

**CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
MARCH 14, 2017**

CALL TO ORDER: The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Tuesday, March 14th, 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, Baker, Robb and Kohrs. A quorum was declared.

APPROVAL OF MINUTES:

**** Alderman Robb moved to approve the minutes from the 02/23/17 Regular Meeting as submitted. Alderman Schwaab seconded the motion and the motion carried. Alderman Baker abstained.*

PUBLIC FORUM – CITIZENS COMMENTS:

Ed Papin (Mergenthal Court) stated that he wanted to remind the Board of Aldermen why they were here and why the government was formed. He then gave a brief history of the Weldon Spring government.

Sara Donley (Mergenthal Court) passed information regarding fact-findings from the Francis Howell School District. She said that she was concerned that if the Creekside apartment complex is allowed to be built in Weldon Spring, what's to stop the other apartment complex from being built as well. She said that her main concern was the over-crowding of the schools and asked that the Board vote "no".

Deborah Kahmke (Weldon Spring Parkway) stated that she bought her current home because she wanted to be part of this city. She said that she had major concerns about the additional traffic that this project might generate as well as school district concerns. She said that didn't feel that the apartments would be a positive attribute and asked the Board to vote "no".

Brian Maw (Rodelle Woods Drive) said that he was present to discuss his (Grievance #2) regarding Independence Road construction (Phase 3). He continued by saying that the same conditions exists and stated that there is no safety measures around the ditch and no work has been done to address his concerns. He went on to say that one company attempted to drain the waters but now it was full again and that he worried that during a storm there could be severe flooding. He finished by saying that the "plan" needs to be updated and said that he was tired of everybody pointing fingers at each other as far as laying blame.

PUBLIC HEARING:

There were no public hearings.

TREASURER'S REPORT:

****Alderman Baker moved to approve the unpaid bills for the period covering 02/24/17 to 03/23/17, and the Paid Bills for period covering 03/08/17 through 03/16/17. Alderman Kohrs seconded the motion and the motion carried.*

The Board agreed.

OLD BUSINESS

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

**** Alderman Baker made a motion to read Bill # 1089 for the second and final time.*

Alderman Kolb seconded the motion. The motion carried.

Mike Meiners (St. Charles Engineering) displayed the proposed Area Plan on an overhead and addressed some of the residents' concerns regarding projected school district impact. He said that about 10% of the people who would purchase or rent any of these facilities would have children and that would amount to approximately 10 or 12 students.

John Rooney (Creekside Development Partners LLC) said this was not basically a family-type environment and would draw mostly millennials because one bedrooms are in high demand. He said that his company wants to do everything they can do to not be a negative impact on this community. He said they have looked at this site and it doesn't work well for a commercial development. He continued by saying that some people don't want to own, they simply don't want the responsibility of home ownership and the maintenance that goes along with that.

Roll Call: Baker-no, Kolb-no, Robb-no, Schwaab-no, Kohrs-no and Hillmer-absent.

Bill # 1089 did not pass.

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)

**** Alderman Kohrs moved to read Bill #1090 for the second time and Alderman Robb seconded the motion. The motion carried.*

Roll Call: Kohrs-no, Robb-no. Schwaab-no, Hillmer-absent, Kolb-no and Baker-no.

Bill # 1090 did not pass.

NEW BUSINESS:

A. – PROPOSED CHANGE ORDER #6 – TIME EXTENSION REQUEST BY PAVEMENT SOLUTIONS - (Discussion/Motion)

No action taken.

B. – SUPPLEMENT AGREEMENT WITH HR GREEN – CONSTRUCTION ENGINEERING SERVICES - (Discussion/Motion)

Eric Chamberlain (HR Green) was present and did address the Mayor and Board.

Mayor Licklider suggested that the Board wait until the due date of April 2, 2017 and bring it up at that time.

Alderman Schwaab asked about Mr. Maw's concerns and **Mayor Licklider** said that when everything is completed, Mr. Maw's concerns will be addressed and taken care of. There was a lot of discussion but no action was taken.

REPORTS & COMMITTEES:

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

City Attorney: The **City Attorney** (Robert Wohler) mentioned that there were still some negotiating issues on-going with Independence Road (Phase IV).

Planning & Zoning Commission: No report given.

Committee Reports: No report given.

RECEIPTS & COMMUNICATIONS:

Alderman Schwaab said that he had received approximately fifteen (15) emails, phone calls and/or conversations from people wanting to know what's going on with Independence Road. And lack of construction or progress.

Alderman Baker said that he had a few residents asking him about Phase IV of Independence Road because they had concerns especially after seeing the issues with Phase III. Mr. Baker said that he felt that the Board should have serious discussion on elevation and walls for Phase IV before the work begins.

Alderman Schwaab said that he also looked up some property along Independence Road

WORK SESSION:

No Work Session was called for.

CLOSED SESSION:

There was no Closed Session called for.

ADJOURNMENT:

**** Alderman Kolb moved to adjourn the meeting and Alderman Kohrs seconded the motion. The motion carried and the meeting was adjourned at approximately 9:00 P.M.*

Respectfully Submitted: _____
M. Kwiatkowski, MRCC
City Clerk