

CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
AUGUST 9, 2022

CALL TO ORDER: The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Tuesday, August 9, 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 Conley	Alderman Kolb
Ward 3:	Alderman Martiszus*	Alderman Baker

Alderman Martiszus joined the meeting at 7:35 PM in person. Alderman Clutter was absent. A quorum was declared.

PUBLIC COMMENTS

There were no public comments at this time.

MINUTES

July 28, 2022, Board Meeting Minutes – Alderman Kolb moved to approve the minutes from July 28, 2022, regular meeting as written. The motion was seconded by Alderman Baker. **Motion carried** with 4 ayes. Alderman Martiszus was not present for the vote.

TREASURER’S REPORT

Alderman Kolb made a motion to accept the Treasurer’s packet of paid bills from July 22, 2022, to August 2, 2022. The motion was seconded by Alderman Baker. **Motion carried** with 4 ayes. Alderman Martiszus was not present for the vote.

UNFINISHED BUSINESS:

There was no new business at this time.

NEW BUSINESS:

A Resolution of the City of Weldon Spring, Missouri, Adopting a Business Attraction & Retention Policy: Alderman Yeager made motion to take A Resolution the City of Weldon Spring, Missouri, Adopting a Business Attraction & Retention Policy off the table for discussion. The motion was seconded by Alderman Baker. **Motion carried.**

Alderman Yeager thought it would be good idea to be proactive and put parameters in place to give some sort of guidance when developers approach the City. He added that this is a policy for staff to have initial discussions, but any final decision is still subject to Board approval.

Mayor Licklider indicated to the Board that there is a local business looking to relocate to St. Louis County and the other taxing districts, within the county, would lose a substantial amount of tax revenue if this company decides to leave the St. Charles County. A brief discussion how Chapter 100 Bonds works took place.

Alderman Kolb asked how much the City would lose in franchise fees if this business relocates. Mr. Hanks (City Clerk) indicated that this is confidential information, but he indicated that it would be a substantial amount of tax revenue.

Alderman Yeager reminded everyone that this is just a procedure for the Staff to have the discussion and any final approval would require Board approval. He asked for this resolution to remain on the table so Alderman Clutter could give his opinion on this resolution at the next Board meeting.

Resolution 08-09-22-A - 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: Alderman Yeager made a motion to approve Resolution 08-09-22-A, seconded by Alderman Martiszus. **Motion carried** with 5 ayes.

Mr. Padella (City Administration) will present this Resolution to the St. Charles County Port Authority at their meeting on August 11, 2022.

Resolution 08-09-22-B - A Resolution of the City of Weldon Spring, Missouri, Formally Adopting the Weldon Spring Parks & Greenways Master Plan: Alderman Martiszus made a motion to approve Resolution 08-09-22-B with one amended change, which was to add the words “as a general guide” after the words “Exhibit A.” The motion was seconded by Alderman Yeager. **Motion carried** with 5 ayes.

Development Plan for future Pocket Park (Lot C) along Siedentop Road: Alderman Martiszus summarized a memo, created by City Staff, which outlined the recommendations made by the Parks & Recreation Advisory Committee (PRAC) at their meeting on August 8, 2022, as well as a summary of the survey results from the citizens. Alderman Martiszus stated the recommendations for the pocket park (Lot C) included pickle ball courts, picnic tables, a pavilion, restrooms, and a play space with a no wildflower meadow. A brief discussion took place about safety, the survey results, and pickleball courts took place.

I-64 High Tech Corridor Public Sanitary Sewer Discussion: Mr. Padella (City Administrator) talked about the information from the Board packet, which was an email from Duckett Creek Sanitary District and map detailing a long-term solution for the sewer issue in the I-64 Corridor. A brief discussion about having an engineer feasibility study conducted so the City would have an idea of the challenges.

REPORTS AND COMMITTEES:

Parks & Recreation Advisory Committee (PRAC) Report: Alderman Martiszus stated that he is proposing a future joint Work Session between the PRAC Committee and the Board. He reminded the Board of upcoming events, such as the Trunk-R-Treat/Movie Night on October 29th and the Winter Chill Down on December 10. Also, Alderman Martiszus stated that Nick Baldecchi, the Committee Chairman, is resigning because his family is moving out of state.

Planning & Zoning Commission: Alderman Martiszus stated that the next Planning & Zoning meeting is on September 12, 2022. He expects the final development plan for New Perspective of

Weldon Spring will be on the agenda. Mayor Licklider mentioned that the City staff is currently reviewing an amended site plan application for a proposed car wash.

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

Since the City never received the Performance Bond from St. Louis Sealing & Striping (the low bidder for the 2022 Walking Trail Maintenance) after multiple requests, the City staff has repealed the award of the contract. Aldermen Baker made a motion to award the 2022 Walking Trail Maintenance contract, which is the 2nd lowest bid, to E. Meier Construction for \$11,525. The motion was seconded by Alderman Yeager. **Motion carried** with 5 ayes.

Mr. Padella told the Board that he is prepared to informally solicit three firms for appraiser services as part of the development process for New Perspective of Weldon Springs. Alderman Martiszus requested the City disqualify the appraiser that did the appraisal for one acre in connection with the Vanguard group providing money in place of land because he felt the appraisal did not represent the current market value of land in the immediate area. A brief discussion took place.

September 13th Regular BOA Meeting: Due to quorum issues, the Board decided to reschedule the September 13, 2022, Board meeting to September 15, 2022.

Work Session Schedule: The Board has scheduled a Work Session for 6:30 PM on August 25, 2022, to review the FY 2023 Budget.

Mayor Licklider informed the Board Tom McCarty has rescinded his resignation and agreed to be an alternate member for the Architectural Review Commission (ARC).

RECEIPTS & COMMUNICATIONS:


Alderman Kolb requested that the Board should reconsider the idea of a walking trail connecting the Willow Lakes subdivision to the current walking trail network.

Aldermen Baker requested that some revisions might need to be made to the videoconferencing policy because there are some minor issues that needs clarification.

ADJOURNMENT:

Alderman Kolb moved to adjourn the meeting at 9:08 PM and Alderman Martiszus seconded the motion. **Motion carried** with 6 ayes.

Respectfully submitted,



William C. Hanks
City Clerk

