"> Flush Port Grit Chamber Check Valve Isolation Valve Oil Water Separator Valve Vault Dual Valve Vault Abandoned | <ul style="list-style-type: none"> Forcedmain Flow Arrow Abandoned/Proposed Sewer Main Abandoned Proposed | <ul style="list-style-type: none"> Sewer Main Clay Concrete Cured in Place Pipe Ductile Iron Other | <ul style="list-style-type: none"> Polyvinyl Chloride Private Reinforced Concrete Steel Whitfield Clay Pump Stations | <ul style="list-style-type: none"> Manhole Private Sanitary Sanitary Sanitary Duckett Creek Boundary |
|--|---|--|--|--|--|

Disclaimer: This is not an official map but for reference use only. This map is not intended for all uses. Duckett Creek Sanitary District is not responsible or liable for any derivative or misuses of this map.

Duckett Creek Sanitary District



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors. Map layer by Esri