

CITY OF WELDON SPRING
BOARD OF ALDERMEN SPECIAL WORK SESSION
JULY 29, 2023

CALL TO ORDER: A Special Work Session of the Board of Aldermen for the City of Weldon Spring was held on Saturday, July 29, 2023, at approximately 8:30 AM, at the Weldon Spring City Hall, which is located at 5401 Independence Road. The Work Session was called to order at 8:36 AM by Mayor Licklider.

Alderman Baker, Alderman Conley, Alderman Kolb, and Alderman Yeager were present. Alderman Clutter was absent. Mayor Licklider, Michael Padella (City Administrator), Bill Hanks (City Clerk), and Steve Lauer (City Planner) were also present for the Work Session.

Alderman Martiszus joined the meeting at 8:44 AM.

BUSINESS FOR DISCUSSION:

Strategic Planning: Capital Improvement Priorities Discussion:

A. Road Related Projects

- **Westbound I-64 access from Technology Drive** – After a discussion and getting feedback from the City Engineer, the study seems premature at this time; however, this item will remain on the long-range plan.
- **Making Meadows Parkway a Public Street** – After debating this issue, the direction was to have Staff draft a letter for final Board approval. The letter will be sent to the Francis Howell School Superintendent and Board of Education for their input and consideration on the issue.
- **Establish a policy/procedure for NIDs to assist with funding private infrastructure improvements for dedication to the City** – There was a discussion about the Neighborhood Improvement District (NID) process. Staff will research this topic further and make recommendations for Board consideration.
- **Back Wolfrum Road Safety Improvements** – After a discussion, the City would consider pursuing an initial engineering analysis to address any safety concerns while having minimal impact on the environment in an effort to preserve the beauty of the road.
- **Upgrade MoDOT's portion of Westwood Drive** – There was a discussion about possibly leveraging federal funding and County Road Board funding by simultaneously making safety improvements to

Westwood Drive and adding a walking trail west of Wrenwyck Place subdivision. This is not viewed as a high priority by the City.

B. Park Projects

- **Expansion of Weldon Spring City Park** – There was a brief discussion on this topic, but this item would remain on the long-range plan as a low priority.
- **Connection to the Katy Trail** – There was a brief discussion on this topic, but this item would remain on the long-range plan as a low priority.
- **Pedestrian Crossing Over or Under Highway 94** – There was a brief discussion on this topic, but this item would remain on the long-range plan as a low priority.

C. Additional Infrastructure Issues

- **City Hall Improvements** – There was discussion about the process. The first step of this process is to conduct a Facility Conditions & Needs Assessment. The City went out for request for proposals (RFPs) and this is scheduled to be discussed at the August 10th, 2023, Board of Aldermen meeting.

D. Other Possible Objectives

- **Identify Possible Commercial Annexation Opportunities** – There was a discussion about future annexation opportunities. The City is open to annexing various unincorporated properties and/or pockets into the City that are of commercial use/nature, but this matter is a low priority and should not be actively pursued in the short-term.
- **Review the High-Tech Office (HTO) Zoning District** – There was a discussion about current marketing trends and possible amendments to permitted uses within the zoning district. After the discussion, the direction was to have staff review the Land Use Table and consider amendments that would identify additional land uses that could be made permissible in HTO. The recommendation would be presented to the Board for feedback in late 2023 or early 2024.
- **Development in “Old Town” and Future Land Use considerations** – There was a brief discussion on this topic. Staff will prepare an initial comparison of the Planned Commercial (PC) and General Commercial

(GC) Zoning Districts to further this discussion at a future work session with the Board of Alderman.

The Work Session was adjourned at 11:09 AM.

Respectfully submitted,



William C. Hanks, City Clerk

