

**CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
OCTOBER 9, 2018**

CALL TO ORDER: The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Tuesday, October 9th, 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, Martiszus, Schwaab, Hillmer, Baker and Clutter. A quorum was declared.

APPROVAL OF MINUTES:

**** Alderman Hillmer moved to approve the minutes from the September 27th, 2018 regular meeting as submitted. Alderman Schwaab seconded the motion and the motion carried.*

PUBLIC FORUM – CITIZENS COMMENTS:

No one spoke.

PUBLIC HEARING:

There were no public hearings.

TREASURER’S REPORT:

**** Alderman Baker moved to approve the Paid Bills for the period covering September 20th through October 2nd, 2018 and the Unpaid Bills for the period covering September 28th, 2018 through October 9th, 2018. Alderman Clutter seconded the motion and the motion carried.*

Alderman Clutter questioned the bills regarding court documentation costs, mosquito spraying and also the cost of the temp agency.

Michael Padella (City Administrator) explained the various bills.

OLD BUSINESS:

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

No action taken.

B. – HR GREEN – SUPPLEMENTAL AGREEMENT #6 – (Discussion/Motion)

No action taken.

C. – BILL # 1112 – AN ORDINANCE OF THE CITY OF WELDON SPRING PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF CERTAIN CODES IN ORDER TO PROVIDE FOR THE PUBLIC SAFETY AND WELFARE AND MATTERS RELATING THERETO - (Ald. Kolb)

**** Alderman Kolb moved to read Bill #1112 for the second and final time. Alderman Hillmer seconded the motion and the motion carried.*
Roll Call: Clutter-yes, Baker-yes, Schwaab-yes, Martiszus-yes, Hillmer-yes and Kolb-yes.
Bill # 1112 passed becoming Ordinance # 18-09.

NEW BUSINESS:

A. SELECTION OF APPRAISER – VANGUARD APARTMENTS -

(Discussion/Motion)

The **City Administrator**, Michael Padella said that two companies had submitted their RFQ's: Dinan Real Estate Advisors, Inc. and Thomas P. Craddack & Associates. He also stated that the selection committee had met and reviewed the RFQ's and recommended that the Board accept Dinan Real Estate Advisors, Inc. to conduct and provide the appraisal services as outlined in the City's RFQ document pending an amendable contract agreement.

**** Alderman Baker moved to approve Dinan Real Estate Advisors, Inc. in the amount of \$2,800 for the appraisal of property referencing the Vanguard Apartment project and to reject all other bids. Alderman Clutter seconded the motion and the motion carried.*

Alderman Martiszus asked how Dinan Real Estate Advisor was submitted.

The **City Administrator** (Michael Padella) said that Covington had submitted the name.

Alderman Martiszus asked if Vanguard has ever used this company.

Mr. Padella said that he didn't know.

Paul Langdon (Vanguard Apartments) said that it's possible but didn't know for sure.

Alderman Martiszus said that he wanted it verified that this company has not worked for Covington. He continued by saying that it was surprising that the Board would accept a company that was submitted by Vanguard. He said that citizens are going to have questions about this and they deserve answers.

Alderman Hillmer said that he disagreed and reminded Alderman Martiszus that any selected company needed to be MAI certified. He said that he felt that the Board has labored this long enough and an independent committee recommended this company. He said that it was time to move forward.

Alderman Baker said that he agreed with Alderman Hillmer. He said that we had a list of companies that were sent requests and only two responded back.

Alderman Martiszus reminded the board that the ordinance that was passed states that whatever amount is given by the appraiser is the amount that we all agree to even if it's lowballed and the City has no recourse.

The motion carried. With 5 "yes" votes and 1 "no" vote. Alderman Martiszus voted "no".

B. – AN ORDINANCE OF THE CITY OF WELDON SPRING PROVIDING FOR THE APPROVAL OF THE FINAL RECORD PLAT FOR THE VOGT SUBDIVISION (VANGUARD APARTMENTS) AND MATTERS RELATING THERETO – (Ald.

Baker)

**** Alderman Baker moved to introduce Bill # 1113 for the first reading. Alderman Clutter seconded the motion and the motion carried.*

****Alderman Baker moved to amend his original motion for the Vanguard Development Final Plat Bill # 1113 as follows: For compliance with the City Codes and the approved Vanguard Development Section Plan, this Final Plat Approval is contingent upon the 2.43 acre land donation (i.e. Lot C) and monetary donation for the value of 1.57 acres (based on the City authorized independent appraisal value of the "City Center" land to the City. Both donations to the City shall be completed within 90 days of this Final Plat Approval or this Final Plat Approval is rescinded. Alderman Clutter seconded the motion.*

Alderman Baker stated that the Vanguard Final Plat was on the agenda for tonight in response to the developer's request to help expedite the land and monetary donation to the City as a contingency for the Final Plat approval. He continued by saying that with the selection and approval of the independent appraiser this evening, the land donation appraisal is expected by the end of October.

****Alderman Baker moved to table the Final Plat bill until the November 13th, 2018 Board meeting so that the monetary donation amount based on the land appraisal can be established. Alderman Clutter seconded the motion and the motion carried.*

Roll Call on amendment: Baker-yes, Clutter-yes, Schwaab-yes, Martiszus-yes, Hillmer-yes, Kolb-yes.

There was discussion as to whether or not dirt could be moved before the Final Plat is approved.

Mayor Licklider said that he would like to see a full Board when this is voted on. Bill # 1113 was tabled in accordance with City Code.

C. – ESCROW RELEASE – (\$5,000) – (1092 Whitmoor Drive) – **(Discussion/Motion)**

**** Alderman Clutter moved to release the \$5,000 escrow for the property located at 1092 Whitmoor Drive) and Alderman Hillmer seconded the motion. The motion carried.*

D. – ESCROW RELEASE - (\$5,000) – (100 Ehlmann Farms Drive) - **(Discussion/Motion)**

**** Alderman Clutter moved to release the \$5,000 escrow for the property located at 100 Ehlmann Farms Drive). Alderman Hillmer seconded the motion and the motion carried.*

E. – A RESOLUTION OF SUPPORT FOR MISSOURI PROPOSITION D TO FUND MISSOURI'S TRANSPORTATION SYSTEM – **(Ald. Clutter)**

**** Alderman Clutter made a motion to introduce Resolution 10-09-18 and Alderman Martiszus seconded the motion. The motion carried.*

REPORTS & COMMITTEES

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

He also stated that the Sammelman Road improvements funding request had been denied by EWG and the County Road Board ~~in~~ spite the scaled back version of the improvement design. He said that John Greifzu from the County Executive's Office has been in contact with the Mayor and wanted to discuss the possibility of proceeding with an even further scaled back version of the project to mainly include a sidewalk on one side of the street from Pitman Hill Road to the 90 degree turn. He continued by saying that a revised cost

estimate would be needed and a decision as to whether or not to pursue this would be necessary by the last week in October.

There was a discussion as to “WHO” would be paying for this.

****Alderman Clutter made a motion to proceed with an estimate to give to St. Charles County for the sidewalk construction on Sammelman Road. Alderman Baker seconded the motion. The motion carried.*

City Attorney: No report given at this time.

Planning & Zoning Commission: **Mayor Licklider** stated that the Planning & Zoning had a meeting this past Monday and had voted unanimously in favor of the Final Record Plat for the Vanguard Apartments.

Committee Reports:

CERT: No report given.

Finance Committee: No report given.

Parks/Recreation: The **City Administrator** mentioned that the Senior Citizen Day event was scheduled for this coming Friday (10/12/18) between the hours of 3:00 PM and 6:00 PM.

Mayor Licklider said that he would like the Board to approve the appointment of John Eash to the Planning & Zoning Commission.

****Alderman Baker moved to accept the Mayor’s recommendation and appoint John Eash to the Planning & Zoning Commission. Alderman Clutter seconded the motion and the motion carried.*

RECEIPTS & COMMUNICATIONS:

Alderman Clutter said that he has had some discussion with some of the Board members as to finding a more structured way to put items on the agenda and asked that the Board think about this.

Alderman Schwaab said that he wanted criteria on what was appropriate.

Alderman Hillmer asked what the issue was.

Alderman Clutter said that the biggest issue was “timing”.

Alderman Hillmer said that he didn’t think that timing was such a big issue because the Board can table any topic that they wanted to and felt that the current process is adequate.

Alderman Baker said that he agreed with Alderman Hillmer and didn’t want to be overly restrictive.

Alderman Hillmer felt that the Board shouldn’t make any changes at this time but by the same token he doesn’t want to be surprised either and wanted as much notice as possible.

Alderman Martiszus mentioned a phone call that he received concerning some busted concrete and dead trees on Weldon Spring Parkway and wanted to know what City plans were.

Mr. Padella said that he would check into it.

Alderman Schwaab wanted to know if the City was planning on planting additional trees on Independence Road (Phase IV).

Mayor Licklider said “no”.

WORK SESSION:

None called for.

CLOSED SESSION:

****Alderman Schwaab moved to go into Closed Session in accordance with RSMo Section 610.021 to discuss matters of Litigation, Legal actions and/or communications from the City Attorney as provided under Section 610.021(1) and/or personnel under Section 610.021(13). Alderman Hillmer seconded the motion and the motion carried.*

The Board went into Closed Session at approximately 8:50 PM.

The regular meeting commenced at approximately 9:25 PM.

ADJOURNMENT:

**** Alderman Kolb moved to adjourn the meeting at 9:26 PM and Alderman Hillmer seconded the motion. The motion carried and the meeting was adjourned.*

Respectfully Submitted: _____
M. Kwiatkowski, MRCC
City Clerk