



**CITY OF WELDON SPRING  
BOARD OF ALDERMEN REGULAR MEETING  
ON TUESDAY, SEPTEMBER 14, 2021, 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=Uk5weFl2cEhNM3ZsZUpLbStoSElzdz09>**

**Meeting ID: 856 6587 9998**

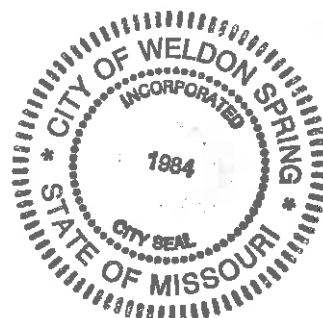
**Password: WS.BOA**

**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 9/10/21 at 2:29pm by \_\_\_\_\_ & \_\_\_\_\_

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

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL and DETERMINATION OF A QUORUM
4. CITIZENS COMMENTS
5. APPROVAL OF MINUTES
  - A. August 26, 2021 – Regular Board Meeting Minutes
6. CITY TREASURER
  - A. Paid Bills (8-3-21 – 9-10-21)
7. UNFINISHED BUSINESS
  - A. Bill #1167 – An Ordinance Adopting the Budget for the Fiscal Year 2022 for the City of Weldon Spring, Missouri, and Matters Relating Thereto – **Alderman Clutter**
8. NEW BUSINESS
  - A. Storybook Walking Trail in Weldon Spring City Park – **City Administrator**
  - B. An Ordinance Amending the Following Sections (402.020, 405 – Land Use Table Attachment, 405.180, 405.215, 405.225, 405.295. 405.430, 410.135, 410.630 412.010) & Enacting New Sections (405.527 & 410.335) of the Weldon Spring, Missouri, Municipal Code – **Alderman Martiszus**
  - C. A Resolution Naming a Section of the New Walking Trail in Weldon Spring City Park the Gillette Trail – **Alderman Kolb**
  - D. Number of Board Meetings Per Month Discussion – **City Administrator**
9. REPORTS & COMMITTEES
  - A. Parks & Recreation Advisory Committee
  - B. City Administrator
  - C. City Attorney
10. RECEIPTS & COMMUNICATIONS
11. ADJOURNMENT

PAGE 2 OF 2



This notice was posted at 5401 Independence Road on 9/12/21 at 2:20pm by [Signature]

CITY OF WELDON SPRING  
REGULAR MEETING OF THE BOARD OF ALDERMEN  
AUGUST 26, 2021

**CALL TO ORDER:** The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Thursday, August 26, 2021, 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 7:31 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 Clutter	Alderman Yeager
Ward 2:	Alderman Schwaab	Alderman Kolb
Ward 3:		Alderman Baker

Alderman Martiszus was absent. A quorum was declared.

**PUBLIC COMMENTS:** There were no public comments at this time.

**MINUTES:** August 10, 2021, Work Session Minutes - Alderman Baker moved to approve the minutes from the August 10, 2021, Work Session as written, seconded by Alderman Schwaab.

**Motion carried** with 5 ayes.

August 10, 2021, Board Minutes - Alderman Baker moved to approve the minutes from the August 10, 2021, regular meeting as written. The motion was seconded by Alderman Schwaab. **Motion carried** with 5 ayes.

**TREASURER'S REPORT:** None

**UNFINISHED BUSINESS:**

**Facilities Conditions & Needs Assessment Consultant:** Joshua Mandell, from FDM Architects, was available to answer questions. After a brief discussion took place, Alderman Clutter and Alderman Kolb voiced concern about proceeding with this project at this time with the deficits showing in the proposed budget. Alderman Baker made a motion to proceed with the project and not to exceed \$24,150 on the study, seconded by Alderman Schwaab. There was a quick discussion on either deferring the project to Fiscal Year 2023 or understanding the future needs facing the City.

On a roll call vote, the motion failed as followed:

AYES: 1 – Baker  
NOES: 4 –Clutter, Kolb, Schwaab, and Yeager  
ABSENT: 1 – Martiszus

**Bill #1167 – An Ordinance Adopting the Budget for the Fiscal Year 2022 for the City of Weldon Spring, Missouri, and Matters Relating Thereto:** Alderman Baker made a motion to take Bill #1167 off the table for discussion, seconded by Alderman Schwaab. The **motion carried**.

With the deficits showing within the budget, Alderman Clutter felt it would be prudent for the Finance Committee to schedule a meeting in the next 10 days to do one last final review of the budget before passing it in the first meeting in September. Alderman Clutter feel the Finance Committee should look at the expenditure to see which projects can be deferred or postponed. After a brief discussion, Bill #1167 was tabled until the next Board meeting.

**Bill #1168 – An Ordinance Addressing the Inmate/Prisoner Security Fund Surcharge on Municipal Court cases in the City of Weldon Spring and matters relating thereto:** Alderman Schwaab made a motion to approve Bill #1168 for its second and final reading by title only. Alderman Clutter seconded the motion. On a roll call vote, the Bill #1166 was placed as Ordinance 21-08 as followed:

AYES: 5 – Baker, Clutter, Kolb, Schwaab, and Yeager

NOES: 0

ABSENT: 1 – Martiszus

#### **NEW BUSINESS:**

**5425 Independence Road Encroachment:** Alderman Baker made a motion to accept & approve the encroachment easement for 5425 Independence Road, seconded by Alderman Kolb. **Motion carried** with 5 ayes.

#### **REPORTS AND COMMITTEES:**

**PRAC Committee:** Alderman Baker stated that the committee heard a kickoff presentation from Scott Emmelkamp, from Planning Design Studio, about the process for the Parks & Greenways Master Plan project.

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

Alderman Baker made a motion to approve the Fall 2021 Newsletter as submitted, seconded by Alderman Schwaab. **Motion carried** with 5 ayes.

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

Alderman Clutter stated that some residents in the Whitmoor Subdivision are discussing the feasibility of putting a gate at the Wolfrum entrance of the subdivision.

There was a brief discussion about possibility placing a tax increase on the ballot sometime in 2022.

#### **ADJOURNMENT:**

Alderman Kolb moved to adjourn the meeting at 8:08 PM and Alderman Clutter seconded the motion. **Motion carried** with 6 ayes.

Respectfully submitted,

---

William C. Hanks  
City Clerk

**PAID BILLS TO BE APPROVED  
AUGUST 4, 2021 -- SEPTEMBER 7, 2021**

**CHECKS DATED 7/22/21 THRU 9/2/2021**

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS  
14th DAY OF SEPTEMBER, 2021 \_\_\_\_\_, MAYOR

7/24/2021 TO 9/7/2021

## CLAIMS REPORT

<u>VENDOR</u>	<u>REFERENCE</u>	<u>GL ACCT NO</u>	<u>AMOUNT</u>	<u>CHECK #</u>	<u>CHECK DATE</u>
AMERICAN SOLUTION FOR BUSINESS	COURT NP FORMS	10-16-5243	\$ 103.00	51129160	8/24/2021
BANKCARD SVCS - CENTRAL BANK	CREDIT CARD EXPENSES	VARIOUS	\$ 3,723.05	51129147	7/22/2021
BUILDINGSTARS OPERATIONS INC	MONTHLY HOUSEKEEPING	20-20-5244	\$ 240.00	51129162	8/24/2021
CENTRAL BANK OF ST LOUIS	BANK SVC FEES AUG 21	10-10-5216	\$ 389.66	51129164	8/9/2021
CLAUDE C KNIGHT	MUNI COURT JUDGE	10-10-5303	\$ 300.00	16459	9/2/2021
CLAUDE C KNIGHT	MUNI COURT JUDGE	10-10-5303	\$ 300.00	16445	8/3/2021
COCHRAN	LOT C SITE IMPROVEMENT PLAN	20-21-5150	\$ 1,808.75	9312	8/30/2021
COLONIAL LIFE	EMPLOYEE PREMIUMS	10-02-2118	\$ 410.58	9293	7/29/2021
COLONIAL LIFE	EMPLOYEE PREMIUMS	10-02-2118	\$ 273.72	51129159	8/27/2021
COTTLEVILLE/WELDON SPRING	AUG GENERAL MEMBERSHIP MTG	10-10-5201	\$ 20.00	9302	8/24/2021
CUIVRE RIVER ELECTRIC	MONTHLY ELECTRIC	20-20-5253	\$ 191.10	51129143	8/3/2021
CUIVRE RIVER ELECTRIC	MONTHLY ELECTRIC	20-20-5253	\$ 156.90	51129144	8/3/2021
CUIVRE RIVER ELECTRIC	MONTHLY ELECTRIC	20-20-5253	\$ 26.00	51129145	8/3/2021
CUIVRE RIVER ELECTRIC	MONTHLY ELECTRIC	20-20-5253	\$ 172.48	51129156	8/30/2021
CUIVRE RIVER ELECTRIC	MONTHLY ELECTRIC	20-20-5253	\$ 23.00	51129157	8/30/2021
CUIVRE RIVER ELECTRIC	MONTHLY ELECTRIC	20-20-5253	\$ 127.10	51129158	8/30/2021
DELTA DENTAL OF MISSOURI	EMPLOYEES DENTAL INSURANCE	10-02-2110	\$ 48.89	9301	8/24/2021
DELTA DENTAL OF MISSOURI	EMPLOYEES DENTAL INSURANCE	10-10-5130	\$ 249.23	9301	8/24/2021
DON LICKLIDER	EXPENSES	10-10-5201	\$ 16.54	16444	8/3/2021
DON LICKLIDER	MILEAGE	10-10-5202	\$ 16.24	16444	8/3/2021
DUCKETT CREEK SANITARY DISTRIC	QTR SEWER FEE	20-20-5250	\$ 65.25	51129161	8/24/2021
ELLIOTT DATA SYSTEMS INC	SECURITY DOOR	20-20-5560	\$ 340.00	9300	8/24/2021
FLO-SYSTEMS INC	NID SEWER REPAIRS	31-31-5566	\$ 1,032.75	9303	8/24/2021
FLO-SYSTEMS INC	NID SEWER REPAIRS	33-33-5249	\$ 1,032.75	9303	8/24/2021
HALE FIREWORKS LLC	FIREWORKS SURETY BOND REFUND	10-02-2701	\$ 500.00	16446	8/3/2021
JAMES HOFER	REFUND FOR W/DRAWN CUP	10-10-4815	\$ 779.49	16449	8/9/2021
KANSAS CITY LIFE INS CO	GROUP LIFE INS	10-02-2110	\$ 1.32	51129163	8/5/2021
KANSAS CITY LIFE INS CO	GROUP LIFE INS	10-10-5131	\$ 174.46	51129163	8/5/2021
KEVIN CARROLL	BRUSH HOGGING	20-20-5236	\$ 250.00	9304	8/24/2021
LASHLY & BAER, P.C.	MUNI PROSECUTING ATTY	10-10-5304	\$ 105.00	9297	8/3/2021
LASHLY & BAER, P.C.	MUNI PROSECUTING ATTY	10-10-5304	\$ 800.00	9297	8/3/2021

LAURA BROWN	MILEAGE REIMB/MACA CONF	10-10-5202	\$	214.87	16450	8/9/2021
METROPARK COMMUNICATIONS	TELEPHONE/INTERNET	20-20-5251	\$	592.25	51129125	7/1/2021
METROPARK COMMUNICATIONS	TELEPHONE/INTERNET	20-20-5251	\$	456.69	51129141	7/30/2021
MIDWEST TESTING, LLC	EARTHWORK TESTING	22-22-5453	\$	1,691.79	16455	8/31/2021
MISSOURI DEPT REV CRIME V	COURT FEES -- CVC	10-02-2511	\$	58.17	16640	7/23/2021
MISSOURI DEPT REV CRIME V	COURT FEES -- CVC	10-02-2511	\$	110.34	16452	8/27/2021
MISSOURI LAWYERS MEDIA	PUBLIC NOTICES	10-10-5214	\$	61.20	9305	8/24/2021
MISSOURI LAWYERS MEDIA	PUBLIC NOTICES	10-10-5214	\$	115.60	9305	8/24/2021
MISSOURI LAWYERS MEDIA	PUBLIC NOTICES	10-10-5214	\$	40.80	9305	8/24/2021
MO DEPT OF PUBLIC SAFETY	COURT FEES	10-02-2521	\$	9.00	16641	7/23/2021
MO DEPT OF PUBLIC SAFETY	COURT FEES	10-02-2521	\$	18.00	16453	8/27/2021
MO EMPLOYERS MUTUAL	WC POLICY 5/1/21 - 5/1/2022	10-10-5207	\$	4,890.00	51129139	7/27/2021
MOCFOA EASTERN DIVISION	JULY LUNCHEON FEE	10-10-5201	\$	16.00	16456	8/31/2021
MUNIWEB	WEBSITE HOSTING	10-10-5210	\$	186.00	51129142	8/2/2021
PURITAN SPRING WATER	BOTTLE WATER	20-20-5255	\$	18.45	51129146	8/3/2021
PURITAN SPRING WATER	BOTTLE WATER	20-20-5255	\$	26.44	51129155	8/30/2021
REPUBLIC SERVICES	TRASH SERVICE	20-20-5254	\$	103.15	9294	7/29/2021
REPUBLIC SERVICES	TRASH SERVICE	20-20-5254	\$	103.15	9308	8/24/2021
RESPOND RIGHT LLC	AED BATTERY	10-10-5560	\$	241.00	16457	8/31/2021
RICHARD & DEBRA BORLAND	MAILBOX REPAIR	10-10-5952	\$	1,300.00	16451	8/10/2021
ROBERT WOHLER	LEGAL FEES	10-10-5301	\$	625.00	9310	8/24/2021
SHERIFF'S RETIREMENT	COURT FEES	10-02-2531	\$	9.00	16641	7/23/2021
SHERIFF'S RETIREMENT	COURT FEES	10-02-2531	\$	18.00	16453	8/27/2021
ST CHARLES CNTY GOVERNMENT	Q3 2021 ROAD PROGRAM	23-23-5445	\$	28,075.13	16642	7/23/2021
ST CHARLES CNTY PUBLIC HEALTH	MOSQUITO SPRAYING	10-10-5280	\$	421.36	9296	8/3/2021
ST CHARLES IT	IT SERVICES	10-10-5325	\$	637.50	9298	8/3/2021
SUE STEIGER	MILEAGE REIMB	10-10-5202	\$	10.08	16448	8/3/2021
SURECUT SOLUTIONS	ROW MOWING	22-22-5265	\$	1,890.00	9306	8/24/2021
TERRACON CONSULTANTS, INC	TRAIL EXPANSION/WALKING TRAIL	20-20-5470	\$	1,465.00	9313	8/30/2021
TRAFFIC SAFETY STORE	A-CADE LEG/RAIL BARRICADES	20-20-5563	\$	813.38	9307	8/24/2021
UNITED HEALTHCARE	EMPLOYEE HEALTH INS	10-02-2110	\$	619.94	9309	8/24/2021
UNITED HEALTHCARE	EMPLOYEE HEALTH INS	10-10-5132	\$	2,722.01	9309	8/24/2021
VERIZON WIRELESS	MONTHLY CELL	10-02-2113	\$	49.30	51129137	7/29/2021
VERIZON WIRELESS	MONTHLY CELL	10-02-2113	\$	49.30	51129154	8/30/2021

VERIZON WIRELESS	MONTHLY CELL	20-20-5257	\$	147.90	51129137	7/29/2021
VERIZON WIRELESS	MONTHLY CELL	20-20-5257	\$	147.90	51129154	8/30/2021
VERIZON WIRELESS	CELL PHONE PARKS DEPT	20-20-5257	\$	7.47	51129138	7/29/2021
VERIZON WIRELESS	CELL PHONE PARKS DEPT	20-20-5257	\$	6.46	51129153	8/30/2021
WEX BANK	FLEET GAS CARD	20-20-5237	\$	257.89	9299	8/3/2021
WILLIAM C HANKS	EXPENSE REIMB	10-10-5202	\$	54.15	16458	8/31/2021
Z. MITCHELL JORDAN	MILEAGE REIMB	10-10-5202	\$	7.95	16447	8/3/2021
Z. MITCHELL JORDAN	SUPPLIES JULY 4TH EVENT	20-20-5217	\$	102.19	16447	8/3/2021

Accounts Payable Total

\$ 62,067.07



BILL NO. 1167

ORDINANCE NO. \_\_\_\_\_

\*\*\*\*\*

**AN ORDINANCE ADOPTING THE BUDGET FOR FISCAL YEAR 2022 FOR THE  
CITY OF WELDON SPRING, MISSOURI, AND MATTERS RELATING THERETO**

\*\*\*\*\*

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF  
WELDON SPRING, MISSOURI AS FOLLOWS:**

**SECTION 1:** That the budget for the fiscal year 2022, beginning October 1, 2021 and ending September 30, 2022 for the City of Weldon Spring, Missouri which is attached as Exhibit "A" hereto, is hereby adopted..

**SECTION 2:** That this Ordinance shall be in full force and effect upon its enactment and approval.

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF  
WELDON SPRING, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.*

\_\_\_\_\_  
Donald D. Licklider, Mayor

Attest:

\_\_\_\_\_  
William C. Hanks, City Clerk

To approve Bill #

Motioned: \_\_\_\_\_

Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Schwaab	_____	_____	_____
Yeager	_____	_____	_____
Licklider	_____	_____	_____

Absent: \_\_\_\_\_

Chart 1.1 - Revenues:

## Exhibit A: FY 2022 Budget Summary/Overview



**Chart 1.3 - Net Revenues Less Expenditures:**

Name	FY 19 Actual	FY 20 Actuals	FY 21 Budget	FY 21 Year-End Estimate	FY 21 Actuals	FY 22 Budget	FY 22 Budget Alternate:
Fund 10 General Fund	143,932	85,434	(11,375)	106,117	0	(8,500)	24,467
Fund 20 Park Fund	331,158	(13,138)	(288,006)	(258,821)	0	46,996	140,996
Fund 22 State Revenue Sharing Fund	(1,624,924)	1,078,709	(225,647)	(18,428)	0	(39,356)	(18,556)
Fund 23 Road and Bridge Fund	(1,521)	(2,512)	(164,370)	(170,519)	0	(342,562)	(236,062)
Funds 30, 31, 33 Sewer Funds	(15,828)	(3,302)	(3,302)	(6,862)	0	10,400	10,400
<b>Total Net Revenues Less Expenditures</b>	<b>(1,167,183)</b>	<b>1,145,190</b>	<b>(692,700)</b>	<b>(348,514)</b>	<b>0</b>	<b>(333,021)</b>	<b>(78,755)</b>

**Chart 1.4 - Transfers from Fund Reserves:**

NOTE: Deficits will be supplemented with unrestricted fund reserves to balance budget.

Name	Activity Description	FY 21 Year-End Estimate	FY 21 Actuals	FY 22 Budget	FY 22 Budget Alternate:
Fund 10 General Fund (FY 22 Target "Emergency" Fund Reserve = \$620,276)		106,117	0	(8,500)	24,467
	Transfer in from General Fund Reserves	0	0	8,500	0
Fund 20 Park Fund (FY 22 Target "Emergency" Fund Reserve = \$413,517)		(258,821)	0	46,996	140,996
	Transfer in from Parks Fund Reserves	258,821	0	0	0
Fund 22 State Revenue Sharing Fund		(18,428)	0	(39,356)	(18,556)
	Transfer in from Fund 22 and/or 10 Reserves	18,428	0	39,356	(236,062)
Fund 23 Road and Bridge Fund		(170,519)	0	(342,562)	(236,062)
	Transfer in from Fund 22 and/or 10 Reserves	170,519	0	342,562	10,400
Funds 30, 31, 33 Sewer Funds		(6,862)	0	10,400	10,400
<b>All Funds Budgeted Net Balance:</b>		<b>\$ 106,116</b>	<b>\$ -</b>	<b>\$ 57,397</b>	<b>\$ (78,755)</b>

**Chart 1.5 - Audited Fiscal Year-End Fund Balances & Forecasted Year-End Fund Balances:**

Name	FY 19 Fund Balances	FY 20 Fund Balances	FY 21 Budget	FY 21 Year-End Est. Bal.	FY 21 Fund Bal.	FY 22 Fund Bal. Est.	FY 22 Budget Alternate:
Fund 10 General Fund	\$ 1,263,542	\$ 1,335,489	n/a	\$ 1,441,606	n/a	\$ 1,190,270	\$ 1,360,536
Fund 20 Park Fund	\$ 1,980,972	\$ 2,017,873	n/a	\$ 1,759,052	n/a	\$ 1,806,049	\$ 1,900,049
Fund 22 State Revenue Sharing Fund	\$ 408,680	\$ 328,029	n/a	\$ 139,081	n/a	\$ (0)	\$ (10,000)
Funds 30, 31, 33 Sewer Funds	\$ 100,882	\$ 98,190	n/a	\$ 91,328	n/a	\$ 101,728	\$ 101,728
<b>Totals Reserves:</b>	<b>\$ 3,754,076</b>	<b>\$ 3,779,581</b>		<b>\$ 3,431,067</b>		<b>\$ 3,098,046</b>	<b>\$ 3,352,312</b>

	A	B	C	D	E	F
1	<b>Exhibit C - Fiscal Year 2022 Budget - Alternate #2</b>					
2	<b>Account Name</b>	<b>Account Number</b>	<b>FY 22 Budget</b>	<b>FY 2022 Budget Alternate:</b>	<b>Dollar Change:</b>	<b>Notes:</b>
3	<b>General Fund:</b>					
4	Franchise Fees-Cuivre Rive	10-10-4802	235,000	242,000	7,000	
5		<b>Subtotal</b>	<b>235,000</b>	<b>242,000</b>	<b>7,000</b>	Increase in revenue.
6						
7	Health Ins. Benefit (Group Plan)	10-10-5132	34,053	32,000	(2,053)	
8	City Officials Appreciation	10-10-5135	800	-	(800)	
9	Meals and Travel	10-10-5201	2,500	2,000	(500)	
10	Mileage	10-10-5202	2,500	1,800	(700)	
11	Training and Education	10-10-5203	4,500	3,000	(1,500)	
12	Dues and Subscriptions	10-10-5204	2,800	2,500	(300)	
13	Mayor's Discretionary	10-10-5205	817	350	(467)	
14	Website Design and Hosting	10-10-5210	9,250	4,500	(4,750)	
15	Printing	10-10-5212	1,500	1,200	(300)	
16	Postage	10-10-5213	3,500	3,300	(200)	
17	Bank Service Fees	10-10-5216	5,800	5,600	(200)	
18	Copier/Postage Machine Expenses	10-10-5220	2,500	2,250	(250)	
19	Advertisements/Marketing	10-10-5223	-	5,000	5,000	
20	Animal Control Services	10-10-5275	7,346	7,450	104	
21	Mosquito Control	10-10-5280	2,000	1,500	(500)	
22	City Attorney	10-10-5301	8,250	6,500	(1,750)	
23	Prosecuting Attorney-Court	10-10-5304	12,000	11,000	(1,000)	
24	External City Engineer	10-10-5312	1,200	500	(700)	
25	Consultant-Software	10-10-5324	18,000	9,500	(8,500)	
26	Consultant-Network	10-10-5325	10,000	8,500	(1,500)	
27	Consultant - Recodification	10-10-5326	3,000	-	(3,000)	
28	Non-Capital Equipment - City Hall	10-10-5560	4,500	2,500	(2,000)	
29	Misc	10-10-5952	300	1,000	700	
30	Code Enforcement Contract Cost	10-16-5952	5,750	5,550	(200)	
31	Court Reporting Service	10-16-5305	600	-	(600)	
32		<b>Subtotal</b>	<b>143,466</b>	<b>117,500</b>	<b>(25,966)</b>	Decrease in expenses.
33						
34	<b>Total Expenses:</b>		<b>571,050</b>	<b>545,083</b>	<b>(25,966)</b>	
35	<b>Net Rev. Less Expend.</b>		<b>(8,500)</b>	<b>24,467</b>	<b>32,966</b>	
36						
37						
38						
39						
40						
41						
42						
43						
44						



	A	B	C	D	E	F
1	<b>Exhibit C - Fiscal Year 2022 Budget - Alternate #2</b>					
2	<b>Account Name</b>	<b>Account Number</b>	<b>FY 22 Budget</b>	<b>FY 2022 Budget Alternate:</b>	<b>Dollar Change:</b>	<b>Notes:</b>
45	<b>Parks &amp; Facilities Fund:</b>					
46	Event Sponsorships	20-20-4970	2,500	8,500	6,000	
47		<b>Subtotal</b>	<b>2,500</b>	<b>8,500</b>	<b>6,000</b>	Increase in revenue
48						
49	Seasonal Employees	20-20-5105	5,000	-	(5,000)	
50	Events in the Park	20-20-5216	5,200	3,800	(1,400)	
51	Fourth Of July	20-20-5217	10,000	9,000	(1,000)	
52	Park-Repairs	20-20-5236	25,000	15,000	(10,000)	A.
53	City Hall-Repairs/Maint.	20-20-5241	12,000	8,000	(4,000)	B.
54	Telephone, internet, email hosting	20-20-5251	5,250	4,900	(350)	
55	Professional Services-Consultant	20-20-5314	32,000	-	(32,000)	C.
56	Capital Equipment - Park	20-20-5463	15,000	12,750	(2,250)	D.
57	Landscaping: Non Capital	20-20-5550	5,000	2,500	(2,500)	
58	Trail Maintenance/Repairs	20-20-5570	14,500	-	(14,500)	F.
59	Parks Planning/Professional Ser	20-20-5575	30,000	15,000	(15,000)	G.
60		<b>Subtotal</b>	<b>158,950</b>	<b>70,950</b>	<b>(88,000)</b>	Decrease in expenses.
61						
62	Total Expenses:		<b>342,504</b>	<b>254,504</b>	<b>(88,000)</b>	
63	Net Rev. Less Expend.		<b>46,996</b>	<b>140,996</b>	<b>94,000</b>	
64						
65	<b>State Rev. Sharing Fund:</b>					
66	ROW - Landscaping/Maintenance	22-22-5264	7,500	7,000	(500)	
67	City Attorney	22-22-5301	800	-	(800)	
68	Outside Attorney	22-22-5302	10,000	8,500	(1,500)	A.
69	Professional Services-Consultant	22-22-5314	18,000	-	(18,000)	B.
70		<b>Subtotal</b>	<b>36,300</b>	<b>15,500</b>	<b>(20,800)</b>	Decrease in expenses.
71						
72	Total Expenses:		<b>263,031</b>	<b>242,231</b>	<b>(20,800)</b>	
73	Net Rev. Less Expend.		<b>(39,356)</b>	<b>(18,556)</b>	<b>20,800</b>	
74						
75	<b>Road &amp; Bridge Fund:</b>					
76	Contingency/Inflation	0	45,000	10,000	(35,000)	
77	Emergency Repairs/Cleanup	0	75,000	10,000	(65,000)	
78	Work Orders - Misc.	0	15,000	8,500	(6,500)	
79		<b>Subtotal</b>	<b>135,000</b>	<b>28,500</b>	<b>(106,500)</b>	Decrease in expenses.
80						
81	Total Expenses:		<b>553,192</b>	<b>446,692</b>	<b>(106,500)</b>	
82	Net Rev. Less Expend.		<b>(342,562)</b>	<b>(236,062)</b>	<b>106,500</b>	
83						
84						
85						
86						

	A	B	C	D	E	F
1	<b>Exhibit C - Fiscal Year 2022 Budget - Alternate #2</b>					
2	<b>Account Name</b>	<b>Account Number</b>	<b>FY 22 Budget</b>	<b>FY 2022 Budget Alternate:</b>	<b>Dollar Change:</b>	<b>Notes:</b>
87						
88						
89	<b>Alternate Budget Summary Comparison:</b>					
90						
91	<b>Total Revenue Increase:</b>			<b>\$ 13,000</b>		
92	<b>Total Expenditure Decrease:</b>			<b>\$ (241,266)</b>		
93	<b>Net Reduction in Deficit:</b>			<b>\$ (254,266)</b>		
94						
95	<b>Current FY 2022 Total Deficit (all funds):</b>		<b>\$ (333,021)</b>			
96						
97	<b>Alternate FY 2022 Total Deficit (all funds):</b>			<b>\$ (78,755)</b>		



**Weldon Spring City Park Story Book Walking Trail Proposal**  
**By Kolin Barks**  
**08/09/21**

---

## **Project Plan**

### **Project Description:**

A Story book walking trail consists of 15-18 stations around a paved loop trail. Each station consists of a mounted plexiglass incased message board that houses one page of a children's book. As families walk down the trail, they can read the story as they go. The SCCC Library will rotate stories on a monthly or quarterly basis. The stations that Weldon Spring would receive are smaller and at an angle thus reducing sight line interruptions. The stations are manufactured by a company and constructed out of metal. The stations are provided by the SCCC Library Foundation to the City of Weldon Spring at no cost, the City needs only install and maintain them.

I, Kolin Barks, want to install the Story Book Walking Trail as an Eagle Scout Project in the early fall of 2021 for the City of Weldon Spring. Step one in this process is getting approval from the City's governing bodies of my proposed plan. Then I can take it to any additional BSA groups for approval. Please consider the information below:

### **Station Design:**



### **Station Locations:**



- On the map to the left, I have designated each point where a station would be located. The Library District has indicated there would be 17-18 for this project. If there are 18, an additional station would be placed at behind the small ball field.

### **Project Cost:**

- Though the stations are provided, concrete footings would be required as well as 2x4 to effectively level the station mounting post. I would also like to add mulch around each station.
- I am requesting \$250.00 from the City to cover the cost of these materials.

**Installation:**

- Pending all approvals, I would install the stations ideally in late September.
- I would lead a group of 10 boy scouts and 6 additional volunteers to assist with the install.
- I will contact dig-right a minimum of 2 working days before the project to mark the digging locations for utilities
- I expect the project to take a total of 2 days



# StoryWalk® Solutions

## ALUMINUM FRAME AND ALUMINUM POST - FLUSH

For a 18"h x 24"w page, with a viewable area of 17" h x 23" w.

Flush mounted to the post

Standard post length is 60", for in ground installation

Longer posts and surface mounted posts are available..

Sign panel mounts 28-32" from grade

Prepare footing depth per your region's requirements.  
Ensure post is plumb and level while back filling with appropriate material.



Removable bottom rail for page insertion.

The 2 sheets of acrylic - with the laminated page between them - slide up into the exposed channel on the bottom of the frame.

The powder coated aluminum frame has a 1 year warranty.

Made in the USA.

### Assembly Instructions

1. Install the frame to the sleeve with the (4) allen head screws, one flat washer, and one nylock nut. The allen driver is provided, you will need a 7/16" socket to install the nylock nut. Do not use power tools as stainless steel hardware will gall and seize.

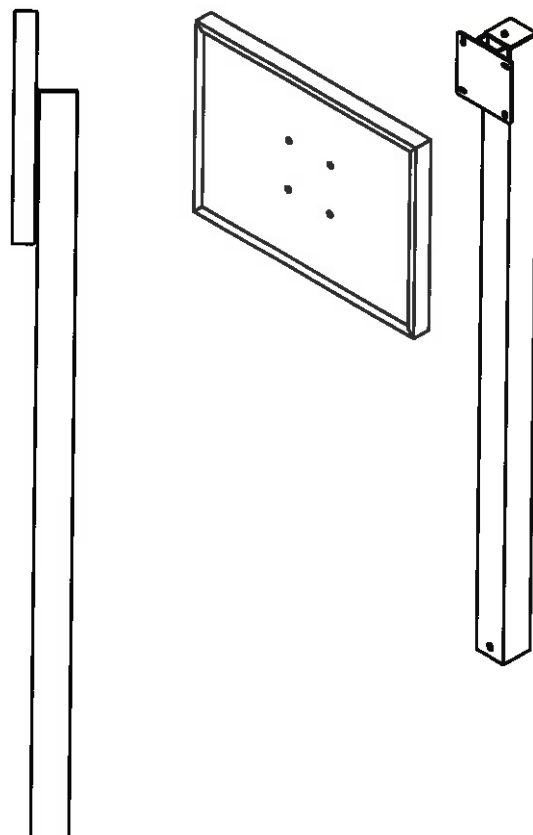
2. Remove the bottom frame rail 2 screws with the allen driver. Holding the rail in your hand, install a screw thru the rail, then push a white retaining washer down over the threads. Repeat. The retaining washer will help keep the screws in the frame rail which you replace pages.

#### Page Installation – first time

1. Remove the blue masking from both sides of the acrylic.
2. Place your page and optional colored backer between the sheets of acrylic. Be sure your pages are numbered, or you know what page order they should be installed.
3. Remove the bottom frame rail using the provided driver.
4. Slide the sheets up into the exposed frame channel.
5. Replace the bottom rail.

#### Cleaning Instructions

Use a soft cloth and dilute soap and water to wash and dry the displays.









# CITY OF WELDON SPRING

5401 Independence Road  
Weldon Spring, MO 63304  
phone: (636) 441-2110  
fax: (636) 441-8495  
[www.weldonspring.org](http://www.weldonspring.org)

## MEMORANDUM

To: Board of Aldermen

From: William C. Hanks, City Clerk

Subject: Section 400 Code Changes Bill

CC: Michael Padella, City Administrator  
Steve Lauer, City Planner

Date: 9/10/21

The following Bill has been revised as of September 10, 2021; however, it is pending final review and recommendation by the Planning & Zoning Commission (P & Z) at their meeting scheduled for September 13, 2021. This Bill could be tabled, or amendments could be added to the Bill for Board consideration. If amended, clean copies of the Bill will be provided at the Board meeting by City staff.

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

\*\*\*\*\*

AN ORDINANCE AMENDING THE FOLLOWING SECTIONS (402.020, 405 – LAND  
USE TABLE ATTACHMENT, 405.180, 405.215, 405.225, 405.295, 405.430, 410.135, 410.630  
412.010) AND ENACTING NEW SECTIONS (405.527 & 410.335) OF THE  
WELDON SPRING, MISSOURI, MUNICIPAL CODE

\*\*\*\*\*

**WHEREAS**, That Missouri cities of the fourth class, Weldon Spring being such, have the authority from time to time to amend, supplement, change, modify or repeal its regulations and restrictions pursuant to the provisions of Section 89.060 of the Missouri Revised Statutes; and

**WHEREAS**, said notices of public hearings were published at least fifteen (15) days in advance of the Public Hearing held by the Planning & Zoning Commission on August 2, 2021, and the Public Hearing held by the Board of Aldermen on August 10, 2021; and

**WHEREAS**, the Planning & Zoning Commission has recommended the following amendments, which are outlined and set out in this legislation and “Exhibit A”, to the Board of Aldermen for consideration; and

**WHEREAS**, the Board of Aldermen has taken up this matter based upon the recommendations made by the Planning & Zoning Commission of the City of Weldon Spring, Missouri.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:**

**SECTION 1:** That Section 402.020 of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ type):

Section 402.020:           Definitions

**ASSISTED LIVING FACILITY:** A residential facility licensed by the State of Missouri that provides twenty-four (24) hour care, services and protective oversight to residents who are provided with shelter and board and who may need assistance with daily living activities.

**CONGREGATE CARE FACILITY:** A senior residential facility that offers apartment style living for adults who are in good health and do not require medical care. Facilities may offer services such as meals, housekeeping, transportation and other forms of personal care.

**PLAT, BOUNDARY ADJUSTMENT:** A plat which depicts a change in a recorded subdivision that affects any lot line, provided that no new lot or illegal zoning lot is created.

**DRAFT – 9/10/21**

**RESIDENTIAL CARE FACILITY:** A residential facility licensed by the State of Missouri that provides twenty-four (24) hour accommodation and care during short term illness or recuperation.

**SEMI-TRAILER:** A detachable trailer for hauling freight, with wheels at the rear end, the forward end being supported by the rear of a truck tractor when attached, either with or without axels and wheels.

**SENIOR HOUSING FACILITY:** A premises consisting of age-restricted dwelling units designed for and occupied exclusively by persons fifty-five (55) years of age and older who are in good health and do not require medical or skilled nursing. In the case of individuals residing together either by marriage or domestic partnership, at least one (1) of the residents must be fifty-five (55) years of age or older. Such facilities do not include skilled nursing facilities, residential care facilities, assisted living facilities, congregate care facilities or any other uses which provide medical care.

**SHIPPING CONTAINER:** A portable storage container designed and manufactured according to specifications from the International Standards Organization (ISO) as a standard, reusable vessel intended to be loaded on a truck, railcar or ship, used primarily for shipping goods.

**SHIPPING CONTAINER STRUCTURE:** A structure constructed on one (1) or more shipping containers.

**SKILLED NURSING FACILITY:** A residential facility licensed by the State of Missouri that provides twenty-four (24) hour accommodation, nursing care and treatment services for persons who need nursing care and medical service, but do not require intensive hospital care.

**SECTION 2:** That the Land Use Table Attachment, which is shown as “Exhibit A”, in Chapter 405 of the City of Weldon Spring, Missouri, Municipal Codes is hereby amended as follows:

In the Residential Principal Uses section of the Land Use Table Nursing Home was deleted, and Congregate Care, Senior Housing and Skilled Nursing Facilities uses were added to Assisted living and Residential Care Facilities uses. These uses are no longer permitted as a conditional use in Agricultural “AG” zoned districts. These uses were added as a conditional use in the “RS 1/2 “- Single-Family Residential District. All the changes are highlighted in “Exhibit A,” which is attached hereto and is incorporated by reference herein.

**SECTION 3:** That subsection (j) is added to Section 405.180 of the Municipal Code to be hereby amended as followed (the added text is shown in boldface typeface):

**J. Temporary Shipping Containers**

1. A Land Use Permit may be issued for a temporary shipping container for up to 180 days with a provision allowing for future extension only for demonstrated cause.
  - a. A No-Cost Land Use Permit will be issued for those temporary shipping containers that were placed on the lot/parcel prior to the effective date of this Ordinance.
2. Temporary shipping containers do not require a permanent foundation **or anchoring.**
3. An exemption may be allowed for shipping containers when used temporarily on a site for and during construction of a building having a valid building permit and if used for the storage of equipment/props during a permitted special event.
4. An exemption may be allowed for shipping containers that are stored on construction contractor's business sites that are waiting to be taken to offsite job sites.

**SECTION 4:** That subsection (D) is added to Section 405.215 of the Municipal Code to be hereby amended as followed (the added text is shown in boldface type):

**D. Shipping Containers/**Semi-Trailers****

**In the same location for more than 180 consecutive days**

1. Must be located in the (LI) Light Industrial zoning district.
2. Must be depicted on an approved site plan.
3. A Land Use Permit must be obtained for shipping containers/**semi-trailers** larger than 120 sq. ft. in size.
  - a. Must be located on a level base of asphalt, concrete, paver stones, or other suitable paving surface.
  - b. A No-Cost Land Use Permit will be issued for those shipping containers/semi-trailers that were placed on the



lot/parcel prior to the effective date of this Ordinance. These units will be administratively reviewed and will not require review and approval by the Architectural Review Commission.

4. Must be painted in those areas that contain rust, corrosion, or graffiti to prevent future rust and corrosion.
5. Shipping containers shall be in compliance with Chapter 500 of the Municipal Code and shall be considered a permanent structure unless approval has been granted for the shipping container to be a temporary structure.
6. Shall not be stacked.
7. May be located in either a side or rear yard but no closer to the front lot line than the principal building.
8. Shall not occupy required off street parking spaces, loading zones, building exits, public right-of-ways or impede the flow of traffic within the site development.
9. Shall meet the setback requirements of the underlying zoning district.
10. Shall be a single-unit, stand-alone unit, and shall not be in contact with or supporting any other shipping container or other structure.
11. Materials stored within shipping containers/semi-trailers are subject to review by the Cottleville Fire Protection District. Failure to eliminate any fire hazards as recommended by the Cottleville Fire Protection District shall constitute a violation of municipal code.

**SECTION 5:** That Section 405.225 of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ type):

Section 405.225            Performance Standards for Conditional Uses

E. ~~[Nursing And Residential Care]~~ **Senior Care/Housing Facilities. Assisted Living, Congregate Care, Residential Care, Senior Housing & Skilled Nursing Facilities** ~~[Nursing homes and residential care facilities]~~ may be allowed in the "RS 1/2," "PR," and "PC" zoning districts based on the following criteria:

1. Shall be on a site of at least five (5) acres.

**DRAFT – 9/10/21**

2. The density of development (for apartment-type units) within a ~~[residential]~~ **Senior care/housing** facility shall not exceed ~~[twenty (20)]~~ **fifteen (15)** dwelling units per acre. Living units with cooking facilities shall count as one (1) dwelling unit and living units without cooking facilities shall count as two-thirds (2/3) of a dwelling unit for purposes of calculating the density of development.
3. ~~[Residential]~~ **Senior care/housing** care facilities shall be primarily residential in character; however, **for Assisted Living, Congregate Care, Residential Care, & Skilled Nursing Facilities**, centralized eating facilities for residents of the facility, medical facilities and similar uses associated with the long- or short-term care of patients may be included.
4. ~~[The maximum floor area ratio, as defined in Chapter 402, shall be two-tenths (0.2). For example, if a five (5) acre site was developed at a FAR of two-tenths (0.2) it may have a single story building with forty-three thousand five hundred sixty (43,560) square feet of gross floor area or a two (2) story building on the same lot with twenty-one thousand seven hundred eighty (21,780) square feet of gross floor area for each level, etc.]~~ **An accessible elevator is required for structures with two or more floors.**
5. **In compliance with** other additional reasonable requirements designed to protect the safety and general welfare of adjoining landowners and other residents of the City.

**SECTION 6:** That Section 405.295 of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ type):

Section 405.295      Minimum Required Off-Street Parking Spaces

B. General Parking Requirements.

3. Residential Uses.

c. ~~[Assisted living]~~ **Senior housing** facilities: one (1) space per dwelling unit.

~~[f. Congregate care facilities: one and one half (1 1/2) spaces per resident.]~~

K. Health Care And Social Assistance.

4. ~~[Nursing And Personal Care]~~ **Assisted Living, Residential Care, & Skilled Nursing Facilities** (Uses Within NAICS Code 623): One (1) parking space ~~[per two (2) patient]~~ **for every five (5) beds plus one (1) space for every one (1) employee on the maximum shift.**

**5. Congregate Care Facility: One (1) parking space per dwelling unit.**

[5] **6. All Other Health Services: One (1) parking space per two hundred fifty (250) square feet of floor area.**

[6] **7. All Other Social Service Uses: One (1) parking space per three hundred (300) square feet of floor area.**

**SECTION 7:** That Section 405.430(A) of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ type):

Section 405.430      Design Standards

A. The Architectural Review Commission shall use the following design standards when reviewing land use permit applications in any applicable zoning district for permanent buildings. For purposes of this Section 430.430, residential buildings shall include single-family, single-family attached villas, and multi-family dwellings; commercial buildings shall include retail, office and related uses allowed in the "MED" Medical District, "GC" General Commercial District and "PC" Planned Commercial District; institutional buildings shall include private schools, hospitals, ~~[nursing homes]~~ **skilled nursing facilities**, and similar institutional uses in any applicable zoning district; industrial buildings shall include manufacturing, warehousing and similar industrial uses allowed in "LI" Light Industrial District; major recreational buildings shall include ice rinks, indoor soccer facilities and buildings housing similar uses allowed in the "LI" Light Industrial District; and agricultural buildings shall include barns, kennels and similar buildings, whether principal or accessory, used for agricultural, livestock or large animal support or other accessory uses when located in the "AG" Agricultural District or "RS-3" Single-Family Residential District.

**SECTION 8:** That subsection (16) is added to Section 405.430 (D) of the Municipal Code to be hereby amended as followed (the added text is shown in boldface type):

Section 405.430      Design Standards

D. Industrial and Major Recreational Building

**16. Shipping Containers/~~Semi-~~Trailers**

- 1. If the shipping container/semi-trailer is placed on a lot/parcel after the effective date of this Ordinance, it shall be painted in the same or a complimentary color of the principal building. Complimentary colors would consist of an earth tone, white or similar color that blends in with the principal building.**

**DRAFT – 9/10/21**

2. Words, murals or logos are not allowed on the shipping container/semi-trailer if it is placed on the lot/parcel after the effective date of this Ordinance, except for the current shipping container/semi-trailer owner's business name or logo.
3. Screening may be required if the shipping container/semi-trailer is located within 50 feet of a residentially zoned lot/parcel and is visible from said residential lot/parcel.

**SECTION 9:** That Section 405.527 of the Municipal Code is enacted as follows:

**Section 405.527      Shipping Container Compliance**

- A. All owners of property within the City of Weldon Spring shall have 120 days from the effective date of the ordinance certified in this Ordinance to bring the properties which contain shipping containers that are in violation of the terms of this Ordinance, into full compliance with the provision of this Ordinance.
- B. If a shipping container is found to be in a zoning district where it is prohibited, the Zoning Commissioner shall cause written notice to be served upon the owner of the property on which the shipping container is located. Such notice shall state that the shipping container shall be removed within thirty (30) business days of receipt of notice. In addition, the provisions of Section 405.530. Violations and Penalties of the Municipal Code of the City of Weldon Spring shall be applicable.

**SECTION 10:** That Section 410.135 of the Municipal Code is hereby amended as followed (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ typeface):

**Section 410.135      Definition of Minor Subdivision**

Any subdivision containing not more than two (2) lots fronting on an existing street or access easement, not involving the creation of a commercial access easement, a new street, the extension of City facilities or the creation of any public improvements and not adversely affecting the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Comprehensive Plan, Zoning **Ordinance** or these regulations ~~including lot line adjustments~~. One (1) minor subdivision shall be permitted per parcel **from the City incorporation date (November 8, 1984) or the annexation date of the parcel, whichever is earlier.**

**SECTION 11:** That Section 410.335 of the Municipal Code is enacted as follows:

**DRAFT – 9/10/21**

- A. Three (3) folded prints of the boundary adjustment plat shall be submitted to the City Planner. In addition to the three (3) paper prints and a digitized version that complies with St. Charles County mapping standards shall be submitted. The digitized version should be accompanied by the information consistent with the final plat. All Boundary Adjustment Plats shall be prepared by a Missouri registered professional land surveyor and/or Missouri registered professional engineer and bear their signature and seal. The filing/review fee for a Boundary Adjustment Plat is found in Section 412.010.**
- 1. Boundary Adjustment Plats must be made on official forms and shall be submitted with all required fees. Official forms are available at City Hall and on the City's website ([www.weldonspring.org](http://www.weldonspring.org)). Fees are established by the Board of Aldermen and listed on the official "Weldon Spring Fee Schedule" which is also available at City Hall and on the City's website ([www.weldonspring.org](http://www.weldonspring.org)).**
  - 2. Boundary Adjustment Plats must be approved administratively by the City Planner and City Engineer.**
- B. Boundary Adjustment Plats must also meet the following criteria:**
- 1. No additional lot shall be created by any boundary adjustment.**
  - 2. The resulting lot or lots shall not be reduced below the minimum sizes and dimensions required by the current zoning district.**
  - 3. Existing zoning shall not be affected by this procedure.**
- C. Boundary Adjustment Plats shall include, at a minimum, the following:**
- 1. Name of plat and names of those who prepared the plat.**
  - 2. North point, date of survey, and scale used.**
  - 3. Location of original and adjusted lot lines and their relation to established section lines, fractional section lines or U.S. survey lines.**
  - 4. Acreage of original and adjusted lots.**
  - 5. Setback lines, location of easements.**
  - 6. Street numbers of each lot.**
  - 7. Certification as to acreage boundaries, monuments made by a registered land surveyor, testifying that the above were made by the surveyor.**

8. **Owner of record signature(s) and lienholder's statement.** These signatures must be acknowledged by a public notary prior to recording the plat.
9. **The statement "This Boundary Adjustment Plat is approved for recording this \_\_\_\_\_ day of \_\_\_\_\_."** The statement shall also include a three (3) inch line with the title "City Planner" directly below the line for his/her signature.

**D. Boundary Adjustment Plat Approval.** No Boundary Adjustment Plat shall be filed for record or recorded in the office of the Recorder of Deeds for St. Charles County, Missouri, unless and until the approval of the City Planner is endorsed thereon.

**SECTION 12:** That Section 410.630 of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ type):

Section 410.630      Public Uses

A. Parks, Playgrounds And Recreation Areas.

1. **Recreation Standards.** The City shall require that land be reserved for parks, playgrounds and other recreation purposes in locations designated by the City's Comprehensive Plan, **Parks & Greenways Master Plan** or where such reservations are deemed appropriate. Each reservation shall be of suitable size, dimension, topography and general character, and shall have adequate street access for the particular purpose envisioned by the Planning and Zoning Commission. The area shall be shown and marked on the plat "Reserved for Park and/or Recreation Purposes." When recreation areas are required, the Planning and Zoning Commission shall determine the number of acres to be reserved based on Table 3. The applicant shall dedicate all such recreation areas to the City or to a homeowners' association at the discretion of the City. For multi-family uses, the City shall determine the overall site, and density, and apply the appropriate percent of public use donation based upon the Table 3. ~~acreage for reservation based on the number of dwelling units per acre.~~

Table 3 Recreational Requirements	
Size of Single Family Lot	Percentage of Total Land in Subdivision to be Reserved for Recreation Purposes
80,000 sq. ft. (§ 1.8 acres) and greater	4.0%
40,000 sq. ft. (§ 0.92 acres)	5.0%
20,000 sq. ft. (§ 10.46 acres) or less	6.0%

Table 3 Public Use Requirements
---------------------------------

Lot Size (Sq. Ft.) based upon Density	Public Use Donation %	Lot Size (Sq. Ft.) based upon Density	Public Use Donation %
200,000 or greater	2.5%	20,000	6.0%
160,000	3.0%	15,000	6.5%
120,000	3.5%	10,000	7.0%
80,000	4.0%	7,500	7.5%
60,000	4.5%	5,000	8.0%
40,000	5.0%	3,750	8.5%
30,000	5.5%	2,500 or less	9.0%

2. Minimum Size of Park And Playground Reservations. In general, land reserved for recreation purposes shall **apply to proposed development sites consisting of 15 acres or larger, if less than 15 acres then the Subsection (A)(4) Alternative Procedure may apply** ~~have an area of at least four (4) acres~~. When the percentages from Table 3 would create less than four (4) acres, the Planning and Zoning Commission may require that the recreation area be located at a suitable place on the edge of the subdivision so that additional land may be added when the adjacent land is subdivided. In no case shall an area of less than two (2) acres be reserved for recreation purposes if it will be impractical or impossible to secure additional lands in order to increase its area. When recreation land is not reserved in a subdivision or the land reserved is less than the percentage in Subsection ~~(A)(1)~~ above, the provisions of Section (A)(4) hereof shall be applicable.

**SECTION 13:** That Section 412.010 of the Municipal Code is hereby amended as follows (the deleted text shown in ~~bracket and stricken~~ type):

Section 412.010          Application Fees

~~[Notes:~~

~~All fees apply to the initial submittal and one (1) resubmittal in response to initial review comments. Subsequent submittals, beyond the first two (2), will be charged additional fees for the actual time and expenses of the City at the chargeout rates and fee schedule effective upon the date of subsequent reviews plus the additional percentage allowed by State Statute. After project review is complete (as determined by the City), if the amount spent by the City on project review and procedure is less than the fees collected by the City, the applicant will be reimbursed the difference of those two (2) amounts minus the additional percentage allowed by State Statute.~~

**SECTION 14:** That this ordinance shall be in full force and effect from and after its enactment and approval.

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, AS FOLLOWS:**

**DRAFT – 9/10/21**

**READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

\_\_\_\_\_  
Donald D. Licklider, Mayor

Attest:

\_\_\_\_\_  
William C. Hanks, City Cle

To approve Bill #

Motioned: \_\_\_\_\_

Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Schwaab	_____	_____	_____
Yeager	_____	_____	_____
Licklider	_____	_____	_____

Absent: \_\_\_\_\_



EXHIBIT A  
Chapter 400: Land Use Table

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**Land Use Table**

The Land Use Table provides a tabular summary of the principal land uses allowed within each zoning district. Please refer to the specific district regulations and all other applicable requirements and procedures contained in Chapter 400.

- A. **Permitted (By-Right):** Uses identified in a zoning district column of the Use Table with a “●” are “permitted by-right” and shall be permitted in such zoning district subject to all other requirements of this Zoning Ordinance.
- B. **Conditional Uses:** Uses identified in a zoning district column of the Use Table with a “C” are “Conditional Uses” and shall be permitted in such zoning district in accordance with the standards and procedures contained in Article IX.
- C. **Unlisted Uses:** Any use not shown as a use permitted by right or a conditional use in a zoning district is specifically prohibited in that district. Uses not listed have been determined either not to be appropriate in any district, incompatible with certain existing uses, or sufficiently rare or unexpected as to be incapable of being listed at the time of adoption of this Code. Any use not shown as a use permitted by right or a conditional use in any zoning district, but constituting a use that is required to be permitted by law, shall be subject to the conditions of the most appropriate zoning district and the following requirements.
1. The use shall be permitted only to the extent required by law;
  2. The use shall be approved only as a Conditional Use in the City’s “LI” Industrial District, except if by law it is required to be permitted by right;
  3. The use shall be located no closer than 1,000 feet from any residence, residential property, park, school, or church, except as may be modified by the Board of Aldermen via a Conditional Use Permit;
  4. The use shall maintain a distance of at least 1,000 feet from any other such use having the same description, except as may be modified by the Board of Aldermen via a Conditional Use Permit;
- D. **Old Town” & Village Center Overlay (Shell Districts):** As of the adoption of this Chapter, no property may be rezoned to the “OT” Old Town District or “VC” Village Center. All preexisting “OT” and “VC” property shall be permitted all lawful uses as of the effective date of this Code. After the effective date of this Code revision, no additional land shall be rezoned to the “OT” or “VC” Overlay District. Any proposed subdivisions, including lot splits, change of use, new construction or other alterations not permitted under the respective district regulations shall require rezoning to an

## Chapter 400: Land Use Table

applicable zoning district. Use of property maintaining the "OT" and "VC" preexisting zoning shall be subject to all other regulations of this Code.

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS 1/2	PR	SP	HTO	MED	PC	GC	LI	Reserved
RESIDENTIAL PRINCIPAL USES													
Dormitories									•				
Group Home	C	C	C	C	C	C							
Lofts										C			
Modular Home	C												
Multi-Family ("Apartment")										C			
[Nursing Home,] Assisted Living, Congregate Care, Residential Care, Senior Housing, Skilled Nursing Facilities	C				C	C			•	C			
Single-Family (individual home sites)	•	•	•	•	•	•				C			
Single-Family (Conservation Subdivisions)	•	•	•	•	•	•				C			
Single-Family (Conventional Subdivisions)	C	C	•	•	•	C				C			
Townhomes, Condos, Multiplex										C			
Two-Family Attached ("Villa")						C				C			
NON-RESIDENTIAL PRINCIPAL USES													

# Chapter 400: Land Use Table

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Agriculturally related limited commercial uses, i.e. commercial nursery activities.	C												
Antique Sales										•			
Arts, Entertainment, Museums, Parks & Recreation	•	•	•	•	•	•	•	•	•	•	•		
Automotive Customizing Shop											C	•	
Automotive Parts and Supply Store											•		
Automotive Filling Station (Convenience Store)											C	C	
Animal Production (beef & dairy cattle, poultry and egg production, and sheep & goat farming),	•												
Animal Production, limited (chicken egg production and animal aquaculture)	•	C											
Automotive Rental Agency											C	•	
Automotive Repair (Body/Paint) Shop											C	•	
Automotive (Vehicle, Boat, or RV) Sales											C		
Automotive Service Station (i.e. Jiffy Lube)											C		
Automotive Wash Services											C	•	
Bakeries (Retail)										•	•		
Bar, Tavern or Lounge										C	C		

# Chapter 400: Land Use Table

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Barber Shop, Beauty Salon or Spa							C				•		
Bed and Breakfast Inns										•			
Broadcasting, Telecommunications, Radio, TV, and Cable Networks								•			•	•	
Building Material Sales & Services											•	•	
Bus, Truck & Rail Terminals												•	
Catering Service								•		•			
Cemetery, Crematory, and Mausoleum	C	C	C	C	C		•						
Church, Temple, Synagogue (places of worship)	•	•	•	•	•	•	•						
Clinic-Out Patient (Medical, Dental, etc.)							•	•		•	•		
Club, Civic, Religious, or Fraternal Organization							•	•	•	•	•	•	
Co-Branded Structure (Gas, Food Sales, etc.)											•	•	
Construction Contractor												•	
Couriers and Messengers								•			•		
Crop Production	•	•											
Data Center								C		C	C		
Day Care – Adult						C	•		•				
Day Care – Child Nursery	C	C			C	C	•		•		•		

# Chapter 400: Land Use Table

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LI	Reserved
Drug Store (Pharmacy)									•		•		
Dry Cleaning & Laundry Pick-up								•		•	•	•	
Dry Cleaning Plant												•	
Equipment Sales, Rental & Leasing												•	
Financial Services-banking								•		•	•		
Fishing Lakes	•	C											
Food/Bakery Product Manufacturing													
Forestry and Logging	•	•										C	
Funeral Home, Mortuaries										C	C		
Furniture, Appliance or Electronics Sales										•	•		
Golf Courses and Country Clubs	•	C	•	•	•	•	•	•		•	•		
Golf, Miniature											•		
Greenhouse, Plant Nursery & Garden Supplies	C											•	
Grocery Store- Retail										•	•		
Hospital									•		•		
Health Care, Social Services, Vocational Rehab, and Family Services							•	•	•	•	•		

# Chapter 400: Land Use Table

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS 1/2	PR	SP	HTO	MED	PC	GC	LI	Reserved
Health Club, Fitness Center & Gymnasiums								•	•	•	•		
Hotel								•		•	•		
Hotel, Extended Stay										C	C		
Industrial, Heavy												C	
Industrial, Light								C		C		•	
Information Services and Data Processing								•		•	•		
Kennels, Pet Care, and Dog Daycares	•	C								•	•		
Liquor Store										•	•		
Laundromat- self service											•		
Massage Therapy Establishment (licensed)										C	•		
Mini-Warehouse (Self-Storage Facility)										C		•	
Night Club, Dance Hall or Private Club										C			
Office								•	•	•	•	•	
Park, Playgrounds & Open Space (Public)	•	•	•	•	•	•	•	•	•	•	•	•	
Postal, Mail, and Coping Services							•	•		•	•	•	
Printing & Publishing Facility								•		•	•	•	
Psychiatric and Substance Abuse Hospitals							C		C	C			



# Chapter 400: Land Use Table

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS½	PR	SP	HTO	MED	PC	GC	LJ	Reserved
Public Administration, Police, Fire, Government	•	•	•	•	•	•	•	•	•	•	•	•	
Public Administration, (Other than Weldon Spring)	C	C	C	C	C	C	C	C	C	C	C	C	
Recreation Facility or Area (Commercial)								•	•	•	C	•	
Repair Services								C		C	•	•	
Research, Development & Testing Services								•	•	•	C	•	
Restaurant, Fast Food								C	C	•	•	•	
Restaurant, General								•	•	•	•	•	
Retail Sales & Services							•		•	•	•	•	
Resale (Consignment) Sales, Thrift Shops										•	•	•	
Schools (Studios), Art, Dance, Music or Beauty								•		•	•	•	
Schools, Business, Vocational or Trade School								•	•	•	•	•	
Schools (College, Junior College)								•	•	•	•	•	
Schools, Public (Elementary and Secondary)	•	•	•	•	•	•	•			•	•	•	
Schools, Private (Elementary and Secondary)	C	C	C	C			C			•			
Schools (Middle & High)										C	C	C	
Tanning Salon (State licensed)									•	•			
Tattoo Establishment (State licensed)										C			

# Chapter 400: Land Use Table

City of Weldon Spring Land Use Table													
Use is permitted by right:	•												
Use permitted as a conditional use:	C												
Use not permitted:													
USES	Ag	RS3	RS2	RS1	RS 1/2	PR	SP	HTO	MED	PC	GC	LI	Reserved
Telecommunication Antennas (concealed, roof-mounted, stealth, and utility pole-mounted) by administrative permit via Section 405.215 & 405.175 as an accessory use.	•						•	•	C	•	•	•	
Tobacco Store											C		
Wireless communication Towers as per Section 405.225(B) as an accessory use.	C						C	C		C	C	C	
Theater, Cinemas,										•	C		
Theater, Performing Arts									•	C	C		
Utilities, Major (water & wastewater treatment plants, power generation facilities, transmission towers, substations, lift stations, and similar uses)	C									C	C	C	
Utilities, Minor (lift stations, water towers, and similar uses)	C	C	C	C	C	C			•	•	C	C	
Vaporizer (Vap)/Electric Cigarette (E-Cig) Store											C		
Veterinary Clinic								•	•	•	•	•	
Warehouse, Mini (Self-Storage)										C	•	•	
Warehouse, storage, and wholesale trade										C		•	
Reserved													





# CITY OF WELDON SPRING

5401 Independence Road  
Weldon Spring, MO 63304  
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fax: (636) 441-8495  
[www.weldonspring.org](http://www.weldonspring.org)

## MEMORANDUM

To: Board of Aldermen Date: 9/10/21

From: William C. Hanks, City Clerk

Subject: Gillette Trail Resolution

CC: Michael Padella, City Administrator

Mitchell Jordan, Community Relation Coordinator

The following Resolution is pending review and recommendation by the Parks & Recreation Advisory Committee (PRAC) at their meeting scheduled for September 13, 2021.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION NAMING A SECTION OF THE NEW WALKING TRAIL IN  
WELDON SPRING CITY PARK THE GILLETTE TRAIL**

**WHEREAS**, the City OF Weldon Spring purchased 5 acres of land, which is commonly referred to as the Brock Addition, east of 5401 Independence Road for future expansion of Weldon Spring City Park in 2015, and

**WHEREAS**, portion of Nancy Lane is currently located between the current Weldon Spring City Park and the Brock Addition; and

**WHEREAS**, the Gillette Estate had ownership of the portion of Nancy Lane at time of the real estate transaction; and

**WHEREAS**, Barbara Rey Gillette was the sole remaining heir of the Gillette Estate and she donated the roadway to the City of Weldon Spring on May 10, 2017, which was conveyed in the form of a quit claim deed; and

**WHEREAS**, the quit claim deed showing ownership of the roadway was recorded with the St Charles County Recorder of Deed on August 27, 2017, which can be found in Book 7130 Page 2185; and

**WHEREAS**, the City of Weldon Spring had expanded the Walking Trail at Weldon Spring City Park in 2021, which include a section on the roadway that was donated by the Gillette Estate.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, AS FOLLOWS:**

**SECTION 1:** That the Mayor, Board of Alderman, and members of the Parks & Recreation Advisory Committee for the City of Weldon Spring, Missouri, hereby supports formally naming that a section of the new walking trail as the Gillette Trail, which is shown in Exhibit "A".

Read and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Donald D. Licklider, Mayor

Attest:

\_\_\_\_\_  
William C. Hanks, City Clerk

# Exhibit A: New Trail Naming



8.5 x 11 (Letter) Portrait

September 9, 2021

Parcel Info Tax Information

☐ Parcel Info ☐ Parcels

Parcel Situs Addresses



1:

0.02

0.04 mi

Source: St. Charles County GIS Services. All map content are copyright of the St. Charles County Government and are subject to disclaimer.

