

**CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
MAY 24, 2018**

CALL TO ORDER: The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Thursday, May 24th, 2018 at approximately 7:30 P.M. The meeting was held at the Weldon Spring City Hall, which is located at 5401 Independence Road. The meeting was called to order by Mayor Donald Licklider.

PLEDGE OF ALLEGIANCE: All present stood for the Pledge of Allegiance.

ROLL CALL AND DETERMINATION OF QUORUM: The following Aldermen were present: Kolb, Schwaab, Baker, Martiszus and Clutter. A quorum was declared.

APPROVAL OF MINUTES:

**** Alderman Baker moved to approve the minutes from the 05/08/18 (Regular) meeting as submitted. Alderman Clutter seconded the motion and the motion carried.*

**** Alderman Baker also moved to approve the minutes from the 05/08/18 (Closed) meeting as submitted and Alderman Schwaab seconded the motion. The motion carried.*

PUBLIC FORUM – CITIZENS COMMENTS:

Bettie Yahn-Kramer (Weldon Spring Road) said that she has worked in the parks and recreation area for the past 40 years. She said that she believed that the proposed Vanguard Apartments would be a good asset to the City and felt that the required land donation was a good idea. She said that she also believed that there was potential in the Old Towne area for future trails, parks and open space.

PUBLIC HEARING:

There were no public hearings.

TREASURER’S REPORT:

**** Alderman Baker moved to approve the Unpaid Bills for the period covering May 9th, 2018 through May 24th, 2018 and the Paid Bills for the period covering May 2nd, 2018 through May 15th, 2018 as submitted. Alderman Kolb seconded the motion and the motion carried.*

Alderman Clutter asked for clarification on the payments made to MO. Department of Revenue, Crime Victims, Sheriff’s Retirement and the costs for the Liquor License newspaper notice costs.

The **City Administrator** (Michael Padella) explained.

Alderman Clutter said that he had a concern with the City Planner’s bill referencing the hour spent with Mo.DOT.

Mayor Licklider said that staff will check into it and come back to the Board with an explanation.

**** Alderman Clutter then made a motion to not pay the City Planner for the one hour until the Board receives a viable explanation. Alderman Baker seconded the motion and the motion carried.*

****Alderman Schwaab made a motion to pay all of the Paid and Unpaid bills minus the one hour billed by the City Planner (Todd Streiler). Alderman Baker seconded the motion. The motion carried.*

OLD BUSINESS:

A. - HR GREEN -SUPPLEMENTAL AGREEMENT #2 – (Discussion/Motion)

No action taken.

NEW BUSINESS:

A. – AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE SECTION PLAN FOR THE VANGUARD APARTMENTS – (Discussion/Motion) – (Ald. Baker)

**** Alderman Baker moved to introduce Bill # 1107 for the first reading. Alderman Clutter seconded the motion and the motion carried.*

Paul Langdon (Vanguard Apartments) mentioned that the Conditional Use Permit (CUP) and Area plan for the development were all approved by P&Z and the Board of Aldermen and that P&Z also approved the Preliminary Plat and recommended approval of the Section Plan that was before the Board of Aldermen this evening. He went on to explain what lots were being used for what purpose: Lot A – commercial; Lot B – development (apartments) and Lot C – undeveloped land. Mr. Langdon said that the City had made it quite clear that Lot C should be dedicated to the City for park land and continued by stating that he felt that his company had met all of the City requirements. He also stated that they have the preliminary approval from all of the outside agencies, ie: Duckett Creek, Cottleville Fire District, Ameren, etc.

Alderman Baker said that this development was also listed as the Vogt Subdivision and he felt that it was not correct and should not be presented this way and that it was misleading.

Mr. Langdon explained that the name of the subdivision is used strictly for the subdivision of the land but the development has always been and would be known as Vanguard Apartments.

Alderman Baker again commented that Vogt Subdivision should not be used.

Alderman Baker said that this property is zoned Planned Commercial (PC) and if it's subdivided then the Area Plan is void.

Mr. Langdon said that the Area Plan has always showed lot lines and City staff never objected to any of this and Planning & Zoning never discussed this and they have had ample time to do so. Mr. Langdon said that this plan has always shown it divided into three (3) lots.

Alderman Baker asked about deed restrictions and covenants and wanted to know if there were any.

Mr. Langdon said "no".

Alderman Baker asked again if there were any deed restrictions and/or covenants on lot(s) A, B and C.

Mr. Langdon again replied "no".

There was further discussion over Lot C.

Alderman Baker stated that Lot C was never presented in the original Area Plan.

Mr. Langdon said that he disagreed with that statement because lot C had always been presented but originally as an additional parking area.

Mayor Licklider said that originally they were going to put a parking lot on Lot C but then they diminished the parking lot and apartment size and Planning & Zoning recommended that they (Vanguard) donate two (2) acres to the City as a park.

Alderman Baker suggested that lot C be included as a condition of approval.

City Attorney (Robert Wohler) said this development needs to be under a single ownership or management group.

Alderman Clutter asked if a left turn lane was going to be put in for the complex.

Mr. Langdon said that there was a right turn lane on Highway 94 into the complex.

Alderman Clutter asked “who” determines what trees would be planted.

Mr. Langdon said that would be up to City staff.

Alderman Clutter said that it is estimated that there wouldn’t be a large amount of children living at the complex so there is no playground approved for the site but would they change their mind if there are more children than originally thought.

Mr. Langdon said that would up to management.

Alderman Martiszus said that he has heard concerns from residents in Chapter One regarding traffic blockage at the intersection of Siedentop and Highway 94. He asked that Vanguard consider more consistent signage so that the intersection not be blocked. He passed out some proposed sketches.

Mr. Langdon said that they wouldn’t have any objections to this as long as MoDOT was okay with it.

Alderman Martiszus asked how the donated two (2) acres is decided.

Mayor Licklider said that it was all laid out and explained in City Code.

Mr. Wohler said that the donated land has to be suitable for park land.

Alderman Martiszus said that he wants a better understanding on how this is calculated because he didn’t feel that the Board has had ample time to discuss this.

Alderman Baker said that based on discussion he wanted to see the greenspace percentage validated by City staff and wanted Vanguard to donate park land instead of monies.

****Alderman Baker then made a motion to table the second reading of Bill #1107 until the Board meeting of June 28th, 2018 (06/28/18) in order to have a full board present so that we can give good responses to the developer and present an honest vote. Alderman Schwaab seconded the motion and the motion carried.*

B. – MISSOURI DEPT. OF CONSERVATION – DEER CARCASS REMOVAL – SERVICES PROVIDED BY ANIMAL CARE SERVICES – (Discussion/Motion)

No action taken at this time.

C. – PARK BOARD – BOARD OF ALDERMEN LIAISON – (Motion Required)

****Alderman Clutter moved to nominate Alderman Gerry Baker as Board of Aldermen liaison to the Park Board. Alderman Martiszus seconded the motion and the motion carried.*

There were no other nominations offered.

D. – FINANCE COMMITTEE – BOARD OF ALDERMEN LIAISON – (Motion Required)

**** Alderman Kolb made a motion to nominate Alderman Andy Clutter as Board of Aldermen liaison to the Finance Committee and Alderman Schwaab seconded the motion. The motion carried.*

There were no other nominations offered.

E. – PLANNING & ZONING COMMISSION – BOARD OF ALDERMEN LIAISON –
(Motion Required)

**** Alderman Clutter made a motion to nominate Alderman Bill Hillmer as Board of Aldermen liaison to the Planning & Zoning Commission and Alderman Baker seconded the motion. The motion carried.*

No other nominations were offered.

F. – SAMMELMAN ROAD AND INDEPENDENCE ROAD (PHASE IV) –
(Discussion)

After much discussion, **** Alderman Clutter made a motion to amend the proposed design plans for Sammelman Road as presented which will now consist of a 37 foot wide street instead of the proposed 24 foot wide and a 10 foot wide multipurpose trail due to safety concerns and to instruct the City Engineer (Mike Meiners) to present the amended application to the proper agencies. Alderman Kolb seconded the motion and the motion carried.*

REPORTS & COMMITTEES

City Administrator: The City Administrator (Michael Padella) had submitted his report previously.

Mr. Padella indicated that the latest Eagle Scout project which consisted of planting twelve trees and/or shrubs in the City Park around the forebay area is almost complete. He said that there was no direct or upfront costs to the City.

Mr. Padella also said that the long vacant Code Enforcement position has been filled by a resident (Mark Rockamann).

Mr. Padella also mentioned that volunteers were still need for the 4th of July event.

City Attorney: No report given.

Planning & Zoning Commission: No report given.

Committee Reports: **Alderman Clutter** said that he would like to see some bullet points on what the Park Committee is discussing. He also mentioned that the curb is breaking apart at the intersection of Wolfrum Road and the Highlands Subdivision.

Alderman Schwaab said that he had received some phone calls regarding dog abuse and also high grass on Independence Road. He wondered if St. Charles County could pick up the dead deer.

Mayor Licklider said that he had chatted with the County Executive about this subject and there is the possibility that the County might dispose of the carcass for us.

RECEIPTS & COMMUNICATIONS:

Alderman Kolb said that she and Alderman Schwaab received some correspondence regarding mailboxes and trash issues on John Linn. She also commented that she and Alderman Schwaab had also attended that last meeting at the County referencing the Bluffs proposed development and it had been continued again.

Alderman Baker brought up Code Enforcement and mentioned the parked truck on the property on Independence Road that has been parked on a non-paved area. He said that the truck has been there quite some time and appears to be unlicensed and abandoned. He continued by saying that someone is mowing the grass and St. Charles County certainly has a record of who owns the property. He requested that something done about it.

Alderman Clutter suggested that we ticket the owner and bring them to our court.

Mayor Licklider said that we turned the matter over to St. Charles County so they can deal with it and put a lien on the property.

Alderman Clutter mentioned that the St. Charles County Municipal League (MML) wants the City to become a member at no cost.

Mayor Licklider asked why the county MML even exists.

Alderman Clutter asked if the City was even interested in joining.

The **Mayor** suggested that Alderman Clutter attend a couple meetings and see what's going on and then come back to the Board.

Alderman Baker said that he wanted a summary for professional services over the past two (2) years.

WORK SESSION:

A Work Session will be held at 6:00 PM on June 28th, 2018 for the following discussion items:

Staffing and organization and codification.

CLOSED SESSION:

There was no closed session called.

ADJOURNMENT:

**** Alderman Kolb moved to adjourn the meeting at 9:30 PM and Alderman Clutter seconded the motion. The motion carried and the meeting was adjourned.*

Respectfully Submitted: _____
M. Kwiatkowski, MRCC
City Clerk