

**CITY OF WELDON SPRING  
REGULAR MEETING OF THE BOARD OF ALDERMEN  
JANUARY 10, 2017**

**CALL TO ORDER:** The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Tuesday, January 10<sup>th</sup>, 2017 at approximately 7:30 P.M. The meeting was held at the Weldon Spring City Hall, which is located at 5401 Independence Road. The meeting was called to order by Mayor Donald Licklider.

**PLEDGE OF ALLEGIANCE:** All present stood for the Pledge of Allegiance.

**ROLL CALL AND DETERMINATION OF QUORUM:** The following Aldermen were present: Schwaab, Kolb, Hillmer, Robb and Kohrs. A quorum was declared.

**APPROVAL OF MINUTES:**

*\*\*\* Alderman Kohrs moved to approve the minutes from the 12/13/16 Regular Meeting as submitted. Alderman Schwaab seconded the motion and the motion carried. Alderman Hillmer abstained.*

**PUBLIC FORUM – CITIZENS COMMENTS:**

No one spoke.

**PUBLIC HEARING:**

There were no public hearings.

**TREASURER’S REPORT:**

*\*\*\*Alderman Hillmer moved to approve the unpaid bills for the period covering 12/07/16 to 01/04/16. Alderman Robb seconded the motion and the motion carried.*

The Board agreed.

**Alderman Schwaab** asked “how” the \$500 that was spent on a golf tournament benefits the City.

The **City Administrator** (Michael Padella) indicated that it was a Chamber of Commerce golf event.

**Alderman Schwaab** asked what the Senior Citizen’s Day and Christmas events costs the City. He said that he would like to see a breakdown.

**Mr. Padella** said that each alderman had a synopsis handed out before the meeting and then he proceeded to explain the report.

**Mayor Licklider** instructed the Board to look the report over and they could discuss it at the next board meeting.

**Alderman Schwaab** asked what the gift cards for Arcobasso’s and QuikTrip were for.

**Mr. Padella** said that they were gifts for the Senior Citizen Day event and then suggested that the board discuss this at a later time.

**Alderman Kolb** thought that maybe the board should discuss this at a Work Session.

**Alderman Schwaab** then asked if we are able to save the various decorations from one year to the next.

**Mr. Padella** said that staff tries to save whatever is salvageable.

*\*\*\* Alderman Schwaab made a motion to introduce a new agenda item for tonight's meeting (Change Order for Independence Road construction – Phase III). Alderman Hillmer seconded the motion and the motion carried.*

The **City Administrator** (Michael Padella) explained that Pavement Solutions replaced rock on the westbound lane without the approval of the change order, plus the proposed retaining wall had not been built yet.

**Alderman Hillmer** asked what would happen if the Board does not approve the change order.

**Mr. Padella** said that he didn't know the answer to that.

**Alderman Hillmer** said that Pavement Solutions bid the project and they should have foreseen this.

There was a lot of discussion over "tipping fees".

**Alderman Schwaab** said that it appeared during the month of November and part of December, the construction company was wasting time. He went on to say that we are still waiting on AT&T. He also wondered why Pavement Solutions couldn't start on the retaining wall when we had good weather.

**Geoffrey Roberts** (Project Manager) said that it is a very narrow road and that has caused some issues.

**Alderman Kolb** said that we are almost up to \$250,000 in additional change orders and her concern was that there might be more.

**Mayor Licklider** said that there won't be anymore.

**Mr. Roberts** said that there might be one more, somewhere in the neighborhood of \$15,000 to \$20,000.

**Alderman Hillmer** said that he didn't believe that the City should be expected to absorb all of these additional costs.

**Alderman Robb** said that if you're going to bid on something, you should do your homework and know what you're bidding on and that perhaps we should review our contract form before the next bid acceptance.

The **City Administrator** said that the contracts that are used on these projects are MoDOT contracts. He went on to say that the soil issues were unforeseen and that the soil was basically a "plastic" consistency and not suitable for compaction.

**Alderman Hillmer** said that he didn't want to see any more of these change orders and remarked that he would struggle if they come back and ask for more.

*\*\*\*Alderman Kolb made a motion to postpone this issue until the next regular board meeting. Alderman Robb seconded the motion and the motion carried.*

## **OLD BUSINESS**

A. – Bill #1089 - AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR CREEKSIDE PLAZA AND MATTERS RELATING THERETO, AS AMENDED – (Ald. Baker)

**Owner request for postponement until 03/14/17 BOA meeting.**

**No action taken.**

B. – BILL #1090 – AN ORDINANCE APPROVING THE AREA PLAN ZONED PLANNED COMMERCIAL (PC) FOR CREEKSIDE PLAZA WITH A

CONDITIONAL USE PERMIT TO ALLOW FOR MULTI-FAMILY DEVELOPMENT  
IN A PC ZONED DISTRICT, AS AMENDED – (Ald. Kohrs)

**Owner request for postponement until 03/14/17 BOA meeting.**

**No action taken.**

**NEW BUSINESS:**

A. – AN ORDINANCE ADOPTING AND ENACTING A NEW CHAPTER 235A,  
OFFENSES CODE, OF THE CITY OF WELDON SPRING, MISSOURI; AND  
PROVIDING FOR THE REPEAL OF INCONSISTENT PROVISIONS; AND  
PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE – (Ald.  
Robb)

\*\*\* Alderman Robb made a motion to introduce Bill # 1091 for its first reading and Alderman Kohrs seconded the motion. The motion carried.

B. – RELEASE OF 10% MAINTENANCE GUARANTEE FOR WESTCHESTER  
FARM ADDITION DEVELOPMENT IMPROVEMENT – (Motion Required)

No action taken at this time.

C. – AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF THE DEDICATION  
OF THE STREETS OF THE WESTCHESTER FARM ADDITION BY THE CITY  
AND MATTERS RELATING THERETO – (Ald. Kohrs)

\*\*\*Alderman Kohrs moved to introduce Bill # 1092 for its first reading. Alderman Hillmer seconded the motion and the motion carried.

The **City Clerk** (Moe Kwiatkowski) mentioned that a Dedication Agreement was still needed from the developer.

Bill # 1092 was tabled in accordance with City Code.

D. – CITY PLANNER’S PROPOSAL (UPDATE OF CITY’S ZONING & LAND USE  
CODES) – (Motion Required)

The **City Administrator** (Michael Padella) explained that in 2015, the Planning & Zoning Commission completed a full review and update of the City’s Comprehensive Plan but now some 18 months after the adoption it was important to take the next step and complete a comprehensive review of the City’s Land Use Codes and insure that they align with the Comp Plan.

**Alderman Robb** asked why our own staff couldn’t do this.

The **City Administrator** explained that Frank Godwin (Storm water Manager) is also acting as the Interim City Planner and Code Enforcement Officer. Mr. Padella went on to say that Mr. Godwin does do some plan review for smaller projects but larger projects like QuikTrip, the proposed apartments, etc. are reviewed by Todd Streiler who has more knowledge in these areas.

**Alderman Robb** wondered if it would make more sense to actually go out and hire someone to do both jobs and put them on staff. He said that he felt that it would be more efficient and cheaper to do it that way.

**Alderman Robb** then asked “who” wrote the Comprehensive Plan.

**Mr. Padella** said that it was completed by Todd Streiler but all he actually did was update what the City already had.

**Mr. Padella** said that if the City hired a full-time Planner and made them a dedicated staff member it would cost approximately \$60,000 per year.

**Alderman Kolb** said that she went over Mr. Streiler's submittal and with additional costs, it would be well over \$22,000 per project, plus it is estimated to be an eight month project.

**Mayor Licklider** asked that the Board look the submittal over and it can be discussed at a later date.

**Alderman Robb** said that he didn't believe that this was an efficient way to get this done.

**E. – SPECIAL MEETING NEEDED – PLACEMENT OF NAMES ON BALLOT – MUST BE HELD BEFORE 01/24/17 – (Motion Required)**

*\*\*\* Alderman Hillmer made a motion to hold a Special Meeting of the Board of Aldermen on Thursday, January 19<sup>th</sup>, 2017 at 5:00 PM for the purpose of passing an ordinance which places the names of the candidates for office for the 04/04/17 General Municipal Election on the ballot. Alderman Kohrs seconded the motion and the motion carried.*

All agreed.

**F. – MASTER CITY PARK PLAN - CONCEPTUAL PLAN # 4 – (Informational/Discussion)**

The **City Administrator** asked if the Board was comfortable with Concept # 4, and if so he said that he would like to put it on the City web site.

There was some discussion and Mr. Padella was instructed to put the conceptual plan on the web site.

**REPORTS & COMMITTEES:**

**City Administrator:** The **City Administrator** (Michael Padella) had submitted his report earlier.

**City Attorney: Mr. Wohler** (City Attorney) brought up the subject of "drones" and invasion of privacy issues. He said that he will have something for the next Board meeting for the board to look at.

**Mayor Licklider** said that he would inquire about this topic at the next Mayor's luncheon.

**Planning & Zoning Commission:** No report given.

**Committee Reports:** No report given.

**RECEIPTS & COMMUNICATIONS:**

**Alderman Schwaab** said that he had received a lot of emails from residents in the Hunter's Green Subdivision regarding the proposed apartments and also residents in the Camelot Subdivision regarding Phase III of Independence Road.

**Alderman Kohrs** said that called the Francis Howell School District and asked what the influx of children in the proposed apartments would cost the school district.

**Mayor Licklider** said that he didn't believe that the apartments would generate very many school age children.

**Alderman Robb** said that he wanted some demographic data on other apartments in the area so that the Board can make good decisions on this.

**Alderman Hillmer** said that he had received some emails on the Creekside apartments and also on the stop sign on Pitman Hill at Sammelmann that no one stops at in either direction.

**Alderman Kolb** said that she believed that when you give up “commercial” you end up losing money for the schools.

**Mayor Licklider** said that currently, you have no money going there at all.

**WORK SESSION:**

No Work Sessions were scheduled.

**CLOSED SESSION:**

There was no Closed Session called for.

**ADJOURNMENT:**

*\*\*\* Alderman Kolb moved to adjourn the meeting and Alderman Hillmer seconded the motion. The motion carried and the meeting was adjourned at approximately 8:45 P.M.*

Respectfully Submitted: \_\_\_\_\_  
M. Kwiatkowski, MRCC  
City Clerk