



**CITY OF WELDON SPRING
BOARD OF ALDERMEN WORK SESSION
ON THURSDAY, JULY 22, 2021, AT 6:30 P.M.
WELDON SPRING CITY HALL
5401 INDEPENDCE 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/8163394872?pwd=cHc4S3NZQkQzQ3U2WFpUNVlxUDRGUT09>

**Meeting ID: 816 339 4872
Password: WS72221**

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

**Meeting ID: 816 339 4872
Password: 0735937**

PAGE 1 OF 2

This notice was posted at 5401 Independence Road on 7-20-21 at 2:15pm by W. C. Cump



****WORK SESSION AGENGA****

1. CALL TO ORDER

2. BUSINESS FOR DISCUSSION

- A. Economic Development Incentive Presentation (Michael Padella, City Administrator & Bill Hanks, City Clerk)
- B. Incentive Policy Discussion

3. ADJOURNMENT

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

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This notice was posted at 5401 Independence Road on 7-20-21 at 2:15pm by Bill C. Hanks



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BOARD OF ALDERMEN REGULAR MEETING
ON THURSDAY, JULY 22, 2021, AT 7:30 P.M.
WELDON SPRING CITY HALL
5401 INDEPENDENCE ROAD
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Link to join Zoom Video-Conference Meeting:

<https://us02web.zoom.us/j/87080665579?pwd=SFISUWJTeWtVTHdrNkt2WmJZTk44dz09>

Meeting ID: 870 8066 5579

Password: WS.BOA

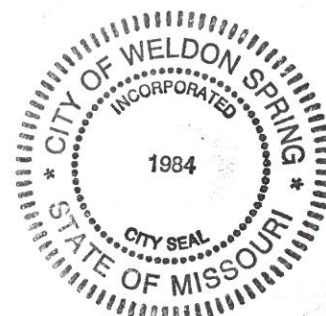
Or by telephone dial: 1-312-626-6799

Meeting ID: 870 8066 5579

Password: 838813

PAGE 1 OF 2

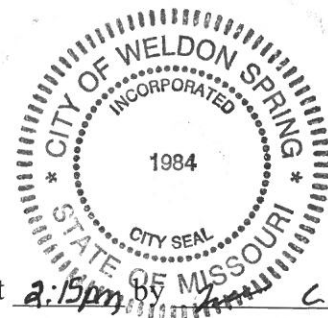
This notice was posted at 5401 Independence Road on 7-20-21 at 2:15pm by Don C. Hays.



****AGENDA****

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL and DETERMINATION OF A QUORUM
4. CITIZENS COMMENTS
5. PUBLIC HEARING
 - A. Consideration of an Application for a Liquor License for the Sale of (Intoxicating Liquor by Package & a Sunday License) for "All in 94 Bait & Tackle, LLC, at 6301 S. HWY 94 – Christine Ransom
6. APPROVAL OF MINUTES
 - A. July 13, 2021 – Work Session Minutes
 - B. July 13, 2021 – Regular Board Meeting Minutes
7. CITY TREASURER
 - A. Paid Bills (7-7-21 – 7-15-21)
8. UNFINISHED BUSINESS
9. NEW BUSINESS
 - A. Facilities Conditions & Needs Assessment Consultant Selection – City Administrator
10. REPORTS & COMMITTEES
 - A. Parks & Recreation Advisory Committee
 - B. City Administrator
 - C. City Attorney
11. RECEIPTS & COMMUNICATIONS
12. ADJOURNMENT

PAGE 2 OF 2



This notice was posted at 5401 Independence Road on 7-20-21 at 2:15pm by Ann C. Plunk

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Aldermen of the City of Weldon Spring will hold a Public Hearing on an application received for a Liquor License for sale of liquor (Intoxicated Liquor by the Drink & a Sunday License) for All in 94 Bait & Tackle, LLC, which is located at 6301 S. Old HWY 94, Weldon Spring, Missouri 63304.

Said application has been submitted by Christine Ransom.

Said Hearing shall be held on Thursday, July 22nd, 2021, at 7:30 P.M. during the regular Board of Aldermen Meeting, which will be held at the Weldon Spring City Hall, 5401 Independence Road, Weldon Spring, Missouri, 63304.

The public is invited to attend.

Written comments are welcome and must be forwarded to the City Clerk at 5401 Independence Road or bhanks@weldonspring.org. Persons with special needs or anyone needing any type of assistance may contact City Hall before the hearing to make arrangements.

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**

- ☒ New Application
☐ Renewal
☐ Temporary



Filing Date: _____

Staff Initial: _____

City of Weldon Spring Liquor License Application

**Upon completion of the application and background check (if required), this application must be presented to the Weldon Spring Board of Aldermen meeting for approval. **

Type of License Requested:

Type	Fee	Check if apply	Type	Fee	Check if apply
<input type="checkbox"/> Intoxicating Liquor by the Drink	\$450.00	[]	<input type="checkbox"/> Distributor or Wholesaler of Intoxicating beverages of all kinds	\$750.00	[]
<input type="checkbox"/> Intoxicating Liquor in the Original Package	\$150.00	<input checked="" type="checkbox"/>	<input type="checkbox"/> Temporary Picnic License	\$37.50	[]
<input type="checkbox"/> Sunday License	\$300.00	<input checked="" type="checkbox"/>	<input type="checkbox"/> Special Temporary License	\$75.00	[]
<input type="checkbox"/> 5% Beer & Light Wine by the Drink	\$75.00	[]	<input type="checkbox"/> Club License for Sale of Intoxicating liquor in Excess of 5% by weight of alcohol	\$150.00	[]
<input type="checkbox"/> 5% Beer by the Drink	\$75.00	[]			
<input type="checkbox"/> 5% Beer in the Original Package	\$75.00	[]			

***For All other Types of Licenses, please contact the City Clerk

Note: The Fee Schedule can be found in Section 600.490 of the Weldon Spring City Code

A. Business Information

Name of Business: All IN 94 Bait & Tackle, LLC

Legal Name of Company: All IN 94 Bait & Tackle, LLC

Check One: ☐ Individual ☐ Partnership ☒ Corporation

Business Address: 6301^S Old Hwy 94 Weldon Spring, MO 63304

Business Phone: [REDACTED] Description of Business: Retail, bait & tackle

MO DOR Sales Tax Registration Number: _____

Federal Employer Identification Number: _____

Hours of Operation: Mon - Fri: 8:00 am/pm to 6:00 am/pm
Sat: 8:00 am/pm to 6:00 am/pm
Sun: 8:00 am/pm to 4:00 am/pm

Detailed description of where and what liquor is served: Prepackaged beer, wine, spirits. will be stored in cooler and basement. Retail floor will be on main floor. No sales or retail space upstairs or basement.



MISSOURI DEPARTMENT OF CONSERVATION

Headquarters

2901 West Truman Boulevard, P.O. Box 180, Jefferson City, Missouri 65102-0180

Telephone: 573-751-4115 ▲ www.MissouriConservation.org

SARA PARKER PAULEY, Director

July 14, 2021

To: Mr. Bill Hanks, City Clerk
City of Weldon Spring

From: Terri Diekmann, Office Manager
St. Louis Regional Office at August A. Busch Memorial Conservation Area
Missouri Department of Conservation

RE: Christine Ransom, Owner
All In Worms Bait and Tackle Shop, LLC

Mr. Hanks:

This letter is on behalf of Christine Ransom, owner of All In Worms Bait and Tackle Shop, LLC, located at the August A. Busch Memorial Conservation Area. Ms. Ransom was the successful bidder in 2017 for the bait shop and was awarded a contract for five seasons. She is currently in her final season of the contract.

Ms. Ransom has always provided excellent service to the customers who utilize the bait shop and conservation area. She has been very accommodating when working with the public as well as the staff of the Missouri Department of Conservation. A prime example of this would be when the COVID-19 pandemic hit the summer of 2021 she quickly created protocols to keep customers and her staff safe while still providing boat rentals and selling bait. She served our mutual customers well and helped to enable folks to continue enjoying nature during an uncertain time. Her lines of communication are open and flow both ways. She makes herself available whenever a need arises and pleasantly fulfills the need.

She offers a good variety of bait for the anglers who visit Busch Wildlife and has created an excellent business relationship with her vendors. Ms. Ransom is very knowledgeable about the bait she offers for sale and employs knowledgeable employees too. She has always made sure she and her staff know the fishing regulations for the Conservation Area and provides the reference tools needed for the public to become familiar with the regulations as well. There have been times she and her staff have gone above contract requirements in order to serve customers and keep the Missouri Department of Conservation reputation in good standing with the public.

COMMISSION

DON C. BEDELL
Sikeston

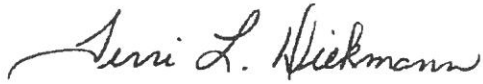
STEVEN D. HARRISON
Rolla

MARK L. McHENRY
Kansas City

WM. L. (BARRY) ORSCHELN
Columbia

The Missouri Department of Conservation would be happy to conduct business with All In Worms Bait and Tackle Shop, LLC if Ms. Ransom were to be awarded another contract due to a successful bid.

Sincerely,

A handwritten signature in cursive script that reads "Terri L. Diekmann".

Terri Diekmann
Office Manager
St. Louis Regional Office
Missouri Department of Conservation
2360 Highway D
St. Charles, MO 63304
636-441-4554 extension 4104

CITY OF WELDON SPRING
BOARD OF ALDERMEN WORK SESSION
JULY 13, 2021

CALL TO ORDER: A Work Session of the Board of Aldermen of the City of Weldon Spring was held on Tuesday, July 13, 2021, at approximately 6:00 PM, at the Weldon Spring City Hall, which is located at 5401 Independence Road. The Work Session was called to order at 6:05 PM by Mayor Licklider.

Alderman Kolb, Alderman Schwaab, and Alderman Yeager were present. Alderman Baker and Alderman Clutter joined the meeting virtually via Zoom Also, present at the meeting were Michael Padella (City Administrator) and Bill Hanks (City Clerk).

Alderman Martiszus joined the meeting in person at 6:34 PM

BUSINESS FOR DISCUSSION:

5-Year Pavement Plan Presentation: Bill Schnell (City Engineer) gave a detailed presentation about the 2022 Pavement Asset Management Plan, which included a proposed 5-year budget for street maintenance. After the presentation, Mr. Schnell answered questions from the Aldermen about the future safety recommendations that City's staff made for the back part of Wolfrum Road.

Increasing Policing Services: Mayor Licklider would like to see additional police support. Aldermen Yeager mentioned the results from the Communitywide Survey regarding police service. A brief discussion about justifying the increase in police support and safety educational opportunities took place. After the discussion it was suggested that the Finance Committee review the cost to increase police service during the FY 2022 budget process.

PRAC 5-Year Expenditure Plan: Michael Padella (City Administrator) presented a spreadsheet to the Board, which was summary of the 5-year priority budget plan regarding park related major projects. Mr. Padella added that the priority list was passed by a motion earlier this year by the Park & Recreation Advisory Committee (PRAC). A brief discussion took place.

The Work Session was adjourned at 7:24 PM.

Respectfully submitted,

William C. Hanks, City Clerk

CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
JULY 13, 2021

CALL TO ORDER: The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Tuesday, July 13, 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 7:30 PM.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL AND DETERMINATION OF QUORUM: On a roll call, the following members were present:

Ward 1:	Alderman Clutter*	Alderman Yeager
Ward 2:	Alderman Schwaab	Alderman Kolb
Ward 3:	Alderman Martiszus	Alderman Baker*

Note: Alderman Clutter and Aldermen Baker joined the meeting as a video conferencing participant via Zoom.

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

MINUTES: June 8, 2021, Work Session Minutes - Alderman Schwaab moved to approve the minutes from the June 8, 2021, Work Session as written, seconded by Alderman Martiszus. **Motion carried** with 6 ayes.

June 8, 2021, Board Minutes - Alderman Schwaab moved to approve the minutes from the June 8, 2021, regular meeting as written, seconded by Alderman Martiszus. **Motion carried** with 6 ayes.

TREASURER'S REPORT: Alderman Schwaab made a motion to accept the Treasurer's packet of paid bills from June 2, 2021, to June 17, 2021, and paid bills from June 17, 2021, to July 6, 2021, seconded by Alderman Martiszus. **Motion carried** with 6 ayes.

OLD BUSINESS: None

NEW BUSINESS:

Resolution 6-8-21 – A Resolution of the City of Weldon Spring, Missouri, to Adopt a Plan that Addresses the Priorities Identified by the Citizens of Weldon Spring in the 2021 Survey:

Alderman Yeager made a motion to approved Resolution 6-8-21, seconded by Alderman Schwaab. **Motion carried** with 5 ayes. Alderman Martiszus voted no.

Liquor License Renewals: Alderman Schwaab made motion to renew the liquor licenses for Breeze Park (600 Breeze Park Drive), Cecile Whittaker's Pizzeria (1017-1019 Wolfrum Road), Circle K #1646 (5952 S Hwy 94), El Rancho Nuevo (804 O'Fallon Road), Hog's Haus Sports Bar & Grill Hogs Haus Bar & Grill (810 O'Fallon Road), Los 3 Compadres (1052 Wolfrum Road), Mad Dog & Cat's (1005 Wolfrum Road), Persimmon Woods (6401 Weldon Spring Parkway), QT #645(5905 S Hwy 94), T. Arcobasso (1057 Wolfrum Road), Walgreens #6059 (1003 Wolfrum Road), and Whitmoor CC (1100 Whitmoor Drive). The motion was seconded by Alderman Martiszus. **Motion carried** with 6 ayes.

Park Master Plan Consultant Selection: Alderman Baker made a motion to accept the City Administrator's recommendation to enter into a not to exceed \$26,500 agreement with Planning Design Studio, LLC, for consulting services on the Weldon Spring Parks and Greenway Master Plan, seconded by Alderman Schwaab. **Motion carried** with 5 ayes. Alderman Kolb voted no.

REPORTS AND COMMITTEES:

PRAC Committee: Nick Baldecchi, the Chairman for the Parks & Recreation Advisory Committee, gave an update on the trail project in Weldon Spring City Park. Mr. Baldecchi added that the PRAC Committee is not recommending holding a Senior Day Event this fall.

P & Z: Alderman Martiszus stated that the Commission is holding a public hearing on August 2, 2021, to gain input from the public and have a discussion on the proposed zoning code changes to the municipal code.

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

In his report, a concept plan for Lot C was included. A brief discussion took place.

City Attorney Report: Bob Wohler (City Attorney) told the Board that he believes that the potential litigation with a resident on Independence Road is now a dead issue.

RECEIPTS & COMMUNICATIONS:

There was a discussion about the plans for the new County Park in the Missouri Bluffs and connectivity to the City's trail system. Also, there were a lot of compliments about the fireworks display at Weldon Spring City Park on July 2, 2021.

Mayor Licklider added that there would be a Work Session on July 22, 2021, at 6:30 PM to have a discussion about economic development.

ADJOURNMENT:

Alderman Kolb moved to adjourn the meeting at 7:19 PM and Alderman Martiszus seconded the motion. **Motion carried** with 6 ayes.

Respectfully submitted,

William C. Hanks
City Clerk

**PAID BILLS TO BE APPROVED
JULY 7, 2021 -- JULY 15, 2021**

CHECKS ARE DATED JULY 2, 2021 THRU JULY 8, 2021

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS
22ND DAY OF JULY, 2021 _____, MAYOR

7/2/21 THRU 7/15/21

CLAIMS REPORT

VENDOR	REFERENCE	GL ACCT NO	AMOUNT	CHECK #	CHECK DATE
BRIAN THIEMANN	FINAL PYMT ON FIREWORKS DISPLAY	20-20-5217	2,500.00	16431	7/2/2021
BUILDINGSTARS OPERATIONS INC	MONTHLY HOUSEKEEPING	20-20-5244	240.00	51129128	7/7/2021
CLAUDE C KNIGHT	MUNI COURT JUDGE	10-10-5303	300.00	16433	7/7/2021
DIV OF EMPLOYMENT SECURITY	QTR UNEMPLOYMENT TAX	10-10-5126	54.36	51129129	7/6/2021
DIV OF EMPLOYMENT SECURITY	QTR UNEMPLOYMENT TAX	20-20-5126	13.59	51129129	7/6/2021
FICK SUPPLY SERVICE INC	DOUBLE GROUND MULCH	20-20-5236	279.50	9282	7/7/2021
FICK SUPPLY SERVICE INC	DOUBLE GROUND MULCH	20-20-5236	279.50	9287	7/8/2021
KANSAS CITY LIFE INS CO	GROUP LIFE INS	10-02-2110	1.32	51129127	7/2/2021
KANSAS CITY LIFE INS CO	GROUP LIFE INS	10-10-5131	174.46	51129127	7/2/2021
KEVIN CARROLL	BRUSH HOGGING/SIEDENTOP RD	20-20-5236	250.00	9283	7/7/2021
LASHLY & BAER, P.C.	MUNI PROSECUTING ATTY	10-10-5304	800.00	9281	7/7/2021
PREMIER ENTERTAINMENT	JULY 4TH -- FOAM PARTY	20-20-5217	325.00	16432	7/2/2021
PURITAN SPRING WATER	BOTTLE WATER	20-20-5255	18.45	51129126	7/2/2021
QUADIENT FINANCE USA, INC	POSTAGE FOR METER	10-10-5213	500.00	9280	7/7/2021
QUADIENT LEASING USA, INC	3RD QTR POSTAGE MACH LEASE	10-10-5220	149.91	9278	7/2/2021
ROBERT WOHLER	LEGAL FEES	10-10-5301	240.00	9277	7/2/2021
ST CHARLES IT	IT SERVICES	10-10-5325	618.37	9279	7/2/2021
SURECUT SOLUTIONS	ROW MOWING MAY 2021	22-22-5265	2,520.00	9284	7/7/2021
SURECUT SOLUTIONS	ROW MOWING JUNE 2021	22-22-5265	3,150.00	9286	7/7/2021
WEX BANK	FLEET GAS CARD	20-20-5237	219.89	9285	7/7/2021

Accounts Payable Total

12,634.35