



**CITY OF WELDON SPRING  
BOARD OF ALDERMEN REGULAR MEETING  
ON TUESDAY, MAY 10, 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=Uk5weFI2cEhNM3ZsZUpLbStoSElzd09>

**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 5/6/22 at 11:30am by Mr. C. Humpal

**\*\*\*\*AGENDA\*\*\*\***

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL and DETERMINATION OF A QUORUM**
- 4. CITIZENS COMMENTS**
- 5. PUBLIC HEARING**
  - A. Consideration of a Conditional Use Permit & Area Plan for “New Perspective of Weldon Spring for the purpose of allowing a “Nursing & Residential Care Facility” at 400 Siedentop Road.
- 6. APPROVAL OF MINUTES**
  - A. April 28, 2022 – Regular Board Meeting Minutes
- 7. CITY TREASURER REPORT**
  - A. Paid Bills (April 22, 2022 – May 3, 2022)
- 8. UNFINISHED BUSINESS**
  - A. Board Liaisons to Committees
- 9. NEW BUSINESS**
  - A. Budget Adjustment for Facilities Needs Assessment Study – **Alderman Martiszus**
- 10. REPORTS & COMMITTEES**
  - A. Planning & Zoning Commission – **Alderman Martiszus**
- 11. RECEIPTS & COMMUNICATIONS**
- 12. ADJOURNMENT**



**PAGE 2 OF 2**

This notice was posted at 5401 Independence Road on 5/6/22 at 11:30am by Tim C. Hunkeler

## **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN THAT** the City of Weldon Spring's Planning & Zoning Commission at its regular meeting on Monday May 2, 2022, and the Board of Aldermen at its regular meeting on Tuesday, May 10, 2022, will conduct Public Hearings to consider an application for a Conditional Use Permit (CUP) and an Area Plan filed on April 8, 2022, by Faeq Hussain of "Weldon Springs RE, LLC," known as New Perspective of Weldon Spring for the purpose of allowing a "Nursing & Residential Care Facility" at 400 Siedentop Road. The proposed use would include a new building to include congregate care (independent living) and assisted living/memory care units on property currently zoned "PC" Planned Commercial. (Case #22-0020).

Both Public Hearings will be held in the Board Room at Weldon Spring City Hall, 5401 Independence Road, Weldon Spring, Missouri at 7:30 p.m.

All interested parties are invited to appear and be heard at the time and date of said Public Hearing or to submit written comments to the City Clerk at City Hall or [bhanks@weldonspring.org](mailto:bhanks@weldonspring.org). Case documentation will be provided to the applicant electronically.

For additional information please contact Bill Hanks, City Clerk, City of Weldon Spring, at (636) 441-2110 (ext. 103) or [bhanks@weldonspring.org](mailto:bhanks@weldonspring.org).

**NOTICE OF PUBLIC HEARING  
CITY OF WELDON SPRING**

## City Clerk

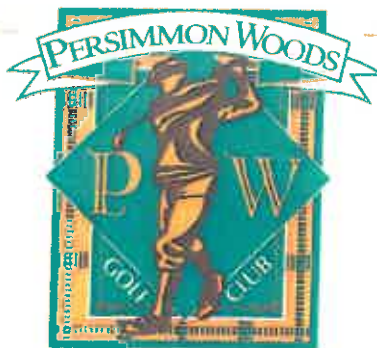
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**From:** Pam Ahlvers <pamahrovers1@gmail.com>  
**Sent:** Sunday, April 24, 2022 4:00 PM  
**To:** City Clerk  
**Subject:** Planning Zoning Meeting May 10

My husband and I live at 903 Hemingway Lane and received notice of the request for Nursing and residential care by Farquhar Hussein. We both feel that would be a good use of the property.

Thank you,

Dan and Pam Ahlvers  
314-640-0155



April 27, 2022

City of Weldon Spring  
5401 Independence Road  
Weldon Spring, MO 63304

Attention: Mr. Steve Lauer, City Planner  
Mr. Tom Szilasi, Chairman, Planning & Zoning  
Mr. John Eash, Commissioner  
Mr. Larry Halbrook, Commissioner

Dear Weldon Spring Leadership Team:

I respectfully request that the entirety of this letter be entered into the formal comments and minutes of the Planning and Zoning Commission Meeting scheduled for May 2, or any subsequent meeting in the event the meeting on May 2 is rescheduled.

Persimmon Woods Golf Club has been part of the Weldon Spring Community for almost 25 years, opening our doors for business in 1998. Since that time, we have worked tirelessly and continuously to improve our Club. Recently in 2020 and 2021, GolfWeek Magazine formally recognized our efforts, naming us the 5<sup>th</sup> Best Private Club in the State of Missouri.

Part of our success is attributed to our diligence in maintaining an environment that is free from distractions, simultaneously highlighting the natural landscape upon which we operate. The perimeter of our Golf Club is mostly tree-lined. This is an important part of the secluded environment that helps make our Club unique and successful. Distractions are minimal. On-course signage is kept to a minimum; in fact, we do not even have any signage delineating specific holes. As a Private Club, our Members and Guests enjoy the "Pure Golf" experience we focus on.

One of the most magnificent views at Persimmon Woods is the view everyone enjoys when playing our 18<sup>th</sup> Hole. As golfers near the end of their round, they play this risk-reward Par 5. The 18<sup>th</sup> features the possibility of making an eagle, if our Private Club Members are able to successfully navigate the pond in front of the 18<sup>th</sup> green with their second shot. Of course, many rounds meet a less-than-desirable fate when their approach shot ends up in the water. Nevertheless, the focus is on the green, with no distractions behind it.

How does this relate to the proposed development on Siedentop Road? If I am recalling the proposed development details correctly, the lot to be developed will be raised to street level and the three-story portion of the building will be 46' above the ground level. The tallest trees bordering the two properties vary in height, with the tallest trees bearing an estimated height of 32' to 60'. The 18<sup>th</sup> Fairway slopes downhill to the green, and we believe that a substantial portion of the proposed

building would be highly visible from our 18<sup>th</sup> hole, distracting from the view we have enjoyed for years, and negatively impacting the experience of our Members during their final experience of their round. This is not a memory we want our Members to leave with and the potential long-term impact of this upon our business is negative.

To address these concerns, Persimmon Woods Golf Club would respectfully request the following:

- Permission to enter the adjacent property and utilize a drone, or other measuring device, in effort to accurately calculate the specific location of the proposed three-story portions of the building, so we can more accurately estimate how it would potentially be visible from our property. Once it is built, it is obviously too late. Based upon these findings, we may have additional concerns.
- Should construction proceed, we would ask that the city require and the developer agreeing to move the building as close to Siedentop Road as possible, with all parking located behind the building, near the property line shared with Persimmon Woods.
- Should construction proceed, all trees above 10' in height that lie within 30' of the respective property lines be left in place, both during and after construction.
- After removal of undesirable ground clutter on the developed property, such as honeysuckle and brush, a natural barrier of trees, shrubs or the like, be erected on the developed property and on Persimmon Woods property, at the developer's expense, to eliminate as much of the viewable portion of the proposed building as possible, from the 18<sup>th</sup> hole vantage point.

Our second major concern regarding the proposed development is the likelihood for a significant increase in erosion along our creek beds and bridges. Crooked Creek runs through the property upon which the development is proposed and then immediately on to Persimmon Woods Golf Club. It appears that the drainpipe which would discharge excess water from the proposed retention pond is less than 15' from our property line and 30' from an essential bridge on our course.

With the almost certain significant influx of water that would be discharged into Crooked Creek as a result of the proposed development, it would only be a matter of months before Persimmon Woods would have to bear the significant costs of repairs and reinforcements to the creek beds and bridges on our property.

With the significant construction and development in our area over the past 25 years, Persimmon Woods has already had to bear the cost of creek and bridge reinforcement because of increased waterflow – a cost well into the six-figures. A development adjacent to us has the potential to exacerbate this hardship for us in an accelerated manner. We do not feel like we should absorb any costs from the development on an adjacent property.

Therefore, here is what we are requesting in regard to this specific concern:

- A study by a hydrologist selected by Persimmon Woods, and paid by the developer, who would delineate the impact of the new development on Persimmon Woods Golf Club. We would then potentially amend our request regarding this concern, based upon the findings, and/or
  - The construction of a 40' long, 9' high gabion basket wall in the creek bed which would absorb the impact of the initial water from the retention pond discharge pipe. We also request significant reinforcement of the bridge on Hole # 18, with the reinforcements subject to Persimmon Woods' approval and satisfaction.

A final concern related to the operation of the proposed development that has to do with traffic from deliveries, frequent moves in and out, services such as waste removal, and the noise associated with this part of the business. Therefore, we are requesting the following consideration:

- An enforceable agreement that indicates all deliveries and trash pickup will occur before 10:00 a.m. This would minimize any noise pollution our Members might experience while playing the 18<sup>th</sup>, and final hole, of their round of golf. Golf is a quiet sport which requires concentration.

In conclusion, we are confident that in our (almost) 25 years of operation, Persimmon Woods Golf Club has enhanced the Weldon Spring community and the value of our neighbor's respective properties. How many municipalities in Missouri can boast being the home to a Top-Five Club? To the best of my knowledge, our existence has never had any negative impact on any of our neighbors. If the proposed development comes to fruition without the concerns delineated above being addressed, the risk of harm to our business, and subsequent impact on our community is significant.

Respectfully,



Benjiman Kent

Partner, General Manager & Director of Golf

CC: **Mr. Brian Colby**  
Director of Preconstruction  
Iconica  
901 Deming Way  
Madison, WI 53717





# NEW PERSPECTIVE - Weldon Spring

*New Perspective.* **BOLDT.**







# Introduction



**BOLDT.**

*New Perspective.*

# Company Overview - **BOLDT.**

- The Boldt Company is a fourth-generation family and employee-owned company celebrating 130 years
- National provider of healthcare real estate development and construction services
- Regional offices in Illinois, Wisconsin, Minnesota, Michigan, North Carolina, Oklahoma and California
- National leader in healthcare facility delivery
- Completed more than \$2 billion in development projects since 2000



# Company Overview - *New Perspective.*



- Established in 1998
- Company founded after caring for a family member with Alzheimer's (What's Best for Betty)
- NPSL is a family-owned business
- 28 communities in Minnesota, Wisconsin, Illinois, Indiana, Ohio, Pennsylvania, and North Dakota
- Over 2,700 units of independent, assisted and memory care
- Total Capital Deployed - \$600 Million to-date

# Company Overview -

*New Perspective.*



## Where We Are

### Missouri

Weldon Spring (in development)

### Illinois

Elgin (in development)

Long Grove

Silvis

### Indiana

Carmel

New Palestine

Danville

### Wisconsin

Franklin

Howard

Island Shores

North Shore

Sun Prairie

Twin Ports

Waukesha

West Bend

### North Dakota

West Fargo

### Minnesota

Barnum

Cloquet

Columbia Heights

Eagan

Faribault

Highland Park

Mahtomedi

Mankato

Minnetonka

Prior Lake

Roseville

Waconia

Woodbury

Arden Hills (under construction)

### Ohio (under contract)

Beachwood

Salida

Highland Heights

Strongsville

Pennsylvania (under contract)

Johnstown

Washington

Erie

Titusville

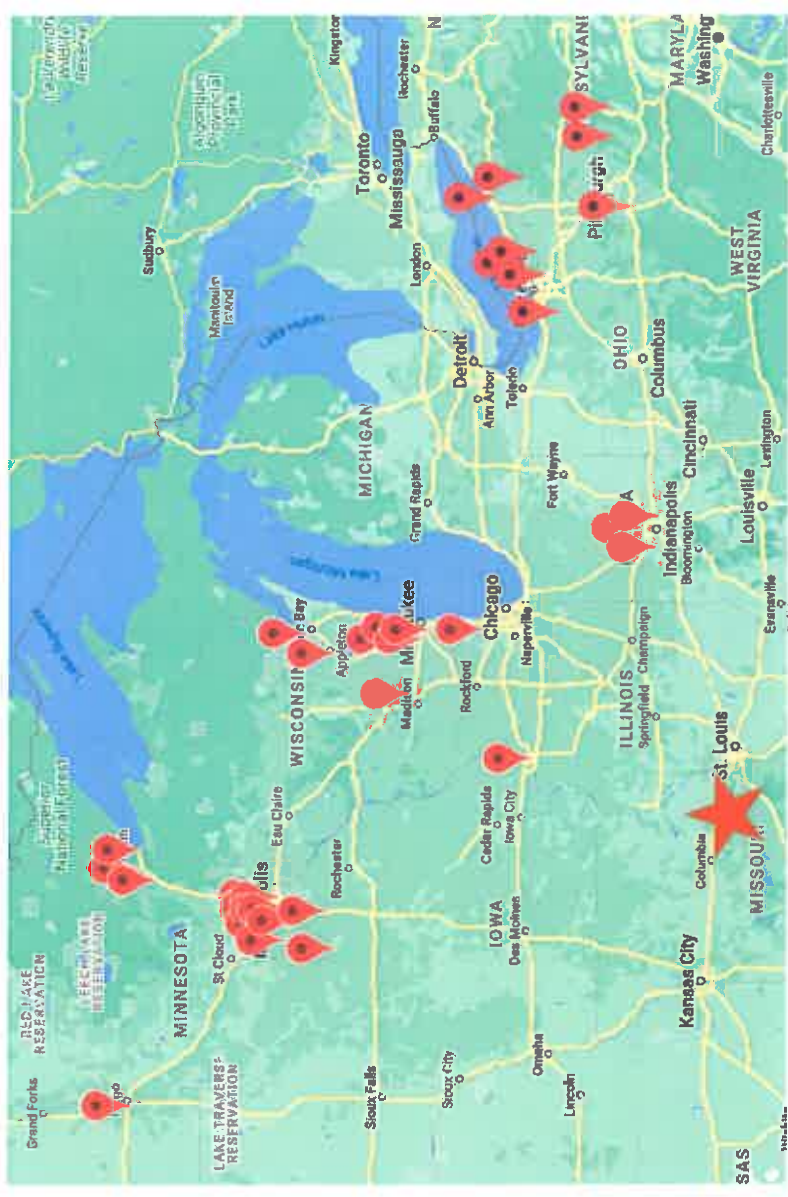
Duncansville



# Company Overview - *New Perspective.*



## Where We Are

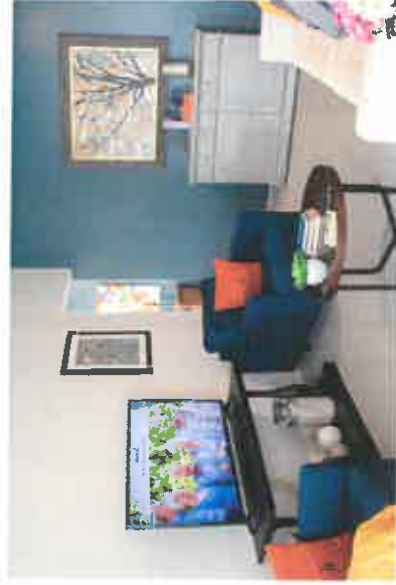


# Company Overview – *New Perspective.*

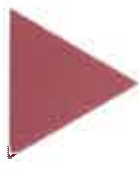




# Company Overview – *New Perspective.*



# Company Overview – *New Perspective.*





# Company Overview – *New Perspective.*



# Company Overview – *New Perspective.*





# Who We Are



**BOLDT.**

*New Perspective.*

# Who We Are

## *Vision*

To revolutionize the way America ages by having 10,000 seniors *Living Life on Purpose* by 2025 in a New Perspective Senior Living community



## *Mission*

Residents *First* in everything we do.

## *Values*

Bring Love, Laughter, and Happiness Everyday!  
Work Hard. Play Hard. Have a Blast  
Do the Right Thing. Always  
Be Efficient. Keep It Simple Silly :)  
WOW Everyone with Hospitality!



## *Foundational Belief*

All seniors deserve to *Live Life on Purpose*

# Who We Are



## 4 Pillars of Living Life on Purpose

Years of research have clearly identified four key areas where continued participation provides the best support for senior health, security & comfort:



Physical Fitness



Dining Experience



Brain Fitness



Social/Spiritual Enrichment



# Our Care Model



**BOLDT.**

*New Perspective.*

# Our Care Model

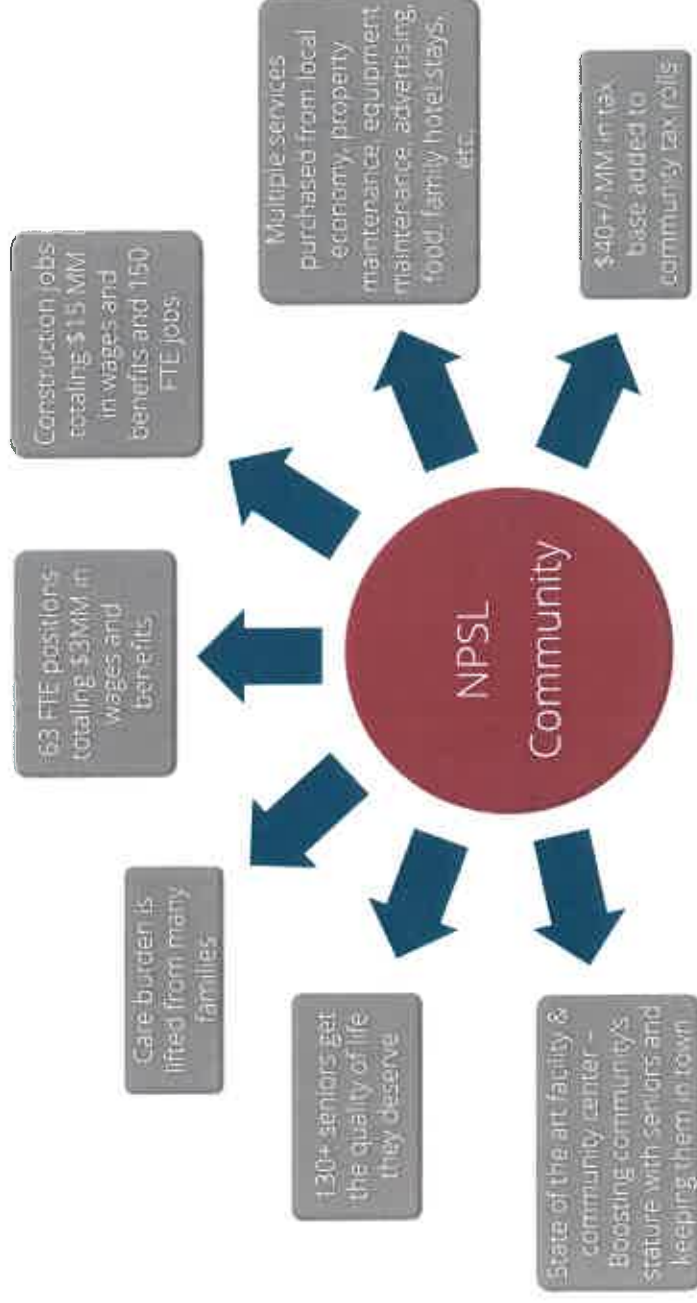


## Continuum of Care

We develop a community that allows seniors to age-in-place.  
In addition, we offer multiple forms of care by partnering with local healthcare affiliates.

Independent Living	Assisted Living	Memory Care
Seniors		
Acute Care	Rehab	Hospice

# Benefits to the Community



# Weldon Spring, MO



**BOLDT.**

*New Perspective.*



# Weldon Spring Aerial



Site location:  
400 Siedentop Rd  
Weldon Spring, MO

# Site Aerial



# Site Plan

A 3 story - 131-unit senior living building in Weldon Spring, MO



Amenities include a full-service spa, activity center, library, & chapel in an aesthetic Hardie board/stone clad building.

This community was designed for wellness, personal choice, and independence. It is a place where residence can “live life on purpose” with a stimulating and meaningful lifestyle.



# Project Summary



## Proposed Project

- Approx. 131 Units
  - 36 Memory Care Units
  - 95 Independent/Assisted Living Units
- Approx. 137,000 sq. ft. total
- 100 Parking Stalls Provided
- Amenity Space:
  - Library
  - Chapel/Community Space
  - Restaurant-Style Dining Room
  - Dance Hall
  - Activity Space
  - Full-Service Salon and Spa
  - Bistro / Bar
  - On-Site Physical Therapy & Wellness Services



# Thank You!

Comments and Questions?

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

**CALL TO ORDER:** The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Thursday, April 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 7:30 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 Yeager
Ward 2:	Alderman Schwaab	Alderman Kolb
Ward 3:	Alderman Martiszus	Alderman Baker

Alderman Clutter was absent. A quorum was declared.

Alderman-elect Conley was sitting in the audience until she was sworn into office later in the meeting

#### **PUBLIC COMMENTS**

There were no public comments at this time.

#### **MINUTES**

April 12, 2022, Work Session Minutes - Alderman Schwaab moved to approve the minutes from the April 12, 2022, Work Session as written. The motion was seconded by Alderman Martiszus.

**Motion carried** with 4 ayes. Alderman Kolb abstained from voting.

April 12, 2022, Board Minutes - Alderman Schwaab moved to approve the minutes from April 12, 2022, regular meeting as written. The motion was seconded by Alderman Martiszus. **Motion carried** with 5 ayes.

#### **TREASURER'S REPORT**

Alderman Schwaab made a motion to accept the Treasurer's packet of paid bills from April 6, 2022, to April 21, 2022. The motion was seconded by Alderman Martinez. The **motion carried** with 5 ayes.

#### **NEW BUSINESS:**

**Certification of Election Results:** The election results from the April 5, 2022, General Municipal Election are as follow:

##### Ward I

Andy Clutter	214
Write In	8

Ward II

Kevin Martin	117
Edwina Conley	123
Vic Conley	72
Write In	7

Ward III

Phil Martiszus	220
Write In	2

Prop S (1% Sales Tax for Road Maintenance/Improvements  
& Police Services)

Yes	569
No	384

Alderman Baker made a motion to accept the certifications from the St. Charles County Election Board as submitted. Alderman Schwaab seconded the motion. **Motion carried** with 5 ayes.

**Oath of Office:** Mr. Bill Hanks (City Clerk) swore in Edwina Conley for a two-year term as Alderman for Ward II, and Phil Martiszus for a two-year term as Alderman in Ward III.

Alderman Conley took her Alderman's seat on the dais.

Mayor Licklider thanked Alderman Schwaab for his years of service. He also presented a plaque and a proclamation to Alderman Schwaab.

**Board President Appointment:** Alderman Baker nominated Alderman Yeager and Alderman Kolb nominated Alderman Clutter as Board President. The vote for Board President was as followed:

- Alderman Baker, Conley, and Yeager voted for Alderman Yeager
- Alderman Kolb and Martiszus voted for Aldermen Clutter

By a vote of 3-2, Alderman Yeager is Board President.

**Board Liaisons to Committee:** This item was tabled until the next Board meeting.

**St. Charles County Municipal League 2022 Membership Dues:** Alderman Baker made a motion to pay \$750.00 for the 2022 St. Charles Municipal League's membership dues, seconded by Alderman Yeager. **Motion carried** with 5 ayes.

**Bill #1175 - An Ordinance Amending the Budget for Fiscal Year 2022 for the City of Weldon Spring, Missouri, and Matters Relating Thereto:** Alderman Yeager moved to introduce Bill # 1175 for its first reading by title only. Alderman Baker seconded the motion and the **motion carried**.

Alderman Yeager moved to invoke the emergency clause and read Bill # 1175, seconded by Alderman Kolb. On a roll call vote, the **motion passed** as followed:

AYES: 5 – Baker, Conley, Kolb, Martiszus, and Yeager  
NOES: 0  
ABSENT: 1 - Clutter

Alderman Yeager moved to read Bill # 1175 for its seconded reading and final time by title only, seconded by Alderman Baker. On a roll call vote, the Bill #1175 was placed as Ordinance 22-03 as followed:

AYES: 5 – Baker, Conley, Kolb, Martiszus, and Yeager  
NOES: 0  
ABSENT: 1 - Clutter

Alderman Martiszus asked about possibly adding \$24,000 back in the budget to conduct a Facilities Needs Assessment Study of City Hall, which was identified as a project before budget cuts happen to the final version of the FY 2022 Budget. A brief discussion took place. Mayor Licklider told Alderman Martiszus that this topic would be on the next Board meeting's agenda.

**Six (6) Month Receipts and Disbursements Publication Approval:** Alderman Martiszus made a motion to approve the 6-Month Financial Statement for receipts and disbursement as submitted for publication, seconded by Alderman Yeager. **Motion carried** with 5 ayes.

**Firework Stand Approval:** Alderman Kolb moved to approve the following firework stands for David Shaiper Fireworks LLC at the Wolfrum Crossing Shopping Center, Hale Fireworks LLC at Independence Road, (adjacent to the Dairy Queen), Meramec Specialty Co. at Highway 94 and Siedentop Road, Meramec Specialty Co. at Technology Drive, south of Meadows Parkway, and Powder Monkey at 5130 Westwood at Cornerstone Crossing. Alderman Yeager seconded the motion. **Motion carried** with 5 ayes.

## REPORTS AND COMMITTEES:

**P & Z Commission:** Alderman Martiszus reminded everyone that there will be a Planning & Zoning meeting on May 2, 2022. Mayor Licklider added that on April 25<sup>th</sup> the State approved the Certificate of Need (CON) for the proposed Nursing & Residential Care Facility on 400 Siedentop Road.

**City Administrator Report:** The City Administrator Report was submitted to the Board prior to the meeting.

Mr. Padella (City Administrator) gave an update on the strategic plan process

A lengthy discussion about the American Rescue Plan Act (ARPA) funds took place.

**Committee Reappointments & Appointments:** Alderman Kolb made a motion to approve Mayor Licklider's reappointment of Mike Reiter to the Planning & Zoning Commission (P & Z), seconded by Alderman Martiszus. **Motion carried** with 5 ayes.

Alderman Baker made a motion to approve Mayor Licklider's reappointment of Dave Knes to the Architectural Review Commission (ARC), seconded by Alderman Martiszus. **Motion carried** with 5 ayes.

Alderman Kolb made a motion to approve Mayor Licklider's appointment of Karl Sestak to the Architectural Review Commission (ARC), seconded by Alderman Martiszus. **Motion carried** with 5 ayes.

Alderman Baker made a motion to approve Mayor Licklider's reappointments of Nick Baldecchi, Vic Colin, Ronnie Griesenauser, and Bob Ahern to the Parks & Recreation Advisory Committee (PRAC), seconded by Alderman Yeager. **Motion carried** with 5 ayes.

#### **RECEIPTS & COMMUNICATIONS:**

Alderman Conley congratulate Alderman Yeager for being elected to the St. Charles County Municipal League's Executive Board.

#### **ADJOURNMENT:**

Alderman Kolb moved to adjourn the meeting at 8:29 PM and Alderman Martiszus seconded the motion. **Motion carried** with 6 ayes.

Respectfully submitted,

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William C. Hanks  
City Clerk

**PAID BILLS TO BE APPROVED  
APRIL 22, 2022 -- MAY 3, 2022**

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS  
10TH DAY OF MAY, 2022 \_\_\_\_\_, MAYOR



4/22/2022 -- 5/3/2022

## ACCOUNTS PAYABLE CLAIMS REPORT

VENDORREFERENCEGL ACCT NOAMOUNTCHECK #CHECK DATE

DELTA DENTAL OF MISSOURI	EMPLOYEES DENTAL INSURANCE	10-02-2110	46.04	9447	4/22/2022
DELTA DENTAL OF MISSOURI	EMPLOYEES DENTAL INSURANCE	10-10-5130	220.34	9447	4/22/2022
FICK SUPPLY SERVICE INC	DOUBLE GROUND MULCH	20-20-5450	134.85	9449	4/26/2022
INCREDIBLE ENGRAVINGS	NAME PLATE/PLAQUE/BADGE	10-10-5243	110.58	9445	4/22/2022
METROPARK COMMUNICATIONS	TELEPHONE/INTERNET	20-20-5251	460.14	51129346	4/26/2022
MSLACA	LBROWN/SSTEIGER LUNCHEON MTG	10-10-5201	40.00	16568	4/22/2022
MUNIWEB	WEBSITE HOSTING	10-10-5210	180.00	51129347	4/26/2022
REPUBLIC SERVICES	TRASH SERVICE	20-20-5254	110.37	9450	4/26/2022
ST CHARLES COUNTY GOVERNMENT	Q2 2022 ROAD PROGRAM	23-23-5445	60,193.34	16570	4/26/2022
SUE STEIGER	MOCCFOA LUCH 10/21/21	10-10-5201	46.00	16569	4/25/2022
SUE STEIGER	DON LICKLIDER MILEAGE REIMB	10-10-5202	67.14	16569	4/25/2022
SUE STEIGER	SYMPATHY CARD	10-10-5243	8.51	16569	4/25/2022
TRUGREEN LIMITED PARTNERSHIP	LANDSCAPING/LAWN SERVICE	22-22-5265	961.00	9446	4/22/2022
UNITED HEALTHCARE	EMPLOYEE HEALTH INS	10-02-2110	666.72	9448	4/22/2022
UNITED HEALTHCARE	EMPLOYEE HEALTH INS	10-10-5132	2,957.72	9448	4/22/2022
VERIZON WIRELESS	MONTHLY CELL	10-02-2113	49.15	51129348	4/26/2022
VERIZON WIRELESS	MONTHLY CELL	20-20-5257	135.20	51129348	4/26/2022
VERIZON WIRELESS	CELL PHONE PARKS DEPT	20-20-5257	9.22	51129345	4/26/2022

Accounts Payable Total

66,396.32