



**CITY OF WELDON SPRING  
BOARD OF ALDERMEN WORK SESSION  
ON TUESDAY, JUNE 8, 2021, AT 6:30 P.M.  
WELDON SPRING CITY HALL  
5401 INDEPENDENCE ROAD  
WELDON SPRING, MISSOURI 63304**

**\*\*\*\*TENTATIVE AGENDA\*\*\*\***

As a precautionary measure to help prevent the exposure and the spread of the Coronavirus (COVID-19) pandemic, A NOTICE IS HEREBY GIVEN that the Regular Board of Aldermen Meeting will be in person at 5401 Independence Road Weldon Spring, Missouri, 63304. The public is encouraged to 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/89332378847?pwd=S1hLSGF5Rko1MHRudU5yWlk4cnk3dz09>**

**Meeting ID: 893 3237 8847**

**Password: BOAWS6821**

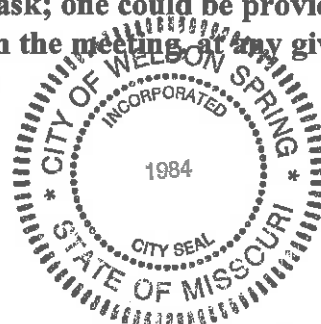
**Or by telephone dial: 1-312-626-6799**

**Meeting ID: 893 3237 8847**

**Password: 862799924**

Anyone that attends the meeting must understand and follow the guidelines:

- Any person attending the Meeting at the City Hall or Parks building is strongly encouraged to wear a mask. If you do not have a mask; one could be provided.
- Maintain six feet between you and the next person in the meeting at any given time.



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This notice was posted at 5401 Independence Road on 6/4/21 at 12:30pm by Wesley C. Smith.

**\*\*\*\*WORK SESSION AGENDA\*\*\*\***

**1. CALL TO ORDER**

**2. BUSINESS FOR DISCUSSION**

- A. Communitywide Survey Results Presentation & Discussion (Robert Heacock from ETC)
- B. Shipping Containers Discussion\* (If time permits)

**3. ADJOURNMENT**

**\*\*\* No votes are to be taken at a Work Session.**



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This notice was posted at 5401 Independence Road on 6/1/21 at 1230pm by Wendy C. Hanks

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## City of Weldon Spring 2021 Business Survey

### Executive Summary Report

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#### Purpose and Methodology

ETC Institute administered a survey to businesses in the City of Weldon Spring in April and May of 2021. The survey was administered as part of the City's efforts to assess how well they are meeting the needs of its businesses. The survey results will help City leaders and elected officials set community priorities including staffing and budget expenditures, determine areas or services that need improvement, and identify future needs.

The survey was administered by mail and online to all businesses in the City of Weldon Spring, with a total of 24 surveys being completed.

This report contains:

- an executive summary of the methodology for administering the survey and major findings,
- charts and graphs for each question on the survey (Section 1),
- benchmarking analysis that shows how Weldon Spring businesses compare to other businesses across the U.S. (Section 2)
- Importance-Satisfaction analysis used to determine priority actions for the City (Section 3),
- tables that show the results for each question on the survey (Section 4), and
- a copy of the survey instrument (Section 5)

#### Respondent Profile

**Business Sector:** Respondents were asked to indicate, from a list of 16 possible descriptors, which one best describes their business/organization's sector. Nineteen percent (19%) of respondents indicated their business is in the retail trade sector (non-food service related), 19% are in the construction sector, 15% are in the finance/insurance/real estate sector, 7% are in the professional services sector, 4% are in the agriculture, forestry, fishing/hunting sector, 4% are in the administrative support services sector, 4% are in the retail food services sector, 4% are in the wholesaler/distributor sector, 4% are in the healthcare/medical/social services sector, 4% are in the arts, entertainment, recreation sector, 4% are in the education sector, 4% are in the transportation/warehousing sector, 4% are in the utilities sector, 4% are in the information technology sector, and 15% are in various other sectors.

**Length of Time Business has Been Located in the City of Weldon Spring:** Respondents were asked to indicate how many years their business has been located in Weldon Spring. Nineteen percent (19%) indicated they have been in the City of Weldon Spring for 21 years or more, 41% have been in Weldon Spring between 11 and 20 years, 11% have been in Weldon Spring between 6 and 10 years, and 30% have been in Weldon Spring 5 years or less.

**Own or Rent/Lease Facility:** Respondents were asked to indicate whether they own or rent/lease their facility. Fifty-two percent (52%) of respondents indicated they own their facility, and 48% rent/lease their facility.

**Number of Employees:** Respondents were asked to indicate how many employees their company currently employs at the location where the survey was received. When asked about full-time workers, 50% of respondents indicated they have fewer than 5 employees, 32% have between 5 and 9 employees, and 18% have 10 or more employees. When asked about part-time workers, 25% indicated they have fewer than 5 employees, 8% have between 5 and 9 employees, 13% have 10 or more employees, and 54% have no part-time employees.

**Anticipated Organizational Change Over the Next 12 Months:** Fifty percent (50%) of the businesses surveyed indicated their business/organization does not plan to take any of the actions listed over the next 12 months.

Thirty-eight percent (38%) of businesses indicated they are planning to hire additional staff in Weldon Spring over the next 12 months, 13% plan to expand/renovate in Weldon Spring, 8% plan to relocate to another location outside of Weldon Spring, 4% plan to relocate to another location in Weldon Spring, and 4% of businesses indicated they plan to downsize in the next 12 months.

## Major Findings

**Perceptions of Doing Business in the City of Weldon Spring:** Most respondents surveyed (80%) think the City of Weldon Spring is a “business friendly” community. Overall, 88% of respondents are “very satisfied” or “satisfied” with the overall appearance of the City; 84% are satisfied with the overall quality of services provided by the City, and 81% are satisfied with the physical appearance of their business location area.

**Reasons to do Business in the City of Weldon Spring:** Respondents were asked to indicate which business factors should receive the most emphasis from City leaders over the next two years. Based on the sum of their top two choices, the factors that should receive the most emphasis include: 1) crime rate/security, 2) level of local taxes and business fees, 3) attitude of local government toward businesses, 4) availability of a quality workforce, and 5) availability of business signage.

**Satisfaction With Municipal Services:** All respondents (100%) indicated they were either “very satisfied” or “satisfied” with local library services, 93% were satisfied with the maintenance of City streets/sidewalks, buildings and facilities, 92% were satisfied with the City’s parks and recreation system, and 88% were satisfied with police protection services. Police protection services (37%), maintenance of City streets/sidewalks, buildings and facilities (15%), overall flow of traffic and congestion management (15%), and enforcement of City codes and ordinances (15%) were the four most important municipal services to businesses in Weldon Spring.

**Rating the Workforce:** Businesses gave “excellent” or “good” ratings for the quality of workers (53%), the stability of the workforce (45%), the education/technical skills of workers (43%), and the availability of workers (38%).

**Interaction With Department Staff:** Respondents were asked to indicate whether their business had interacted with staff of various departments in the City of Weldon Spring during the past two years. Those who had interacted with staff were then asked to rate the department's performance. All businesses (100%) that interacted with the St. Charles County Ambulance District, the Cottleville Fire District, and the St. Charles County Police Department during the past two years rated the departments as "excellent" or "good." Other departments that were given "excellent" or "good" ratings by businesses include: City Administrator's Office (82%) and Community Development (80%).

## Additional Findings

- Seventy percent (70%) of businesses indicated their preferred method of communication is the City newsletter, while 44% prefer eNotifications and 22% prefer social media posts.
- Businesses were asked to rate their level of support for various community investment areas. Eighty-one percent (81%) of respondents are "very supportive" or "supportive" of increasing police presence/dedicated patrol; 81% support maintaining existing street, sidewalk and stormwater systems to their current or designed standards, and 68% support improving/upgrading major city streets that are not yet improved.
- More than two-thirds (68%) of businesses surveyed are "very supportive" or "somewhat supportive" of a 1% sales tax that would be dedicated to public safety, specifically police services and roadway improvements/maintenance. Twenty percent (20%) do not support this sales tax, and 12% indicated they need more information.

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# City of Weldon Spring 2021 DirectionFinder® Survey

## Executive Summary Report

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# Executive Summary Report

### Overview and Methodology

ETC Institute administered the DirectionFinder® survey for the City of Weldon Spring in April and May of 2021. The survey was administered as part of the City's on-going effort to assess citizen satisfaction with the quality of city services. This is the first survey ETC Institute has conducted for the City of Weldon Spring.

**Methodology.** A six-page survey was mailed to all households in the City of Weldon Spring. The mailed survey included a postage-paid return envelope, a cover letter explaining the purpose of the survey, and a link to the online version of the survey. Approximately ten days after the surveys were mailed, residents who received the survey were contacted by e-mail to encourage participation.

A total of 380 households completed the survey. The results for 380 households have a 95% level of confidence with a precision of at least  $\pm 5\%$ .

**Interpretation of "Don't Know" Responses.** The percentage of "don't know" responses has been excluded from many of the graphs in this report to assess satisfaction with residents who had used City services and to facilitate valid comparisons with other communities in the benchmarking analysis. Since the number of "don't know" responses often reflects the utilization and awareness of city services, the percentage of "don't know" responses has been included in the tabular data in Section 4 of this report. When the "don't know" responses have been excluded, the text of this report will indicate that the responses have been excluded with the phrase "who had an opinion."

This report contains:

- an executive summary of the methodology for administering the survey and major findings
- charts showing the overall results of the survey (Section 1)
- benchmarking data that show how the results for Weldon Spring compare to residents in other communities (Section 2)
- Importance-Satisfaction analysis that can help the City set priorities for improvement (Section 3)
- tabular data that show the overall results for each question on the survey (Section 4)
- a copy of the survey instrument (Section 5)



## Quality of Life and Perceptions of the City

Nearly all residents surveyed (99%), who had an opinion, gave the City “excellent” or “good” ratings as a place to live. Other items that rated “excellent” or “good” include: as a place to raise children (97%), overall quality of life (96%), as a place to buy next home (91%), and overall image of the City (89%).

## Overall Satisfaction with Municipal Services

The municipal services that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents who had an opinion, were: drinking water/delivery system (90%), wastewater services/system (90%), local library services/system (89%), the City’s parks and recreation system (88%), overall satisfaction with City services (84%), and police protection services (81%).

Based on the sum of their top two choices, the municipal services that residents indicated should receive the most emphasis from City leaders over the next two years were: 1) maintenance of streets, sidewalks, buildings and facilities and 2) police protection services.

## Satisfaction with Specific City Services

- **Public Safety.** The highest levels of satisfaction with public safety services, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents who had an opinion, were: overall fire services (87%), overall ambulance services (84%), relationship between police officers and residents (81%), and how quickly police officers respond to emergencies (76%).

Residents were also asked to rate how safe they felt in various situations in the City. The areas/situations where residents felt safest, based upon the combined percentage of “very safe” and “safe” responses among those who had an opinion, were: in neighborhoods during the day (98%) and overall feeling of safety in Weldon Spring (95%).

- **Enforcement of City Codes and Ordinances.** The highest levels of satisfaction with the enforcement of City codes and ordinances, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents who had an opinion, were: enforcing codes designed to protect public health and safety (64%), enforcing sign regulations (61%), and enforcing clean-up of litter/debris on private property (61%).
- **Parks and Recreation.** The highest levels of satisfaction with parks and recreation, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents who had an opinion, were: maintenance and appearance of City parks (89%), overall appearance of parks/green space areas (86%), how close neighborhood parks are to home (83%), and quality of playground equipment (83%).

Based on the sum of their top two choices, the parks and recreation services that residents indicated should receive the most emphasis from City leaders over the next two years were: 1) number of walking and biking trails and 2) connectivity of walking/biking systems.

- **Interest in Various Parks and Recreation Events/Activities.** Residents were asked to rate their level of interest in various parks and recreation events and activities in Weldon Spring. The highest levels of interest, based upon the combined percentage of “very interested” and “interested” responses among residents who had an opinion, were: live music and food trucks in the park (84%), holiday light display in the park (78%), Independence Day celebration (77%), and Fall Festival (72%).
- **Support for Various Types of Park Amenity/Improvement Projects.** Residents were asked to rate their level of support for various types of park amenity/improvement projects. The highest levels of support, based upon the combined percentage of “very supportive” and “supportive” responses among residents who had an opinion, were: walking trails (89%), pavilions/shelters (78%), playground equipment (73%), and outdoor amphitheater (67%).

Based on the sum of their top two choices, the park/amenity improvement projects that should receive the most emphasis in the future were: 1) walking trails and 2) outdoor amphitheater.

- **Infrastructure Maintenance.** Eighty-five percent (85%) of the residents surveyed, who had an opinion, were “very satisfied” and “satisfied” with the overall cleanliness of City streets and other public areas; 84% were satisfaction with the maintenance of street signs and traffic signals, and 79% were satisfied with snow/ice removal on City streets.
- **Community Planning and Development.** The highest levels of satisfaction with community planning and development, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents, who had an opinion, were: the City’s land use, subdivision and zoning regulation (64%) and the City’s Comprehensive Plan (56%).
- **Support for Various Types of Residential and/or Commercial Development.** Residents were asked to rate their level of support for various types of residential and/or commercial development in Weldon Spring. The highest levels of support, based upon the combined percentage of “very supportive” and “supportive” responses among residents who had an opinion, were: single-family housing (83%), entertainment/destination lifestyle commercial (54), and senior citizen housing (50%).



- **Support for Community Investment Areas.** Residents were asked to rate their level of support for community investment areas in Weldon Spring. The highest levels of support, based upon the combined percentage of “very supportive” and “supportive” responses among residents who had an opinion, were: maintaining existing street, sidewalk and stormwater systems to their current or designed standards (95%), improving/upgrading major city streets to add safety features such as shoulders, curbs/gutters, bike lanes, pedestrian facilities, etc. (86%), and increasing police presence and dedicated patrol in the City (83%).

Based on the sum of their top two choices, the community investment areas that are most important for the City to pursue were: 1) improving/upgrading major city streets to add safety features and 2) increasing police presence and dedicated patrol in the City.

- **City Leadership.** The highest levels of satisfaction with City leadership, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents who had an opinion, were: quality of leadership by the City’s elected officials (76%) and effectiveness of the City Administrator and Management (74%).

## Other Findings

- When residents were asked about their two preferred methods of communication, the top responses were: City newsletter (74%) and direct mailers (36%).
- Fifty-eight percent (58%) of residents surveyed, who had an opinion, were “very supportive” and “supportive” of a 1% sales tax that would be dedicated to public safety, specifically police services and roadway improvements/maintenance; 16% were not supportive of the sales tax, and 26% indicated they need more information.
- Residents were asked their level of agreement with transportation issues in Weldon Spring. More than three-fourths (76%) who had an opinion “strongly agreed” and “agreed” that the City should build a network of sidewalks, trails, bike routes, and bike lanes that link neighborhoods with recreational, cultural, and business centers; 67% “strongly agreed” and “agreed” that the City should pursue enhanced pedestrian crossing(s)/connections at/over Route 94.

## How Weldon Spring Compares to Other Communities

Weldon Spring rated at or above the national average in 44 of the 46 areas that were assessed. The City rated significantly higher than the national average (5% or more above) in 40 of these areas. The following table shows how Weldon Spring compares to the national average:

Service	Weldon Spring	U.S.	Difference	Category
As a place to retire	86%	57%	29%	Quality of Life and Perceptions
The City's parks and recreation system	88%	59%	29%	Municipal Services
Drinking water services	90%	62%	28%	Municipal Services
Overall value received for City taxes and fees	72%	44%	28%	Quality of Life and Perceptions
As a place to live	99%	73%	26%	Quality of Life and Perceptions
As a place to raise children	97%	71%	26%	Quality of Life and Perceptions
Quality of playground equipment	83%	57%	26%	Parks and Recreation
Overall satisfaction with City services	84%	59%	25%	Municipal Services
Wastewater services	90%	65%	25%	Municipal Services
Overall image of the City	89%	64%	25%	Quality of Life and Perceptions
Overall cleanliness of City streets/other public areas	85%	60%	25%	Infrastructure Maintenance
City communication with the public	72%	48%	24%	Municipal Services
Overall flow of traffic and congestion management	80%	56%	24%	Municipal Services
Maintenance of City streets, sidewalks, buildings and facilities	75%	52%	24%	Municipal Services
Customer service from city employees	74%	51%	23%	Municipal Services
Feeling of safety in City parks	86%	64%	22%	Feeling of Safety
Overall appearance of the City	88%	66%	22%	Quality of Life and Perceptions
Overall feeling of safety in the City	95%	75%	20%	Feeling of Safety
Feeling of safety in your neighborhood at night	90%	71%	19%	Feeling of Safety
Police protection services	81%	64%	18%	Municipal Services
Enforcement of city codes and ordinances	68%	52%	16%	Municipal Services
Library services	89%	74%	15%	Municipal Services
Management of stormwater runoff/flood protection	74%	59%	15%	Municipal Services
Quality of mowing along major City streets	74%	60%	14%	Infrastructure Maintenance
Snow/Ice removal services on City streets	79%	65%	14%	Infrastructure Maintenance
As a place to work	73%	60%	13%	Quality of Life and Perceptions
Trash/recycling/yard waste collection services	81%	68%	13%	Municipal Services
Maintenance of street signs/traffic signals	84%	71%	13%	Infrastructure Maintenance
Number of walking and biking trails	75%	63%	13%	Parks and Recreation
How quickly police officers respond to emergencies	76%	65%	11%	Public Safety
Enforcing clean-up of litter/debris on private property	61%	50%	11%	Enforcement of City Codes and Ordinances
Enforcing mowing of grass/weeds on private property	60%	49%	11%	Enforcement of City Codes and Ordinances
Quality of animal control services	65%	55%	11%	Public Safety
Availability of youth recreation programs	49%	39%	10%	Parks and Recreation
Feeling of safety in your neighborhood during the day	98%	89%	10%	Feeling of Safety
Availability of adult recreation programs	43%	34%	9%	Parks and Recreation
Enforcing sign regulations	61%	52%	9%	Enforcement of City Codes and Ordinances
Enforcing maintenance of residential property	58%	51%	7%	Enforcement of City Codes and Ordinances
Enforcing maintenance of business property	60%	53%	7%	Enforcement of City Codes and Ordinances
Enforcement of local traffic laws	65%	60%	5%	Public Safety
Availability of indoor community center/event space	41%	38%	4%	Parks and Recreation
Overall ambulance services	84%	81%	3%	Public Safety
Overall fire services	87%	85%	2%	Public Safety
The City's efforts to prevent crime	63%	63%	0%	Public Safety
The visibility of police in commercial areas	59%	62%	-3%	Public Safety
The visibility of police in neighborhoods	59%	62%	-3%	Public Safety

Weldon Spring rated at or above the Plains regional average in 42 of the 46 areas that were assessed. The City rated significantly higher than the regional average (5% or more above) in 37 of these areas. The following table shows how Weldon Spring compares to the Plains regional average:

Service	Weldon Spring	Plains Region	Difference	Category
As a place to retire	86%	54%	32%	Quality of Life and Perceptions
As a place to live	99%	70%	29%	Quality of Life and Perceptions
Drinking water services	90%	61%	29%	Municipal Services
Overall image of the City	89%	63%	26%	Quality of Life and Perceptions
Wastewater services	90%	65%	25%	Municipal Services
Overall value received for City taxes and fees	72%	48%	25%	Quality of Life and Perceptions
Quality of playground equipment	83%	61%	22%	Parks and Recreation
As a place to raise children	97%	76%	21%	Quality of Life and Perceptions
Maintenance of City streets, sidewalks, buildings and facilities	75%	54%	21%	Municipal Services
Feeling of safety in City parks	86%	65%	21%	Feeling of Safety
Overall appearance of the City	88%	68%	20%	Quality of Life and Perceptions
The City's parks and recreation system	88%	69%	19%	Municipal Services
Overall cleanliness of City streets/other public areas	85%	66%	19%	Infrastructure Maintenance
Overall flow of traffic and congestion management	80%	62%	18%	Municipal Services
Overall feeling of safety in the City	95%	78%	17%	Feeling of Safety
Feeling of safety in your neighborhood at night	90%	74%	16%	Feeling of Safety
Overall satisfaction with City services	84%	68%	16%	Municipal Services
Customer service from city employees	74%	58%	16%	Municipal Services
City communication with the public	72%	57%	15%	Municipal Services
Trash/recycling/yard waste collection services	81%	67%	14%	Municipal Services
Availability of adult recreation programs	43%	29%	14%	Parks and Recreation
As a place to work	73%	60%	13%	Quality of Life and Perceptions
Library services	89%	76%	13%	Municipal Services
Management of stormwater runoff/flood protection	74%	62%	12%	Municipal Services
Quality of animal control services	65%	53%	12%	Public Safety
Maintenance of street signs/traffic signals	84%	73%	11%	Infrastructure Maintenance
Enforcement of city codes and ordinances	68%	57%	11%	Municipal Services
Availability of youth recreation programs	49%	39%	10%	Parks and Recreation
Enforcing mowing of grass/weeds on private property	60%	50%	10%	Enforcement of City Codes and Ordinances
Police protection services	81%	72%	9%	Municipal Services
Feeling of safety in your neighborhood during the day	98%	89%	9%	Feeling of Safety
Number of walking and biking trails	75%	66%	9%	Parks and Recreation
Enforcing sign regulations	61%	53%	8%	Enforcement of City Codes and Ordinances
How quickly police officers respond to emergencies	76%	68%	8%	Public Safety
Enforcing maintenance of business property	60%	52%	8%	Enforcement of City Codes and Ordinances
Enforcing clean-up of litter/debris on private property	61%	53%	8%	Enforcement of City Codes and Ordinances
Enforcing maintenance of residential property	58%	52%	6%	Enforcement of City Codes and Ordinances
Quality of mowing along major City streets	74%	70%	4%	Infrastructure Maintenance
Snow/ice removal services on City streets	79%	77%	2%	Infrastructure Maintenance
Availability of indoor community center/event space	41%	39%	2%	Parks and Recreation
Overall ambulance services	84%	83%	1%	Public Safety
Overall fire services	87%	87%	0%	Public Safety
Enforcement of local traffic laws	65%	73%	-8%	Public Safety
The visibility of police in commercial areas	59%	68%	-9%	Public Safety
The City's efforts to prevent crime	63%	72%	-9%	Public Safety
The visibility of police in neighborhoods	59%	73%	-14%	Public Safety