CITY OF WELDON SPRING
BOARD OF ALDERMEN REGULAR MEETING
ON THURSDAY, JANUARY 8, 2026, AT 7:30 PM
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 on Thursday, January 8, 2026, at seven thirty in the evening (7:30 PM). The meeting will be held at Weldon Spring City Hall, 5401 Independence Road, Weldon Spring, Missouri, 63304, with the following tentative agenda:

****** AGENDA******

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL and DETERMINATION OF A QUORUM**
4. **CLOSED SESSION**

   In Accordance with **RSMo Section 610.021,** the Board of Aldermen will go into Closed Session during this meeting for the purpose of discussing Paragraph (1) - legal actions, cause of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body and its representatives and its attorneys and Paragraph (12) – sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected.

5. **CITIZENS COMMENTS –** The public must be in person to speak during Citizens Comments or send comments in writing to the City Clerk (at bhanks@weldonspring.org) prior to the Board meeting. Anyone wishing to speak shall state their name, their address, and limit their remarks to 3 minutes.
6. **PUBLIC HEARING:**
   - **A.** Conditional Use Permit (CUP-2025-01) Filed by Lonnie and Janice Eileen Vance (Owners) for the Purpose of Allowing a Ground-mounted Solar Energy System Use at 5012 Sammelman Road
   - **B.** Consideration of Proposed Amendments to the City of Weldon Spring's Zoning Regulations pertaining Short-term Rentals, Retaining Walls, and Protection of Natural Watercourses
7. **APPROVAL OF MINUTES**
   - **A.** December 11, 2025 – Regular Board Meeting Minutes

**** AGENDA CONTINUE****

8. CITY TREASURER'S PACKET

- **A.** Paid Bills (November 7, 2025 – January 1, 2026)
- **B.** October 2025 Credit Card Bill

9. UNFINISHED BUSINESS

- **A.** An Ordinance of the City of Weldon Spring, Missouri, Imposing a Local Use Tax at the Rate Equal to the Total Local Sales Taxes in Effect for the Privilege of Storing, Using or Consuming within the City any Article of Tangible Personal Property Pursuant to the Authority Granted by & Subject to the Provisions of Sections 144.600 Through 144.761 RSMo; Providing for the Use Tax to be Repealed, Reduced or Raised in the Same Amount as any City Sales Tax is Repealed, Reduced or Raised; & Providing for Submission of The Proposal to the Qualified Voters of the City for Their Approval at the General Municipal Election to be Held in the City on Tuesday, April 7, 2026 – **Alderman Yeager**

10. NEW BUSINESS

- **A.** An Ordinance Granting a Conditional Use Permit for the Installation of a Ground-Mounted Solar Energy System at 5012 Sammelman Road – **Alderman Yeager**
- **B.** An Ordinance Amending Sections 405.020 & 405.215 of the Municipal Code of the City of Weldon Spring, Missouri, to Create Regulations for Short-Term Rentals and Matters Relating Thereto – **Alderman Clutter**
- **C.** An Ordinance Amending the Following Sections (402.020 and 405.160(H)) of the Weldon Spring, Missouri, Municipal Code and Matters Relating Thereto – **Alderman Martiszus**
- **D.** An Ordinance Enacting a New Article (Article V-A) of the Municipal Code Of The City of Weldon Spring, Missouri, to Create Regulations for the Protection of Natural Watercourses and Matters Relating Thereto – **Alderman Culver**

11. COMMITTEE REPORTS/DISCUSSION

- **A.** Public Safety Report – **SCCPD Representative**
- **B.** Planning & Zoning Report – **Alderman Martiszus**
- **C.** City Administrator Report (Informational) – **City Administrator**
- **D.** Mayoral Appointments – **Mayor Licklider**

12. RECEIPTS & COMMUNICATIONS

13. ADJOURNMENT

NOTICE OF PUBLIC HEARING
City of Weldon Spring

NOTICE IS HEREBY GIVEN THAT the City of Weldon Spring will conduct Public Hearings before the Planning & Zoning Commission at its regular meeting on Monday, January 5, 2026, at 7:30 P.M. in the Weldon Spring City Hall located at 5401 Independence Road, Weldon Spring, Missouri, and before the Board of Aldermen at its regular meeting on Thursday, January 8, 2026, Weldon Spring, Missouri, to consider a request for a Conditional Use Permit (CUP-2025-01) filed by the Lonnie and Janice Eileen Vance (Owners) on November 3, 2025, for the purpose of allowing a ground-mounted solar energy system use. The land is currently zoned "RS1/2" Single-Family Residential District. The property that has been named in this application consists of approximately 4.6 acres and is located at 5012 Sammelman Road, which is located on an easement approximately 460 feet west of Sammelman Road. The entrance to said easement is located on Sammelman Road approximately 160 feet west of Ehlmann Farms Drive.

All interested parties are invited to appear and be heard at the time and date of said Public Hearing or to submit written comments by 7:30 PM on January 8, 2026, to the City Clerk, Bill Hanks, at City Hall or bhanks@weldonspring.org. Anyone with a disability requiring reasonable accommodation should contact City Hall at 636-441-2110 before the Hearing to make accommodations to attend.

For additional information please contact Bill Hanks, City Clerk, City of Weldon Spring, at (636) 441-2110 (ext. 103) or bhanks@weldonspring.org.

NOTICE OF PUBLIC HEARING

CITY OF WELDON SPRING

NOTICE OF PUBLIC HEARING
City of Weldon Spring

NOTICE IS HEREBY GIVEN THAT given that the City of Weldon Spring will conduct a Public Hearing before the Planning & Zoning Commission on Monday, January 5, 2026, at 7:30 P.M. in the Weldon Spring City Hall located at 5401 Independence Road, Weldon Spring, Missouri, and before the Board of Aldermen on Thursday, January 8, 2026, at 7:30 P.M. in the Weldon Spring City Hall located at 5401 Independence Road, Weldon Spring, Missouri, concerning proposed amendments to the City's Zoning regulations, made in conformance with State Statutes and to update various zoning regulations **(pertaining to short term rentals, retaining walls, and protection of natural watercourses).**

The public is invited to attend. Also, written comments are welcome and should be submitted to the City Clerk, Bill Hanks at bhanks@weldonspring.org. Anyone with disabilities needing assistance should contact City Hall at 636-441-2110 before the Hearing to make accommodations to attend.

For additional information please contact Steve Lauer, City Planner, at 636-441-2110 – ext. 106. Copies of all the proposed amendments are available for public inspection at the Weldon Spring City Hall and online at www.weldonspring.org.

NOTICE OF PUBLIC HEARING

CITY OF WELDON SPRING

CITY OF WELDON SPRING

REGULAR MEETING OF THE BOARD OF ALDERMEN

DECEMBER 11, 2025

CALL TO ORDER: The City of Weldon Spring, Board of Aldermen met for their regular meeting at Weldon Spring City Hall, 5401 Independence Road, Thursday December 11th, 2025, at 7:30 PM with Mayor Donald Licklider presiding.

PLEDGE OF ALLEGIANCE: Mayor Licklider asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

ROLL CALL AND DETERMINATION OF QUORUM:

Ward 1: Alderman Clutter Alderman Yeager

Ward 2: Alderman Conley

Ward 3: Alderman Culver

Alderman Kolb and Alderman Martiszus were absent. A quorum was declared.

Also present were Mayor Licklider, Bob Wohler (City Attorney), Don Stolberg (City Administrator), Debbie Russom (Deputy City Clerk/Administrative Assistant) and Lt. Mike Hoefle with St. Charles County Police Department.

PUBLIC COMMENTS: There were no public comments.

PUBLIC HEARING: Both were cancelled.

MINUTES:
Alderman Culver moved to approve the minutes from the November meeting with the change of "need clarification" from "was confusing" regarding the title of Bill No. 1250. The motion was seconded by Alderman Yeager. **Motion carried** with 4 ayes.

CITY TREASURER'S PACKET: Due to City Treasurer being out for an extended period of time, the November treasurer's packet will be included in the January 2026 meeting.

UNFINISHED BUSINESS:

Bill No. 1249 read by Alderman Clutter.

An ordinance authorizing the Mayor of the City of Weldon Spring, Missouri to execute an agreement with St. Charles County for Certain Law enforcement services, including patrol services and enforcement of certain municipal ordinances related to police services and matters relating thereto.
Alderman Clutter made motion to approve.
Motion was seconded by Alderman Culver
On a roll call vote, Bill No. 1249 was placed as Ordinance No. 25-16 with 4 ayes.

Bill No. 1250 read by Alderman Yeager.

An ordinance of the City of Weldon Spring, Missouri imposing a local use tax at the rate equal to the total local sales taxes in effect for the privilege of storing, using or consuming within the city any article of tangible personal property pursuant to the authority granted by and subject to the provision of sections 144.600 through 144.761 RSMo; Providing for the Use Tax to be Repealed, Reduced or Raised in the same amount as any city sales tax is repealed, reduced or raised; and providing for the submission of the proposal to the qualified voters of the city for their approval at the general municipal election to be held in the city on Tuesday April 7, 2026

Alderman Yeager made motion to approve.
No second was made - Tabled until January meeting.

Bill No. 1251 read by Alderman Conley.

An ordinance of the City of Weldon Spring, Missouri, exempting the City from section 311.2026 (House Bill 1041) relating to 24 hour-operation of liquor licenses Beginning June 11th through July 19th, 2026.
Alderman Conley made motion to approve.
Motion was seconded by Alderman Culver.
On a roll call vote, Bill No. 1251 was placed as Ordinance No. 25-17 with 4 ayes.

NEW BUSINESS:

A. Tree Conservation and Protection Discussion – Alderman Culver

B. 2025 Winter Newsletter Approval – Alderman Clutter made motion to accept Winter 2025 newsletter. Alderman Culver seconded motion. **Motion carried** with 4 ayes.

C. Wolfrum Road Quitclaim Deed (Old Hwy 40 ROW Access) – Alderman Clutter made motion to accept Quitclaim Deed. Alderman Culver seconded motion.

Motion carried with 4 ayes.

COMMITTEE REPORTS AND DISCUSSION:

PUBLIC SAFETY REPORT – SCCPD REPRESENTATIVE: The November Crime Statistic Report was submitted to the elected officials prior to the meeting.

Lt. Mike Hoefle gave report on Weldon Spring Police calls.

PARKS AND RECREATION ADVISORY COMMITTEE REPORT – Alderman Conley gave report from Parks and Recreation. PRAC would like to have shirts to wear at City events. Many changes and accomplishments for 2025. Discussion about parking, shuttle bus and signage for 4th of July 2026.

CITY ADMINISTRATOR REPORT: The City Administrator Report was submitted to the elected officials prior to the meeting.

Annual Tree City USA Official Proclamation – signed by Mayor Donald Licklider, December 11th, 2025 proclaiming the last Saturday in April, as Arbor Day in the City of Weldon Spring.

RECEIPTS AND COMMUNICATIONS:

Alderman Culver stated she met with Laura Balding regarding erosion issue in stream. Will need to contact City Engineer and DNR for additional input and information.

Alderman Clutter stated we need more volunteers for committee members for Architectural Review Commission, Parks and Recreation Committee and Planning and Zoning Committee.

ADJOURNMENT: Alderman Clutter moved to adjourn the meeting at 8:25 PM, seconded by Alderman Culver. **Motion carried** with 4 ayes.

Respectfully Submitted,

_____

Debbie Russom - Deputy City Clerk/Administrative Assistant

PAID BILLS TO BE APPROVED
NOV 7, 2025 -- JAN 1, 2026

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS 8TH DAY OF JAN 2026 _____, MAYOR

Report Title	Claims Report
Period	11/07/2025 To 1/01/2026

Vendor Name	References	Amount	Vendor Total	Date
AMERICAN SOLUTIONS	CITATIONS	$ 357.00	$ 357.00	12/11/2025
AMEREN	TRAFFIC CAMERA	$ 20.31	$ 20.31	12/11/2025
AMEREN	SIEDENTOP PARK	$ 18.52	$ 18.52	12/11/2025
ANIMAL CARE SERVICE	DECEASED DEER	$ 125.00	$ 125.00	12/11/2025
BUILDINGSTARS	MARCH 2025 MISSED PAYMENT	$ 240.00		
BUILDINGSTARS	NOV 2025 PAYMENT	$ 240.00		
BUILDINGSTARS	DEC 2025 PAYMEN	$ 240.00	$ 720.00	12/11/2025
CDS	COPIER OVERAGE CHARGES	$ 100.98	$ 100.98	12/11/2025
Central Bank Credit Cards	AERATOR RENTAL	$ 380.00		
Central Bank Credit Cards	LOCKSMITH FOR PARK OFFICE	$ 325.00		
Central Bank Credit Cards	GRASS SEED	$ 215.95	$ 3,159.54	11/24/2025
COTTLEVILLE WELDON SPRING CHAMBER	MEMBERSHIP DUES	$ 125.00	$ 125.00	12/11/2025
CUIVRE RIVER ELECTRIC-CITY HALL	ELECTRIC 10/21/2025-11/23/25	$ 336.97		12/11/2025
CUIVRE RIVER ELECTRIC-SHED	ELECTRIC 10/21/2025-11/23/25	$ 351.50		12/11/2025
CUIVRE RIVER ELECTRIC-CABIN	ELECTRIC 10/21/2025-11/23/25	$ 127.83		12/11/2025
CUIVRE RIVER ELECTRIC-BARN	ELECTRIC 10/21/2025-11/23/25	$ 45.00	$ 861.30	12/11/2025
DOUGLAS R. SMITH	OCT. 2025 COURT	$ 650.00		
DOUGLAS R. SMITH	NOV. 2025 COURT	$ 650.00	$ 1,300.00	12/11/2025
DUCKETT CREEK	SEWER OCT. 2025	$ 26.75	$ 26.75	12/11/2025
GATEWAY DOOR & CONTRACTING	50% DEPOSIT	$ 2,983.00	$ 2,983.00	11/12/2025
GATEWAY DOOR & CONTRACTING	FINISHED JOB	$ 2,983.00	$ 2,983.00	
GWORKS	FINANCIAL SOFTWARE	$ 10,230.00	$ 10,230.00	12/11/2025
PURITAN	WATER COOLER	$ 21.52	$ 21.52	12/11/2025
ULINE	PARK BATHROOM SUPPLIES	$ 206.87	$ 206.87	12/17/2025
WEX	FLEET GAS OCT. 2025	$ 308.25	$ 308.25	11/14/2025
WOHLER	OCT.2025	$ 550.00	$ 550.00	11/14/2025
WOHLER	NOV. 2025	$ 280.00	$ 280.00	12/11/2025
WOHLER	DEC. 2025	$ 425.00	$ 425.00	12/17/2025
Total			**$24,097.04**	

PAID CREDIT CARD BILLS TO BE APPROVED
OCT CHARGES

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS 8TH DAY OF JAN 2026 _____, MAYOR

Mastercard
24-Nov
Oct CHARGES

Account #	Account Description		ALBERT	BOB	BILL	DON	MITCHELL	HOWIE	DEBBIE	TOTAL
10.10.5203	Training and Education					$ 168.00				$168.00
10.10.5204	Dues & Subscriptions					$ 125.00				$125.00
10.10.5212	Printing					$ 4.13			$4.13	$8.26
10.10.5213	Postage								$95.62	$95.62
10.10.5243	City Hall Office Supplies					$ 102.92			$46.30	$149.22
10.10.5324	Consultant - Software					$ 0.99	$ 0.99			$1.98
20.20.5216	Events in the Park								$71.00	$71.00
20.20.5219	Santa Claus		$23.18							$23.18
20.20.5232	Park Uniforms			$ 102.97						$102.97
20.20.5233	Bldg - Repairs/Maint		$461.97					$69.94		$531.91
20.20.5236	Park - Repairs / Maintenance		$103.00	$ 143.07						$246.07
20.20.5237	Park Equipment-Repairs/Maint							$607.42		$607.42
20.20.5240	Park Equipment- rental		$380.00							$380.00
20-20-5243	Parks General Supplies		$ 91.27				$ 125.97	$24.85		$242.09
20-20-5255	Botttled Water		$ 45.90							$45.90
20-20-5450	Grounds Maintenance		$360.92							$360.92
TOTAL			$ 1,466.24	$ 246.04	$ -	$ 401.04	$ 126.96	$ 702.21	$ 217.05	$3,159.54

CITY OF WELDON SPRING

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

MEMORANDUM

To: Mayor and Board of Aldermen — Date: December 8, 2025

From: Don Stolberg, City Administrator

Subject: Ordinance Calling for an Election on Proposition U – Local Use Tax for the Parks and Municipal Building Fund

Cc: City Clerk
Deputy City Clerk

Purpose

To consider adoption of an ordinance submitting to the qualified voters of the City a proposal to impose a local use tax at the same rate as the City's total local sales-tax rate, in accordance with §§ 144.600–144.761, RSMo.

Background

In 2018, the City previously submitted a use tax measure to the voters, which did not pass. Since that time, purchasing patterns have changed significantly. Online sales have continued to grow at a rapid pace, and more consumer transactions are now occurring through online retailers that do not collect the City's local sales tax. As a result, the City is experiencing revenue loss when compared to identical purchases made within Weldon Spring.

Nearly every neighboring jurisdiction—including the State of Missouri and St. Charles County—imposes a use tax on these purchases. Because Weldon Spring does not, the City does not receive its portion of the tax, even though the State and County already do. This is not a new or additional tax on residents; it simply ensures that the City receives the same revenue it would if the purchase had been made locally.

Municipal adoption of a use tax is increasingly common statewide as local governments adapt to the shift from brick-and-mortar retail activity toward e-commerce.

Revenue Impact

Based on current purchasing trends, staff estimates that implementation could generate between $100,000 and $200,000 or more annually in additional revenue for Weldon Spring. (In 2018, that amount was estimated at $28,500.) These revenues would help offset the continued erosion of traditional local sales-tax receipts and ensure that residents who purchase goods online contribute equally to the municipal services they receive.

If approved, the use tax would be levied at one and one-half percent (1½%), equal to the City's existing sales-tax rate, and would automatically adjust if the sales-tax rate is changed by voter approval in the future.

Purpose of Revenue

All net proceeds of the local use tax would be deposited into the Parks and Municipal Building Fund and used solely for the development, improvement, maintenance, and operation of City parks, recreational facilities, and municipal buildings.

Election Details

The ordinance schedules submission of the question to the qualified voters of the City at the April 7, 2026 municipal election. The ballot language complies with § 144.757 RSMo and reads as follows:

> "Shall the City of Weldon Spring impose a local use tax at the same rate as the total local sales-tax rate, provided that if the local sales-tax rate is reduced or raised by voter approval, the local use-tax rate shall also be reduced or raised by the same action, with revenues dedicated to the Parks and Municipal Building Fund for the development, improvement, and maintenance of City parks, facilities, and municipal buildings?"

☐ YES ☐ NO

Recommendation

Staff recommends approval of the ordinance calling for submission of Proposition U to the voters on April 7, 2026. Adoption will allow the City to place the measure on the ballot within the statutory deadline established by the St. Charles County Election Authority and to preserve the City's ability to capture revenue associated with online purchases that are already taxed by the State and County.

Attachments

1. Draft Ordinance – Local Use Tax (Proposition U)
2. Sample "Proposition U Information Sheet" (Informational Only)

Cities with a use tax	2021	2022	2023	2024	2025	2024 Sales tax	2024 Use tax
Crystal City (new for 2025)			(projected)		6% YTD May2025		
Brentwood	13.11%	16.26%	23.16%	23.52%	20.82% YTD May2025		
Bridgeton				20.42%		$ 7,224,193	$ 1,475,389
Clayton				35.89%		$ 4,596,460	$ 1,649,887
Cool Valley				23.70%		$ 163,916	$ 38,854
Country Club Village				44.45%		$ 145,756	$ 64,785
Country Club Hills				15.29%		$ 118,712	$ 18,154
Crestwood				20.01%		$ 4,230,971	$ 846,558
Dellwood				17.01%		$ 606,670	$ 103,222
Des Peres				19.75%		$ 9,825,807	$ 1,940,662
Florissant				23.93%		$ 8,602,932	$ 2,058,691
Foristell				15.45%		$ 1,227,161	$ 189,562
Frontenac				11.78%		$ 3,421,127	$ 402,959
Glendale				41.13%		$ 779,693	$ 320,653
Hazelwood				45.25%		$ 8,100,205	$ 3,665,664
Kirkwood				30.16%		$ 7,280,180	$ 2,195,788
Lake St. Louis				19.81%		$ 9,338,995	$ 1,849,910
Maplewood				10.68%		$ 6,131,014	$ 655,027
Moline Acres				10.68%		$ 242,571	$ 25,902
Montgomery City				17.57%		$ 674,936	$ 118,594
New Melle				27.40%		$ 253,965	$ 69,598
Normandy				36.38%		$ 306,769	$ 111,607
O'Fallon				24.07%		$ 34,277,960	$ 8,249,491
Olivette				42.02%		$ 1,482,571	$ 622,982
Pagedale				49.13%		$ 347,925	$ 170,947
Richmond Heights				21.14%		$ 7,015,310	$ 1,482,883
St. Charles				17.42%		$ 33,191,527	$ 5,783,148
St. Louis				26.04%		$ 262,614,379	$ 68,389,020
Shrewsbury				35.30%		$ 2,613,456	$ 922,646
Sunset Hills				18.25%		$ 3,179,008	$ 580,234
Twin Oaks				6.19%		$ 741,094	$ 45,864
University City				20.09%		$ 7,740,831	$ 1,555,202
Warson Woods				17.60%		$ 483,659	$ 85,144
Webster Groves				29.67%		$ 4,206,298	$ 1,247,917
Wentzville				18.60%		$ 28,068,370	$ 5,221,848
Average:	**13.11%**	**16.26%**	**23.16%**	**24.58%**	**20.82%**		
						$ 4,889,843,925	$ 534,057,167
State of Missouri				10.92%		$ 140,278,394	$ 31,014,567
St. Charles County				22.11%			

BILL NO. _____ **ORDINANCE NO. _____**

****

AN ORDINANCE OF THE CITY OF WELDON SPRING, MISSOURI, IMPOSING A LOCAL USE TAX AT THE RATE EQUAL TO THE TOTAL LOCAL SALES TAXES IN EFFECT FOR THE PRIVILEGE OF STORING, USING OR CONSUMING WITHIN THE CITY ANY ARTICLE OF TANGIBLE PERSONAL PROPERTY PURSUANT TO THE AUTHORITY GRANTED BY AND SUBJECT TO THE PROVISIONS OF SECTIONS 144.600 THROUGH 144.761 RSMO; PROVIDING FOR THE USE TAX TO BE REPEALED, REDUCED OR RAISED IN THE SAME AMOUNT AS ANY CITY SALES TAX IS REPEALED, REDUCED OR RAISED; AND PROVIDING FOR SUBMISSION OF THE PROPOSAL TO THE QUALIFIED VOTERS OF THE CITY FOR THEIR APPROVAL AT THE GENERAL MUNICIPAL ELECTION TO BE HELD IN THE CITY ON TUESDAY, APRIL 7, 2026.

****

WHEREAS, the City has imposed total local sales taxes, as defined in Section 32.085 RSMo, at the total rate of one and one-half percent (1½ %); and

WHEREAS, the City is authorized, under Section 144.757 RSMo, to impose a local use tax at a rate equal to the rate of the total local sales taxes in effect in the City; and

WHEREAS, the proposed City use tax cannot become effective until approved by the voters at a municipal, county or state general, primary, or special election;

NOW, THEREFORE, be it ordained by the Board of Aldermen of the City of Weldon Spring, as follows:

SECTION 1. Pursuant to the authority granted by, and subject to, the provisions of Sections 144.600 through 144.761 RSMo, a use tax is imposed for the privilege of storing, using or consuming within the City any article of tangible personal property. This tax does not apply with respect to the storage, use or consumption of any article of tangible personal property purchased, produced or manufactured outside this state until the transportation of the article has finally come to rest within this City or until the article has become commingled with the general mass of property of this City.

SECTION 2. The rate of the tax shall be equal to the total local sales tax in effect. If any city sales tax is repealed or the rate thereof is reduced or raised by voter approval, the city use tax rate also shall be deemed to be repealed, reduced or raised by the same action repealing, reducing or raising the city sales tax.

SECTION 3. This tax shall be submitted to the qualified voters of the City of Weldon Spring, Missouri, for their approval, as required by the provisions of Section 144.757 RSMo, at the General Municipal election to be held on Tuesday, April 7, 2026. The ballot of submission shall contain substantially the following language:

> "Shall the City of Weldon Spring impose a local use tax at the same rate as the total local sales-tax rate, provided that if the local sales-tax rate is reduced or raised by voter

approval, the local use-tax rate shall also be reduced or raised by the same action, with revenues dedicated to the Parks and Municipal Building Fund for the development, improvement, and maintenance of City parks, facilities, and municipal buildings?"

☐ YES ☐ NO

If you are in favor of the question, place an "X" in the box opposite "Yes." If you are opposed to the question, place an "X" in the box opposite "No."

SECTION 4. Within ten (10) days after the approval of this ordinance by the qualified voters of the City of Weldon Spring, Missouri, the City Clerk shall forward to the Director of Revenue of the State of Missouri by United States registered mail or certified mail, a certified copy of this ordinance together with certifications of the election returns and accompanied by a map of the City clearly showing the boundaries thereof.

SECTION 5. 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 _____2025.

_____
Donald D. Licklider, Mayor

Attest:

_____
William C. Hanks, City Clerk

BILL NO. _____ **ORDINANCE NO. _____**

To approve Bill #

Motioned: _____
Seconded: _____

	Aye	Nay	Abstention
Clutter	___	___	___
Conley	___	___	___
Culver	___	___	___
Kolb	___	___	___
Martiszus	___	___	___
Yeager	___	___	___
Licklider	___	___	___

Absent:_____

Prop U information sheet

1. TALKING POINTS (Public / Meeting Script)

What is Proposition U?
• A local use tax applied to online/out-of-state purchases when local sales tax is not collected.
• Equalizes the tax treatment between online retailers and Weldon Spring businesses.

Is this a new tax?
• No. The State of Missouri and St. Charles County already collect this tax. Weldon Spring simply does not receive its municipal portion today.

Why now?
• Online purchasing has grown dramatically since 2018.
• That shift reduces City sales tax revenue that funds essential local services.
• More than 300 Missouri cities have now adopted a use tax.

How much revenue would this generate?
• $100,000 to $200,000 annually, based on current patterns.

How will the revenue be used?
Funds are restricted to the Parks and Municipal Building Fund and may only support:
• park development
• improvements and maintenance
• recreational facilities
• municipal building improvements

How will the tax be tracked?
• It automatically adjusts with the City's sales tax if changed in the future.

Does this tax apply to everyone?
• Only applies when buying taxable tangible goods out-of-state — not services or groceries.

It failed in 2018. What changed?
• Online sales were a smaller share of purchasing then.
• Residents now rely much more heavily on delivery platforms.
• Other Missouri cities have since adopted use taxes, closing leakage.

Who benefits?
• Weldon Spring residents — through better parks, facilities, and buildings.
• Local businesses — by leveling the playing field with online retailers.

CITY OF WELDON SPRING

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

STAFF REPORT

To: Planning & Zoning Commission **Date:** 12/23/25

From: Steve Lauer, City Planner

Subject: 5012 Sammelman Road Conditional Use Permit (CUP) Request

Cc: Mayor Don Licklider, City Administrator Don Stolberg, City Clerk Bill Hanks, City Engineer Bill Schnell & City Attorney Bob Wohler

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BACKGROUND:

Application Number:	CUP-2025-01
Property Address:	5012 Sammelman Road
Property Owner:	Lonnie & Janice Eileen Vance
Applicant:	Lonnie Vance
Current Zoning:	RS½, Single-Family Residential
Current Use:	Low Density Residential
Proposed Use:	Ground-mounted Solar Energy System
2015 Comprehensive Plan:	Low Density Residential
Area:	4.6 acres
Location:	5012 Sammelman Road, which is located an easement approximately 460 feet west of Sammelman Road. The entrance to said easement is located on Sammelman Road approximately 160 feet west of Ehlmann Farms Drive

Adjacent Land Uses & Zoning:

Direction	Zoning	Current Land Use
North	RS½	Low Density Residential
South	RS½ & R-1 - City of St. Peters	Low & Medium Density Residential
East	RS½	Low Density Residential
West	R-1(A) - City of St. Peters	Medium Density Residential

Public Service: School District – Francis Howell School District
Fire District – Cottleville Fire Protection District

Utilities: Water – Missouri American Water Company
Sewer – Duckett Creek Sanitary District
Electric – Cuivre River Electric Cooperative, Inc.
Gas – Spire

ANALYSIS:

The applicant is seeking approval for a conditional use permit to construct a ground-mounted solar energy system. The proposed system will be in the rear yard of the property and shall not exceed twenty (20) feet in height. All wiring associated with the system shall be underground. A floodplain development permit will be required if the proposed system is located within the one hundred (100) year floodplain area.

SITE VIEW:

CONDITIONAL USE PERMIT (CUP) CRITERIA:

1) According to the Renewable Energy Systems regulations (Chapter 430), ground mounted

solar energy systems shall be considered an accessory use in all zoning districts and shall require a Conditional Use Permit. In accordance with Article IX: Conditional Use Regulations, notice of the public hearing was made in the local newspaper with general circulation on December 17, 2025, and mailed to all owners within 500' of the subject site on December 12, 2025, and public hearings were scheduled for the January 5, 2026, Planning & Zoning Commission Meeting and the January 8, 2026, Board of Aldermen Meeting. After the public hearing, the Planning and Zoning Commission shall review the application based on evidence presented during the public hearing. Consideration should be given to the effect of the requested use on the health, safety, morals, and general welfare of the residents of the area in the vicinity of the property in question and the residents of the City generally.

In considering the conditional use, the Planning and Zoning Commission shall also consider the following standards and ensure the Commission's response to each is in the affirmative.

1. Whether the proposed conditional use is consistent with the City's Comprehensive Plan and will not impede normal orderly development of the neighborhood.

   There will be no change in the land use of the parcel which currently conforms to the comprehensive plan. The proposed use will not impede the development of the neighborhood.

2. The compatibility with surrounding uses and compatibility with the surrounding neighborhood, including any substantial impact on property values.

   The proposed site is below the elevation of the two adjacent subdivisions in the City of St. Peters. The majority of the adjacent land in these subdivisions is common ground. There are only two lots in the Highlands Subdivision, which are adjacent. An evergreen buffer is recommended in this area. There should be no negative impact on surrounding property values.

3. The comparative size, floor area, mass and general appearance of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.

   The proposed structure is nine hundred ten (910) square feet in size. The closest dwelling unit is approximately four hundred (400) feet away.

4. The amount of traffic movements generated by the proposed use and the relationship to the amount of traffic on abutting streets and on minor streets in the surrounding neighborhood in terms of the street's capacity to absorb the additional traffic and any significant increase in hourly or daily traffic levels.

   There will be no increase in traffic from the proposed use.

5. The added noise level created by activities associated with the proposed use and the impact of the ambient noise level of the surrounding area and neighborhood.

   There should be no added noise from the proposed use.

6. The impact of night lighting in terms of intensity, duration and frequency of use as it impacts adjacent properties and in terms of presence in the neighborhood.

   The proposed unit will not be lit at night.

7. The impact of the landscaping of the proposed use in terms of landscaped areas, buffers and screens.

   A landscape sketch needs to be provided for evergreen planting that would help to buffer the units when the leaves fall off the surrounding deciduous trees.

8. The potential for the proposed use to remain in existence for a reasonable period of time and not become vacant or unused. Consideration should also be given to unusual single purpose structures or components of a more temporary nature.

   The proposed site is a single purpose structure and could be removed if not in use.

9. Whether there are any facilities near the proposed use (such as schools or hospitals) that require special protection.

   There are no nearby facilities that require special protection.

RECOMMENDATION:

City staff recommends approval of this conditional use application with the following Conditions:

1. Evergreen trees need to be planted within interior tree line that abuts the lots/common ground in the Highland Estates and the Highlands Subdivisions in the City of St. Peters.

A landscape sketch for the evergreen planting must be submitted prior to issuance of the Multi-Purpose Land Use Permit.

2. If the solar-mounted energy system ceases operation and is no longer in use, it must be removed from the site within ninety (90) days after operation has ceased.

BILL NO. _____ **ORDINANCE NO. _____**

****

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE INSTALLATION OF A GROUND-MOUNTED SOLAR ENEREGY SYSTEM AT 5012 SAMMELMAN ROAD

****

WHEREAS, an application for a Conditional Use Permit (CUP-2025-01) was submitted on November 3, 2025, by Lonnie and Janice Eileen Vance (the "Owners"); and

WHEREAS, the subject property is commonly known as 5012 Sammelman Road, and is more particularly described in the records of the County Assessor (the "Property"); and

WHEREAS, the Property is zoned "RS1/2" Single-Family Residence District under the City of Weldon Spring Zoning Code; and

WHEREAS, ground-mounted solar energy systems are permitted within the "RS1/2" Single-Family Residence District only upon the granting of a Conditional Use Permit in accordance with the City Zoning Code; and

WHEREAS, the Planning and Zoning Commission conducted a duly noticed public hearing on January 5, 2026, to consider the Owners' request for a Conditional Use Permit; and

WHEREAS, after reviewing the application, staff report, site plan, testimony, and other evidence presented, the Planning and Zoning Commission recommended approval of the Conditional Use Permit subject to certain conditions; and

WHEREAS, the Weldon Spring Board of Aldermen has reviewed the recommendation of the Planning and Zoning Commission and finds that the requested Conditional Use Permit complies with the intent and requirements of the City Zoning Code and is compatible with surrounding properties, subject to conditions.

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

SECTION 1: That the Conditional Use Permit for the ground-mounted solar energy system at 5012 Sammelman Road that was previously submitted and reviewed after proper notice and public hearing, is hereby approved with the following conditions:

1. Evergreen trees need to be planted within interior tree line that abuts the lots/common ground in the Highland Estates and the Highlands Subdivisions in the City of St. Peters. A landscape sketch for the evergreen planting must be submitted prior to issuance of the Multi-Purpose Land Use Permit.

2. If the solar-mounted energy system ceases operation and is no longer in use, it must be removed from the site within ninety (90) days after operation has ceased.

SECTION 2: This ordinance, and the code adopted hereby, shall be in full force and effect from and after its passage and approval.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS _____ DAY OF _____2026.

_____
Donald D. Licklider, Mayor

Attest:

_____
William C. Hanks, City Clerk

BILL NO. _____ **ORDINANCE NO. _____**

To approve Bill No.

Motioned: _____
Seconded: _____

	Aye	Nay	Abstention
Clutter	___	___	___
Conley	___	___	___
Culver	___	___	___
Kolb	___	___	___
Martiszus	___	___	___
Yeager	___	___	___
Licklider	___	___	___

Absent:_____

PHOTOVOLTAIC GROUND MOUNT SYSTEM

(51) MODULES - SYSTEM SIZE STC (21.93 kW DC / 16.32 kW AC)

5012 SAMMELMANN RD, WELDON SPRING, MO 63304, USA (38.7265484, -90.6351642)

SYSTEM SUMMARY STC (21.93 kW DC / 16.32 kW AC)

STC DC: (51) 430W = 21.93 kW
STC AC: (51) 320W = 16.32 kW

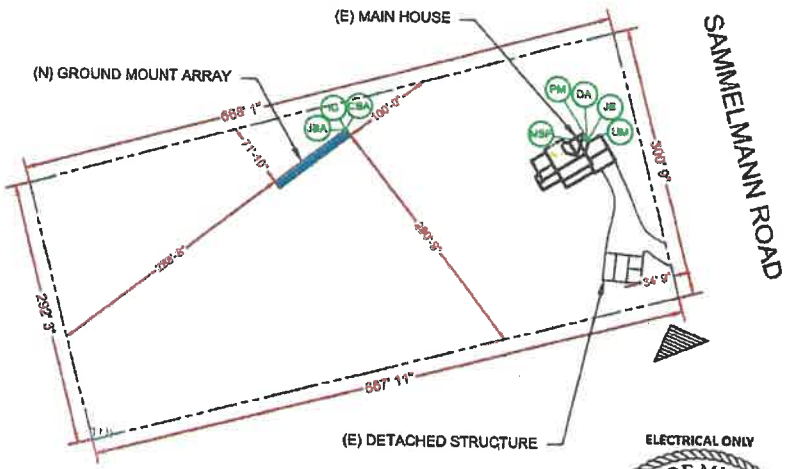
- (51) JINKO SOLAR JKM430N-54HL4-B MODULES
- (51) ENPHASE ENERGY INC. IQ8MC-72-M-US [240V] MICROINVERTERS
- 4x BRANCHES OF 10 CONNECTED IN PARALLEL
- 1x BRANCH OF 11 CONNECTED IN PARALLEL

GOVERNING CODES

- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL BUILDING CODE
- 2014 NFPA 70 - NATIONAL ELECTRICAL CODE

GENERAL NOTES

1) ALL PANELS, SWITCHES, ETC. SHALL HAVE SUFFICIENT GUTTER SPACE AND LUGS IN COMPLIANCE WITH UL REQUIREMENTS TO ACCOMMODATE CONDUCTORS SHOWN.
2) THIS SYSTEM WILL NOT BE INTERCONNECTED UNTIL APPROVAL FROM THE LOCAL JURISDICTION AND UTILITY IS OBTAINED.
3) ALL EXTERIOR ELECTRICAL DEVICES AND EQUIPMENT INCLUDING THOSE THAT ARE EXPOSED TO OUTSIDE ENVIRONMENT SHALL BE WEATHERPROOF AND SHALL BE LISTED BY 'UL' FOR THE TYPE OF APPLICATION AND 'UL' LABEL SHALL APPEAR ON ALL ELECTRICAL EQUIPMENT.
4) WIRING METHOD SHALL BE EMT ABOVE GROUND MOUNTED IN CONCEALED SPACES (UNLESS APPROVED OTHERWISE) AND SCHEDULE-40 PVC FOR BELOW GROUND INSTALLATIONS UNLESS NOTED OTHERWISE.
5) AN OSHA APPROVED LADDER PROVIDING ACCESS TO ALL PORTIONS OF THE ARRAY SHALL BE SECURED IN PRIOR TO REQUESTING INSPECTION.
6) IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE CONDUCTOR IF NECESSARY.
7) THE AC DISCONNECT SHOULD BE LOCATED WITHIN 4FT OF THE TAP LOCATION.



LEGEND

- NEW PV MODULE
- FRONT OF HOUSE
- DIMENSIONS
- PROPERTY LINE
- FENCE
- GATE
- DRIVEWAY
- POOL

OBSTRUCTION

- JB — JUNCTION BOX(TAP BOX) (NEW)
- JBA — AC JUNCTION BOX (NEW)
- CBA — AC COMBINER PANEL (NEW)
- DA — AC DISCONNECT FUSED (NEW)
- IG — IQ GATEWAY (NEW)
- MSP — MAIN SERVICE PANEL (EXISTING, 200A)
- PM — REVENUE GRADE METER (NEW)
- UM — UTILITY METER (EXISTING)

SITE PLAN

SCALE: 1/128" = 1'-0"

ELECTRICAL ONLY

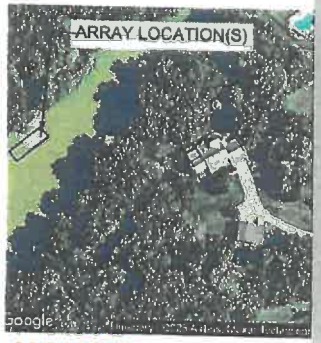
STATE OF MISSOURI — GREGORY THOMAS ELVESTAD — NUMBER PE-2022001590 — PROFESSIONAL ENGINEER

Wyssling Consulting, PLLC
76 N Meadowbrook Drive, Alpine UT 84004
Missouri COA # 2020037943

Signed 11/14/2025

SHEET INDEX

AHJ: WELDON SPRING (CITY OF), MISSOURI
UTILITY: CUIVRE RIVER ELECTRIC COOP INC



HOUSE PHOTO

SCALE: NTS

VICINITY MAP

SCALE: NTS

CUSTAINABLE SOLAR LLC
We put it where the sun does shine

CONTRACTOR: SUSTAINABLE SOLAR LLC
ADDRESS: 14025 VETERANS MEMORIAL PARKWAY, WRIGHT CITY, MO 63390, USA
PHONE: 18664874604
EMAIL: info@sustainablesolarllc.com
LICENSE #: E-1767
ELECTRICAL LICENSE: E-1767

REVISIONS

DESCRIPTION	DATE	REV

SIGNATURE & SEAL

HOMEOWNER INFO

LONNIE VANCE
5012 SAMMELMANN RD,
WELDON SPRING, MO 63304, USA
APN: 3-0120-0293-00-0023.1100000
PHONE: +16363734645
EMAIL: RMITCHELL@SUSTAINABLESOLARLLC.COM

SHEET NAME

COVER PAGE

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-1

MODULE AREA & WEIGHT CALCULATIONS

PV PANELS (COUNT, AREA, WEIGHT):
- (11x) JINKO SOLAR JKM530M-54HL4-B (67.8" x 44.6", 48.5 LB)

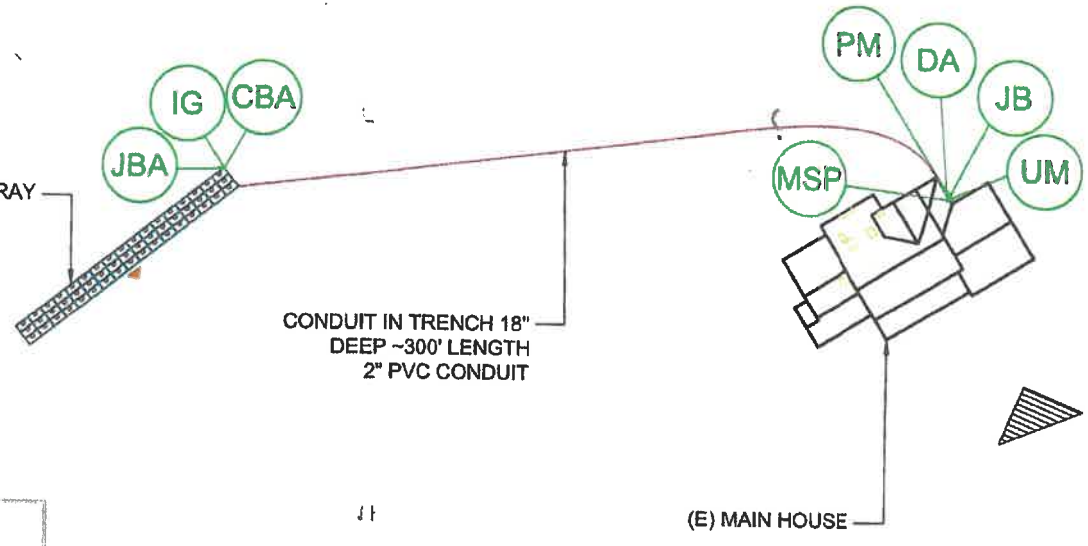
MICRO-INVERTERS (COUNT, WEIGHT):
- (11x) ENPHASE ENERGY INC. IQ8MC-72-M-US (240V) (2.63 LB)

NEW PANELS:
- PANEL AREA: (11) 67.8" x 44.6" = 1072 SF
- PANEL WEIGHT: (11) 48.5 x 2414 LB
- MICRO-INVERTER WEIGHT: (11) 2.4 = 134 LB

BILL OF MATERIALS		
EQUIPMENT	QTY	DESCRIPTION
NEW PV MODULES	11	JINKO SOLAR JKM530M-54HL4-B
MICRO INVERTERS	11	ENPHASE ENERGY INC IQ8MC-72-M-US (240V)
JUNCTION BOX (NEW)	1	JUNCTION BOX RATED FOR WET USE IN UL LISTED
TAP BOX (NEW)	1	JUNCTION BOX
LOAD CENTER (NEW)	1	AC COMBINER PANEL
COMMUNICATION KIT (NEW)	1	ENPHASE IQ GATEWAY
AC DISCONNECT	1	PV VISIBLE LOCKABLE LABELED AC DISCONNECT (1)60A FUSED 1PH (NEMA)
PRODUCTION METER	1	REVENUE GRADE METER
ATTACHMENTS	-	IRONRIDGE GROUND MOUNT - (FOR BOM AND SHOWPERS) - REPORT REFER PV 11.PV 1b

ARRAY DESCRIPTION TABLE			
ROOF PLANE	ARRAY PITCH	ARRAY AZIMUTH	MODULES (PITCH)
#1	40°	135°	11 (40°)

DESIGN CRITERIA
- EXPOSURE CATEGORY = C
- WIND SPEED = 110 MPH
- SNOW LOAD = 20 PSF



LEGEND

- NEW PV MODULE
- FIRE SETBACK
- OPTIMIZER
- MICRO-INVERTER
- ROOF ATTACHMENT
- FRONT OF HOUSE
- OBSTRUCTION
- RAFTER/TRUSS/SEAM
- RAIL
- CONDUIT
- TRENCH
- JB — JUNCTION BOX(TAP BOX) (NEW)
- JBA — AC JUNCTION BOX (NEW)
- CBA — AC COMBINER PANEL (NEW)
- DA — AC DISCONNECT FUSED (NEW)
- IG — IQ GATEWAY (NEW)
- MSP — MAIN SERVICE PANEL (EXISTING, 200A)
- PM — REVENUE GRADE METER (NEW)
- UM — UTILITY METER (EXISTING)

SITE PLAN WITH MODULES

SCALE: 3/128" = 1'-0"

ELECTRICAL ONLY

STATE OF MISSOURI
GREGORY THOMAS ELVESTAD
NUMBER PE-2022001590
PROFESSIONAL ENGINEER

Wyssling Consulting, PLLC
75 N Meadowbrook Drive, Alpine UT 84004
Missouri COA # 2020037943

Signed 11/14/2025

SUSTAINABLE SOLAR LLC
We put it where the sun does shine

CONTRACTOR: SUSTAINABLE SOLAR LLC
ADDRESS: 9230 VETERANS MEMORIAL PARKWAY, WRIGHT CITY, MO 63389, USA
PHONE: 9256667604
EMAIL: shelby@sustainablesolarllc.com
LICENSE #: S-1767
ELECTRICAL LICENSE #: S-1767

REVISIONS

DESCRIPTION	DATE	REV

SIGNATURE & SEAL

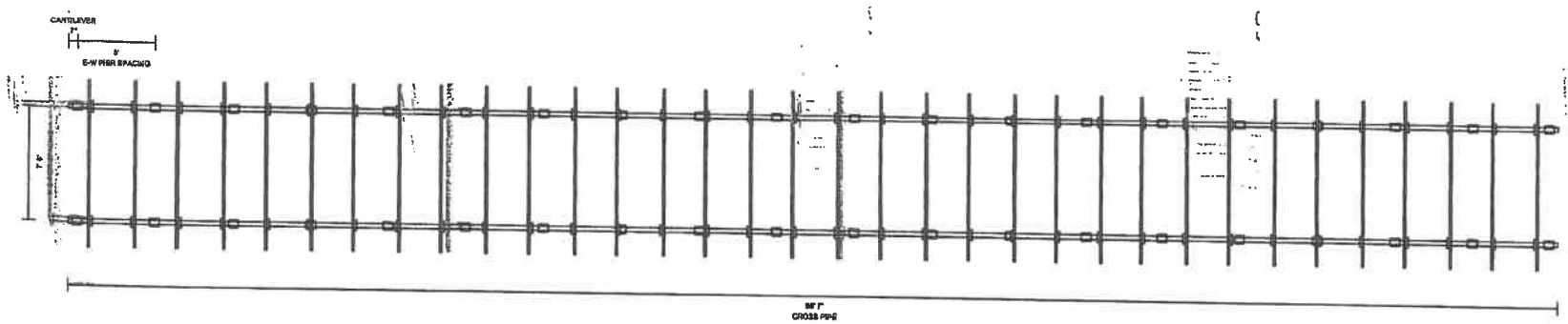
HOMEOWNER INFO

LONNIE VANCE
5012 SAMMELMANN RD,
WELDON SPRING, MO 63304, USA
APN: 3-0120-0282-00-0023.1100000
PHONE: +16363734645
EMAIL:
RMITCHELL@SUSTAINABLESOLARLLC.COM

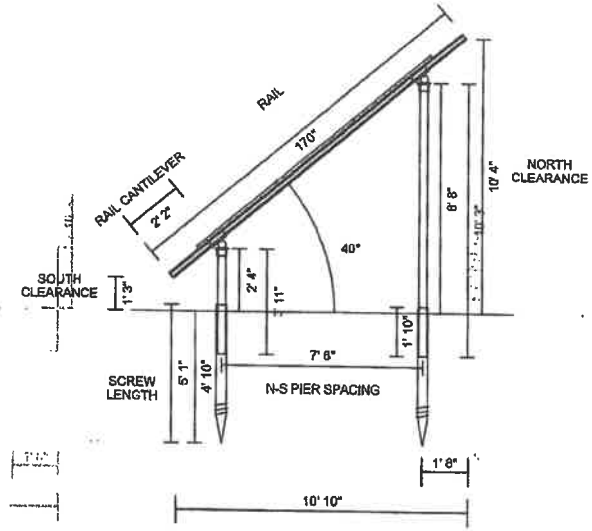
SHEET NAME
SITE PLAN WITH MODULES

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-2



ATTACHMENT DETAIL
SCALE: NTS



ATTACHMENT DETAIL (ENLARGED SECTION VIEW)
SCALE: NTS

SUSTAINABLE SOLAR LLC
We put it where the sun does shine

CONTRACTOR: SUSTAINABLE SOLAR LLC
ADDRESS: 16236 VETERANS MEMORIAL PARKWAY, WRIGHT CITY, MO 63390, USA
PHONE: 1636675684
EMAIL: info@sustainablesolarllc.com
LICENSE #: E-1747
ELECTRICAL LICENSE # E-1747

REVISIONS

DESCRIPTION	DATE	REV

SIGNATURE & SEAL

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WELDON SPRING, MO 63304, USA
APN: 3-0120-0292-00-0023.1100000
PHONE: +16363734845
EMAIL:
RMITCHELL@SUSTAINABLESOLARLLC.COM

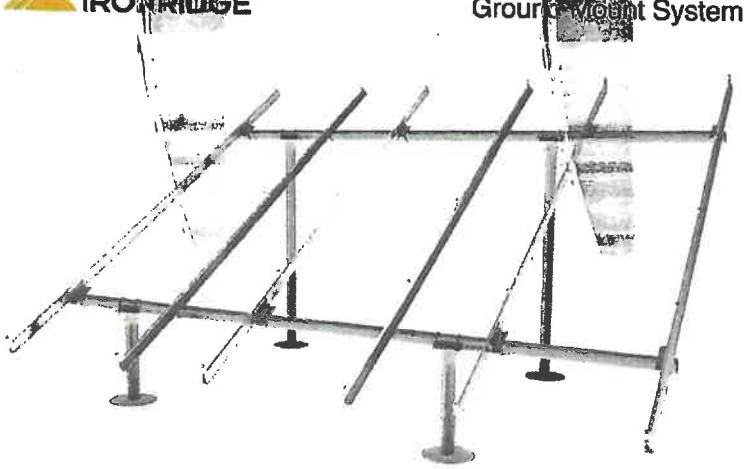
SHEET NAME
ATTACHMENT DETAIL

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-3

IRONRIDGE

Ground Mount System



All-Terrain Mounting

The IronRidge® Ground Mount System combines our XR100® or XR1000® rails with locally-sourced steel pipes or mechanical tubing, to create a cost-effective structure capable of handling any site or terrain challenge.

Installation is simple with only a few structural components and no drilling, welding, or heavy machinery required. In addition, the system works with a variety of foundation options—including concrete piers, ground screws, helical or driven piles, and above-ground ballast blocks.

Rugged Construction
Engineered steel and aluminum components ensure durability.

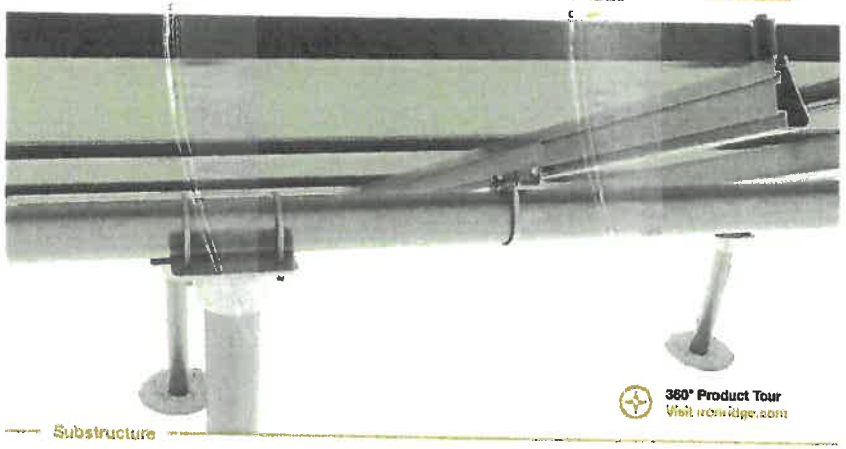
PE Certified
Pre-stamped engineering letters available in most states.

UL 2703 Listed System
Meets newest effective UL 2703 standard.

Design Software
Online tool generates engineering values and bill of materials.

Flexible Architecture
Multiple foundation and array configuration options.

25-Year Warranty
Products guaranteed to be free of impairing defects.



360° Product Tour
Visit ironridge.com

Substructure

Top Caps

Connect vertical piers with cross pipes or tubing.

Bonded Rail Connectors

Attach and bond XR Rails® to cross pipes or tubing.

Diagonal Braces

Optional brace provides additional support.

Cross Pipe & Piers

Steel pipes or mechanical tubing for substructure.

Rail Assembly

XR100® & XR1000® Rails

Curved XR Rails® increase spanning capabilities.

UFO®

Universal Fastening Objects bond modules to rails.

Stopper Sleeves

Snap onto the UFO® to turn into a bonded end clamp.

CAMO

Bond modules to rails while staying completely hidden.

Resources

Design Assistant
Go from rough layout to fully engineered system. For free.
Go to ironridge.com/design

NABCEP Certified Training
Earn free continuing education credits, while learning more about our systems.
Go to ironridge.com/training

SUSTAINABLE SOLAR LLC
We put it where the sun does shine

CONTRACTOR: SUSTAINABLE SOLAR LLC
ADDRESS: 16236 VETERANS MEMORIAL PARKWAY, WRIGHT CITY, MO 63368, USA
PHONE: 16368678604
EMAIL: [redacted]
LICENSE #: E-1767
ELECTRICAL LICENSE #: E-1767

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DESCRIPTION	DATE	REV

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5012 SAMMELMANN RD,
WELDON SPRING, MO 63304, USA
APN: 3-0120-0282-00-0023.1100000
PHONE: +16363734845
EMAIL:
RMITCHELL@SUSTAINABLESOLARLLC.COM

SHEET NAME
EQUIPMENT SPECIFICATION

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-16

Solar Project

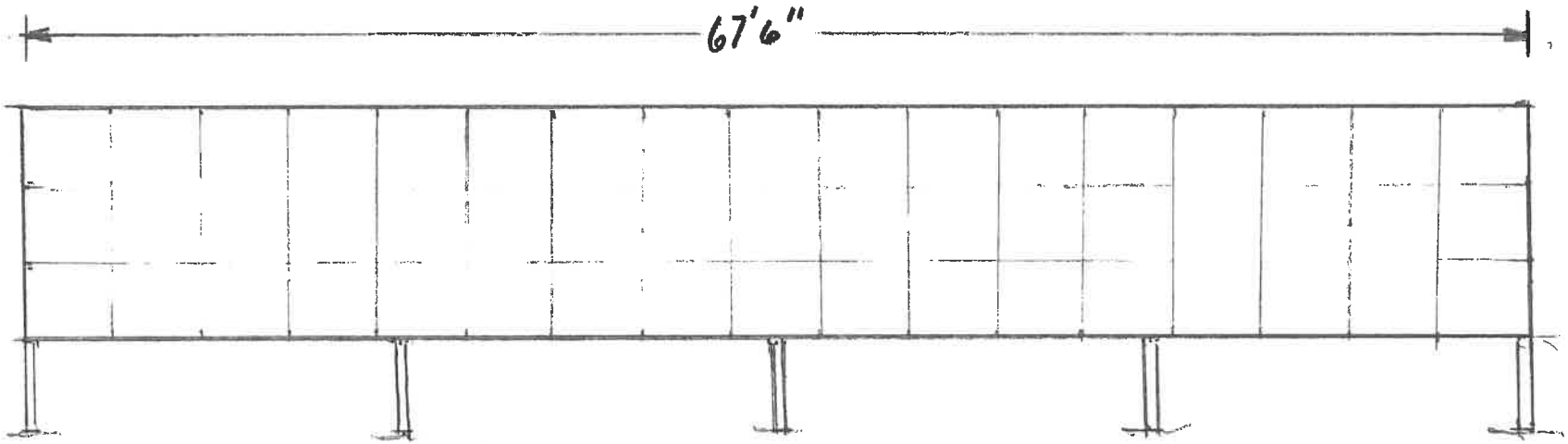
Saved to Google Drive

solar array – yellow rectangle

plant cedar trees – red line

~~solar array~~

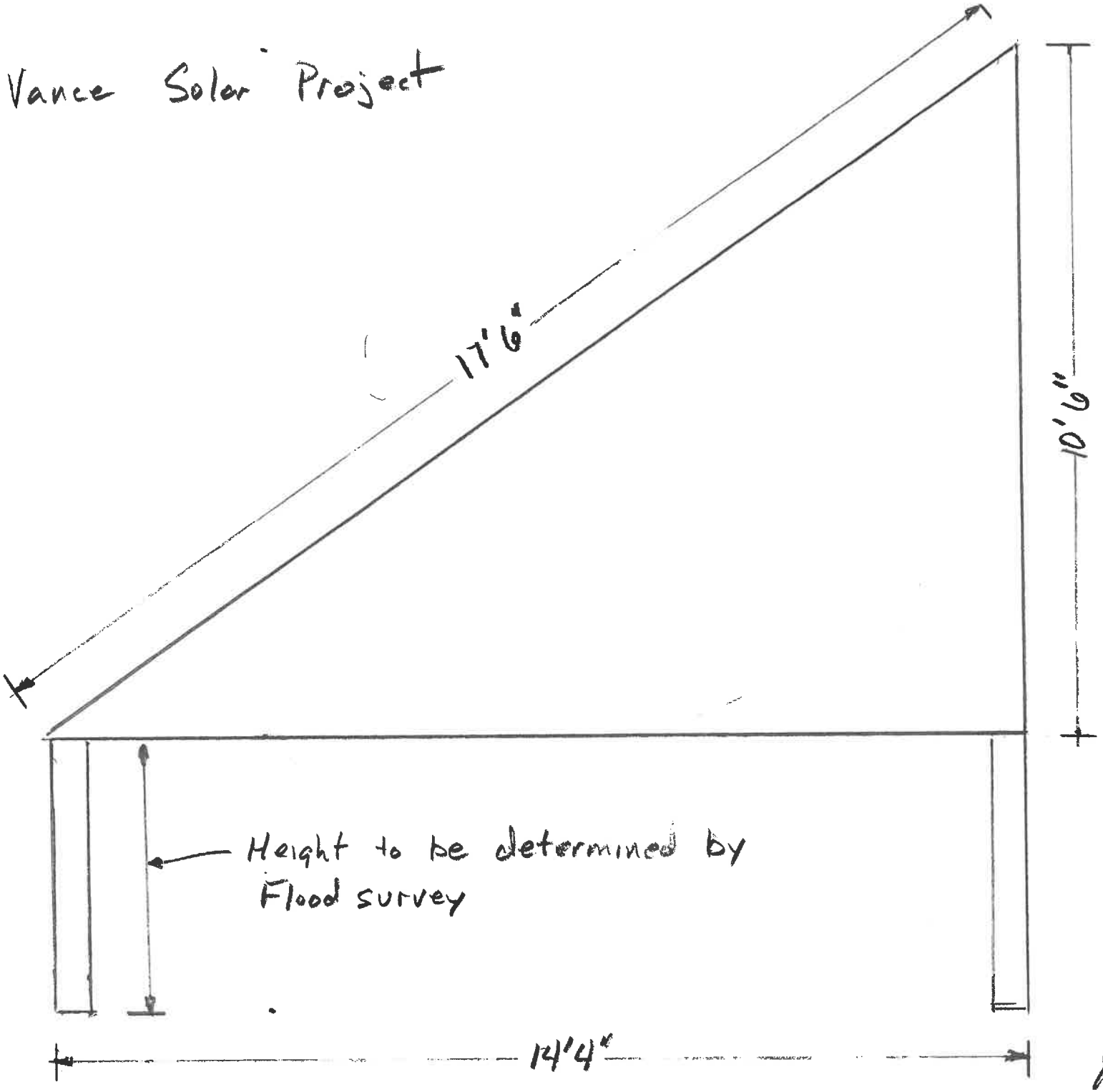

3



Vance Solar Project

1/8" = 1'

Vance Solar Project



½" = 1'

National Flood Hazard Layer FIRMette

FEMA

90°38'24"W 38°43'49"N

90°37'47"W 38°43'21"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/30/2025 at 4:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

STAFF REPORT – January 5, 2026, PLANNING & ZONING COMMISSION MEETING

1. Zoning Code Amendments

   A. Short-Term Rentals – In the current zoning codes, short-term rentals are defined and list the applicable zoning districts with basic procedures. There is not a section in the municipal code to provide specific requirements and procedures that are needed. The proposed amendment will provide a more precise definition of short-term rental and a specific section (405.215 (C)) of the municipal code to provide the necessary standards

   B. Retaining Walls – The proposed amendments to the retaining wall regulations reflect the procedures that are being followed by the Community Development Department.

   C. Protection of Natural Watercourses – The current subdivision regulations list stream valleys, swales, springs, and other lowland areas for all subdivisions and sensitive area disturbance in conservation subdivisions. These regulations are not specific in the required setback for the protection of natural watercourses in subdivisions. The proposed regulations will establish a minimum width twenty-five (25) feet for the vegetated buffer along all natural watercourses which will cover all existing parcels & lots as well as any proposed subdivision.

STAFF REPORT – January 5, 2026, PLANNING & ZONING COMMISSION MEETING

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BILL NO. _____ **ORDINANCE NO. _____**

****

AN ORDINANCE AMENDING SECTIONS 405.020 & 405.215 OF THE MUNICIPAL CODE OF THE CITY OF WELDON SPRING, MISSOURI, TO CREATE REGULATIONS FOR SHORT-TERM RENTALS AND MATTERS RELATING THERETO

****

WHEREAS, 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, the City has experienced a notable increase in the use of residential properties as short-term rentals, and the Board of Aldermen finds it necessary to adopt reasonable regulations to preserve the character of residential neighborhoods and protect the health, safety, and welfare of residents; 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 January 5, 2026, and the Public Hearing held by the Board of Aldermen on January 8, 2026; and

WHEREAS, on January 5, 2026, the Planning & Zoning Commission has recommended the following amendments, which are outlined and set out in this legislation to the Board of Aldermen for consideration; and

WHEREAS, the Board of Aldermen has considered the recommendations of the Planning and Zoning Commission and finds the proposed amendments to be in the best interest of the City.

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: Definition of Terms

[~~SHORT-TERM RENTALS (AIR B&B AND VRBO)~~

~~The ongoing use and occupancy of a legally existing, owner-occupied single-family residence in the City's "AG," "RS-3," "RS-2" and "RS-1" Zoning Districts for less than thirty (30) days and shall require a business license, registry of renters, conditional use permit regulating the frequency of use, occupancy, and any other requirements as determined by the Board of Aldermen~~]**.**

SHORT-TERM RENTALS: A rental of any legally permitted dwelling unit, or a

portion of such a legally permitted dwelling unit for a period of less than thirty (30) consecutive days to a specific renter.

SECTION 1: That Section 405.215 of the Municipal Code is hereby amended to include a subsection (C) and as follows:

C. Short-Term Rentals

1. **Short-term rentals, as defined in Section 402.020, shall be a permitted use subject to registration with the City and compliance with the following standards:**

    a. **Short-term rental shall be restricted to the dwelling unit. Use of accessory structures for sleeping accommodation is prohibited.**

    b. **The short-term rental shall be clearly incidental and secondary to the residential use of the premises, shall not alter the residential character of the dwelling, and shall not create incompatibility or disturbances within the neighborhood.**

    c. **Short-term rental shall not result in any structural alterations or additions to the dwelling that will change its primary use as a single-family dwelling, subject to the review of the zoning commissioner.**

    d. **An occupancy inspection must be conducted by a City-approved licensed residential inspector prior to the issuance of a business license. All costs associated with the inspection shall be borne by the property owner or manager.**

    e. **A valid short-term rental business license must be obtained from the City of Weldon Spring prior to operation.**

    f. **The property owner shall maintain a record of the name, address, and telephone number of each renter for a period of two (2) years and shall provide such information to the City upon request.**

    g. **The rental period for short-term rental shall not exceed thirty (30) days for one (1) individual or group of individuals. However, at his/her discretion the zoning commissioner may allow the rental period to exceed thirty (30) days in the case of extenuating circumstances.**

f. **The rental operation shall not generate increased on-street parking that adversely affects traffic flow or impedes emergency vehicle access. No renter shall be allowed to have more than two vehicles, one of which could be parked on the street.**

g. **On-site advertising or signage indicating the presence of a short-term rental is strictly prohibited.**

h. **Maximum occupancy shall be determined by the number of bedrooms available for rental use within the dwelling, consistent with applicable occupancy standards.**

i. **The owner or local contact shall use reasonably prudent business practices to insure that the occupants and/or guests of a short-term rental property do not create unreasonable noise or disturbances, engage in disorderly conduct or violate any applicable law, ordinance, rule or regulation pertaining to the use and occupancy of the short-term rental property.**

j. **The owner shall use reasonable, prudent business practices to insure that the short-term rental property is used in a manner that complies with all applicable Statutes, ordinances, rules and regulations pertaining to the use and occupancy of the short-term rental.**

k. **The property owner or manager shall comply with all other applicable provisions of the City of Weldon Spring Municipal Code.**

l. **Violation of those code provisions shall be subject to prosecution which could result in fines for each day of violation up to $500.00, as well as loss of permit.**

SECTION 3: This ordinance, and the code adopted hereby, shall be in full force and effect from and after its passage and approval.

BILL NO. _____ **ORDINANCE NO. _____**

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS _____ DAY OF _____2026.

_____
Donald D. Licklider, Mayor

Attest:

_____
William C. Hanks, City Clerk

BILL NO. _____ **ORDINANCE NO. _____**

To approve Bill No.

Motioned: _____
Seconded: _____

	Aye	Nay	Abstention
Clutter	___	___	___
Conley	___	___	___
Culver	___	___	___
Kolb	___	___	___
Martiszus	___	___	___
Yeager	___	___	___
Licklider	___	___	___

Absent:_____

BILL NO. _____ **ORDINANCE NO. _____**

****

AN ORDINANCE AMENDING THE FOLLOWING SECTIONS (402.020 AND 405.160(H)) OF THE WELDON SPRING, MISSOURI, MUNICIPAL CODE AND MATTERS RELATING THERETO

****

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 January 5, 2026, and the Public Hearing held by the Board of Aldermen on January 8, 2026; and

WHEREAS, on January 5, 2026, the Planning & Zoning Commission has recommended the following amendments, which are outlined and set out in this legislation 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 (deleted text shown in [~~bracket and stricken~~] type):

Section 402.020 Definition of Terms

Wall: When referring to fences and walls, a wall is a fence, as herein defined, that is typically constructed of masonry, stone or similar material and situated in a yard, but not including a [~~retaining wall or~~] wing wall as herein defined.

SECTION 2: That Section 405.160(H) of the Municipal Code is hereby amended as follows (added text is shown in highlighted boldface and italic type, deleted text shown in [~~bracket and stricken~~] type):

Section 405.160 Fences and Walls

H. Retaining Walls.

1. Retaining walls shall be constructed of masonry retaining wall blocks or individually placed boulders, except that head walls or toe walls which are part of a stormwater control structure may be constructed of reinforced concrete.

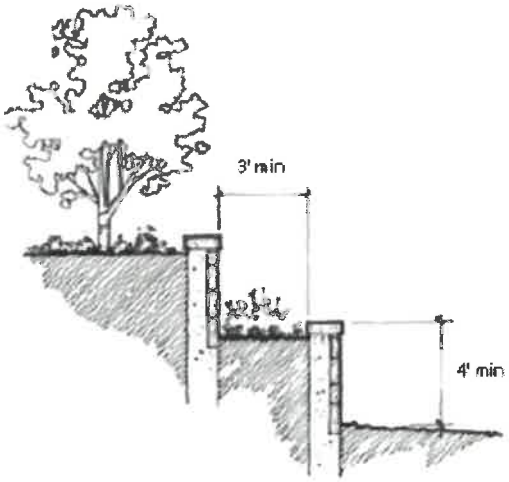
2. Existing walls which have deteriorated may be rebuilt in their current configuration.

3. New retaining walls shall not exceed three (3) feet in height in front yards, and shall not exceed four (4) feet in height in other required yards.

4. Walls higher than the above limits may be constructed in a stair stepped or tiered fashion provided that there is a minimum of three (3) feet of horizontal space between adjacent walls. A series of walls thus constructed may not be steeper than a 4:3 (height to width) ratio.

5. Stair stepped walls are subject to approval by the Architectural Review Commission. Walls exceeding the above height limitations may be allowed, subject to approval by the Architectural Review Commission. Such approval shall be based on consideration of unique practical difficulties in complying with the above height limitations, safety, and on the aesthetic impact of a taller wall.

6. Retaining walls cannot be located within any easement



[~~6.~~] ***7.*** [~~Building permits~~] ***A multi-purpose land use permit is*** [~~are~~] not required for any wall[~~s less than~~] ***which does not exceed*** three (3) feet in height.

[~~7.~~] ***8.*** Plans for new walls over four (4) feet in height, with or without a stair stepped configuration, must be [~~approved~~] ***sealed*** by a [~~licensed~~] ***Missouri Registered*** Professional Engineer. This requirement also applies to rebuilding an existing wall over four (4) feet in height. ***The sealed plans must be specific to the location and retaining wall(s) being proposed.***

[~~8.~~] ***9.*** Retaining walls over four (4) feet in height shall be provided with a fence or guard on the high side not less than forty-two (42) inches high whenever the walls are located closer than two (2) feet on the high side, to a walk, path, , parking lot, driveway, playground or general access by the public. Also, whenever the wall may pose a safety hazard, the Zoning Commissioner [~~of~~] ***or*** the Architectural Review Commission may require that a fence or [~~guard~~] ***barrier*** not less than forty- two (42) inches high be installed on any retaining wall.

SECTION 3: 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 _____2026.

_____
Donald D. Licklider, Mayor

Attest:

_____
William C. Hanks, City Clerk

BILL NO. _____ **ORDINANCE NO. _____**

To approve Bill No.

Motioned: _____
Seconded: _____

	Aye	Nay	Abstention
Clutter	___	___	___
Conley	___	___	___
Culver	___	___	___
Kolb	___	___	___
Martiszus	___	___	___
Yeager	___	___	___
Licklider	___	___	___

Absent:_____

BILL NO. _____ **ORDINANCE NO. _____**

****

AN ORDINANCE ENACTING A NEW ARTICLE (ARTICLE V-A) OF THE MUNICIPAL CODE OF THE CITY OF WELDON SPRING, MISSOURI, TO CREATE REGULATIONS FOR THE PROTECTION OF NATURAL WATERCOURSES AND MATTERS RELATING THERETO

****

WHEREAS, 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, the City has experienced an increase in the development along natural watercourses, and the Board of Aldermen finds it necessary to adopt reasonable regulations to preserve the character of residential neighborhoods and protect the health, safety, and welfare of residents; 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 January 5, 2026, and the Public Hearing held by the Board of Aldermen on January 8, 2026; and

WHEREAS, on January 5, 2026, the Planning & Zoning Commission has recommended the following amendments, which are outlined and set out in this legislation to the Board of Aldermen for consideration; and

WHEREAS, the Board of Aldermen has considered the recommendations of the Planning and Zoning Commission and finds the proposed amendments to be in the best interest of the City.

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

SECTION 1: That Article V-A of the Municipal Code is hereby enacted as follows:

Article V–A . Regulations for the Protection of Natural Watercourses

Section 405.2051 Findings and Policy.

A. Vegetated buffers adjacent to natural watercourses provide numerous environmental protection and resource management benefits that can include the following:

1. Reducing flood impacts by absorbing peak flows and slowing the velocity of floodwaters;

2. Benefitting the community economically by minimizing encroachment

on natural watercourses and the need for costly engineering solutions; by reducing property damage and threats to safety of watershed residents; by contributing to the scenic beauty and environment of the community, and thereby preserving the character of the community, improving the quality of life of its residents, and increasing the value of their property;

3. Providing infiltration of stormwater and runoff, and reducing impervious surfaces;

4. Stabilizing banks of natural watercourses;

5. Reducing sediment and erosion along natural watercourses;

6. Removing pollutants from stormwater;

7. Restoring and maintaining the chemical, physical and biological integrity of the water resources;

8. Maintaining base flows of natural watercourses;

9. Contributing organic matter that is a source of food and energy for the aquatic ecosystem;

10. Providing tree canopy to shade natural watercourses;

11. Providing habitat to a wide array of wildlife by maintaining diverse interconnected riparian vegetation;

12. Furnishing recreational opportunities; and

13. Allowing areas for natural watercourses to meander naturally reducing infrastructure and property damage.

B. It is the policy of the City of Weldon Spring to protect and maintain the native vegetation adjacent to natural watercourses by implementing specifications for the establishment, protection and maintenance of a vegetated buffer along all natural watercourses under Weldon Spring's jurisdiction which are left in their natural state.

Section 405.2052 Purpose.

The purpose of this Article is to establish minimal acceptable requirements for the design of vegetated buffers to protect the natural watercourses of all watersheds within the corporate limits of the City of Weldon Spring which are left in their natural state; to protect the water quality of watercourses, reservoirs, lakes and

other significant water resources within these watersheds; to protect riparian and aquatic ecosystems within these watersheds; to provide for the environmentally sound use of land and aquatic resources within these watersheds.

Section 405.2053 Scope of Application and Requirement.

A. Application

1. This Article shall apply to all proposed development except for that development which meets waiver or adjustment criteria as provided in this Article.

2. This Article shall apply to surface mining operations except that this Article's standards in Section 405.2055 shall not apply to active surface mining operations that are operating in compliance with Missouri Department of Natural Resources surface mining permit.

3. Except as provided in Section 405.2056(A) and Section 40.,2056(B)(5), this Article shall not apply to land used primarily for agricultural or farming purposes.

B. Requirements

1. All natural watercourses depicted on the most current United States Geological Survey (U.S.G.S) 7.5 Minute Series (Topographic) Maps for the City of Weldon Spring, Missouri, shall be left in their natural state.

2. All natural watercourses left in their natural state shall be flanked with vegetated buffers meeting the requirements of this Article.

3. Within such vegetated buffers, there shall be no clearing, grading, construction or disturbance of vegetation except as permitted by Section 405.2056 of this Article.

4. Development along natural watercourses that are left in their natural state shall have residential, commercial or industrial improvements, parking areas, driveways and in all subdivisions, except those with lots three (3) acres or larger in size, lot lines set back from the top of the existing stream bank or the 10-year, twenty-four (24) hour or 15-year, twenty (20) minute water surface elevation where no established top-of-bank can be determined, all as provided by this Article. In the case of subdivision plats, except those with lots three (3) acres or larger in size, the watercourse and the above-mentioned setback area shall be preserved and made the responsibility of the subdivision trustees. In the case of a subdivision with lots three (3) acres or larger in size, site

plan, commercial, industrial or private site, the watercourse and the above-mentioned setback area shall be preserved and made the responsibility of the property owner(s). Permanent vegetation and existing ground elevation and grades within the above-mentioned setback area shall be left intact and undisturbed, except as permitted by this Article.

Section 405.2054 Plan Requirements.

A. A vegetated buffer plan shall be submitted in conjunction with or as part of any grading plan, area plan, or site plan for any development (if such grading plan, area plan, or site plan is required by the Ordinances of the City of Weldon Spring), and the vegetated buffer shall be clearly delineated on any grading plan, area plan, or site plan.

B. The vegetated buffer plan shall contain the following information:

1. A location or vicinity map;

2. Field-surveyed natural watercourses which are left in their natural state;

3. Field-surveyed vegetated buffers adjacent to natural watercourses which are left in their natural state;

4. Proposed clearing or grading limits;

5. Limits of the 100-year flood plain and floodway as identified on the official FIRM.

C. Boundary markers locating the boundaries of vegetated buffers and the clearing/grading limits shall be installed prior to final approval of the required clearing and grading plan.

Section 405.2055 Minimum Standards for Vegetated Buffers.

A. A vegetated buffer for a natural watercourse which is left in its natural state shall consist of a vegetated strip of land extending along both sides of a natural watercourse.

B. The vegetated buffer shall begin at the edge of the bank of the natural watercourse.

C. For those sites where vegetation does not exist, developers or owners shall allow the vegetated buffer to succeed naturally.

D. The minimum width of the vegetated buffer shall be:

1. Twenty-five (25) feet along all natural watercourses left in their natural state.

E. The following land uses and/or activities are designated as potential water pollution hazards and must be set back from any natural watercourse left in its natural state by the distance indicated below:

1. Drain fields from on-site sewage disposal and treatment systems (i.e., septic systems)—one hundred (100) feet;

2. Raised septic systems—two hundred fifty (250) feet.

Section 405.2056 Management and Maintenance of Vegetated Buffer

A. Installation or removal of berms or dams across natural watercourses that are depicted on the most current United States Geological Survey 7.5 Minute Series (Topographic) Maps for the City of Weldon Spring, Missouri, that cause or caused the impoundment of stormwater are permitted only with the approval of the Governing Body.

B. The vegetated buffer shall be managed to enhance and maximize its value and effectiveness. Management includes specific limitations on altering the natural conditions of the buffer. The following practices and activities are permitted only with the express written approval of the City Engineer:

1. Clearing of existing vegetation;

2. Soil disturbance by grading, stripping, or other practices;

3. Filling or dumping;

4. Drainage by ditching;

5. Installation or removal of berms or dams across natural watercourses that are not depicted on the most current United States Geological Survey 7.5 Minute Series (Topographic) Maps for the City of Weldon Spring, Missouri, that cause the impoundment of stormwater.

C. The following structures, practices and activities are permitted in the vegetated buffer, with specific design or maintenance features, subject to the review by the City Engineer

1. Roads, bridges and utilities (including sanitary and storm sewers). The right-of-way shall be the minimum width needed to allow for

maintenance access and installation. The angle of the right-of-way or utility crossing shall be perpendicular to the natural watercourse or vegetated buffer in order to minimize clearing requirements. Plats, area plans, and site plans shall include only the minimum number possible of such crossings.

2. Paths, including hard-surfaced trails.

D. Buffer restoration projects approved by the City Engineer are permitted within the vegetated buffer.

E. Water quality monitoring and stream gauging are permitted within the vegetated buffer.

F. Trash and debris and individual trees within the vegetated buffer that are in danger of falling, causing damage to dwellings or other structures, or causing blockage of the natural watercourse may be removed.

G. Material dredged or removed during development authorized under this Section shall be stored outside the vegetated buffer.

H. All plats, plans, and all improvement plans shall clearly:

1. Show the boundaries of any vegetated buffer on the subject property;

2. Provide a note to reference any vegetated buffer stating: "There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by Section 405.2056 of the Ordinances of the City of Weldon Spring.

Section 405.2057 Waiver or Adjustment

A. City Engineer or his/her designee may grant a waiver allowing the vegetated buffer to be disturbed only in cases of public purpose and necessity or only upon the Engineer's approval of designed streambank or site-development erosion control measures.

Section 405.2058 Violations and Enforcement.

A. The Zoning Commissioner shall enforce the provisions of the foregoing Sections of this Article as provided in Sections 405.500 through 405.530 of the municipal code of the City of Weldon Spring.

B. Anyone who knowingly makes any false statements in any application, record or plan required by this Article shall upon conviction be punished by a fine of not more than five hundred dollars ($500.00) for each violation.

SECTION 2: This ordinance, and the code adopted hereby, shall be in full force and effect from and after its passage and approval.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS _____ DAY OF _____2026.

_____
Donald D. Licklider, Mayor

Attest:

_____
William C. Hanks, City Clerk

BILL NO. _____ **ORDINANCE NO. _____**

To approve Bill No.

Motioned: _____
Seconded: _____

	Aye	Nay	Abstention
Clutter	___	___	___
Conley	___	___	___
Culver	___	___	___
Kolb	___	___	___
Martiszus	___	___	___
Yeager	___	___	___
Licklider	___	___	___

Absent:_____

December 2025 - Crime Statistics for Weldon Spring

Number	Offense	Report Description	Report Date	Address
PD-25-06587	999920179999.0 NON-REPORTABLE	Towed Vehicle	Dec 1, 2025, 1:41:24 PM	Wolfrum Road & Patriotic Trail
PD-25-06607	999919849999.0 FUGITIVE-MISDEMEANOR	Fugitive Misdemeanor	Dec 2, 2025, 10:45:07 PM	Independence Road
PD-25-06619	ORD577.0-041Y20215499.0 WS-DWI-ALCOHOL	DWI	Dec 3, 2025, 6:33:29 PM	Westerfield Parkway
PD-25-06656	999920179999.0 FUGITIVE-FELONY	Fugitive Felony	Dec 5, 2025, 7:35:53 PM	Blairbeth Drive
PD-25-06658	565.054-002Y20201399.0 ASSAULT - 3RD DEGREE	Crime Against Society- See Offense Section	Dec 5, 2025, 10:38:18 PM	Weldon Spring Parkway
PD-25-06708	565.072-002Y20201314.0 DOMESTIC ASSAULT 1ST DEGREE - 1ST OFFENSE	Domestic Assault 1st	Dec 8, 2025, 11:24:07 AM	Summit Ridge Place
PD-25-06708	569.120-001N20202902.0 PROPERTY DAMAGE - 2ND DEGREE	Domestic Assault 1st	Dec 8, 2025, 11:24:07 AM	Summit Ridge Place
PD-25-06811	999920179999.0 NON-REPORTABLE	THEFT	Dec 14, 2025, 12:59:58 PM	Whitmoor Forest Court
PD-25-06828	570.030-035Y20202399.0 STEALING - $750 OR MORE	Stealing	Dec 15, 2025, 11:32:28 AM	Gillette Circle Pass
PD-25-06834	569.120-001N20202902.0 PROPERTY DAMAGE - 2ND DEGREE	Assault	Dec 15, 2025, 3:35:15 PM	Weldon Spring Parkway
PD-25-06834	565.054-002Y20201399.0 ASSAULT - 3RD DEGREE	Assault	Dec 15, 2025, 3:35:15 PM	Weldon Spring Parkway
PD-25-06855	570.030-043Y20202399.0 STEALING	STEALING	Dec 16, 2025, 11:04:53 AM	Vogt Drive
PD-25-06890	999920179999.0 NON-REPORTABLE	Discharge of County Weapon	Dec 17, 2025, 5:45:48 PM	Wolfrum Road & Whitmoor Drive
PD-25-06896	570.030-029Y20202399.0 STEALING	FRAUD	Dec 17, 2025, 9:24:45 PM	Halifax Bend Court
PD-25-06924	999920179999.0 NON-REPORTABLE	Informational Report	Dec 19, 2025, 3:53:07 PM	Whitmoor Drive
PD-25-06954	569.150-001N20205707.0 TRESPASSING 2ND DEGREE	Property Damage/Trespassing	Dec 21, 2025, 10:35:10 AM	Cedar Glen Drive
PD-25-06954	ORD569.0-012N20212999.0 WS-PROPERTY DAMAGE - 2ND DEGREE	Property Damage/Trespassing	Dec 21, 2025, 10:35:10 AM	Cedar Glen Drive
PD-25-06965	999919849999.0 FUGITIVE-MISDEMEANOR	Fugitive Misdemeanor	Dec 21, 2025, 7:24:10 PM	Siedentop Road
PD-25-06966	571.030-019Y20205299.0 UNLAWFUL USE OF WEAPON - SUBSECTION 11 - POSSESS WEAPON AND A FELONY CONTROLLED SUBSTANCE	VMCSL/UUW	Dec 21, 2025, 7:59:17 PM	Siedentop Road
PD-25-06966	579.015-001Y20223599.0 POSSESSION OF CONTROLLED SUBSTANCE	VMCSL/UUW	Dec 21, 2025, 7:59:17 PM	Siedentop Road
PD-25-06996	999920179999.0 NON-REPORTABLE	Death Investigation	Dec 23, 2025, 6:50:11 AM	Wolfrum Road
PD-25-07030	999920179999.0 NON-REPORTABLE	NARCAN DEPLOYMENT/CIT	Dec 26, 2025, 12:33:17 PM	Kisker Road
PD-25-07038	999920179999.0 NON-REPORTABLE	Death Investigation	Dec 26, 2025, 5:02:42 PM	Hemingway Lane