

**CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
SEPTEMBER 27, 2012**

CALL TO ORDER: The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Thursday, August 27th, 2012 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: Everyone present stood for the Pledge of Allegiance.

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

APPROVAL OF MINUTES:

Alderman Robb made a motion to approve the minutes from the 09/11/12 as submitted and Alderman Jelen seconded the motion. The motion carried.

PUBLIC FORUM – CITIZENS COMMENTS:

No one spoke.

PUBLIC HEARING:

Mayor Licklider opened the public hearing.

Brad Goss (Whitmoor Country Club representative) addressed the public. He handed out revised area plan booklets to the Board of Aldermen and displayed a revised area plan for those in attendance.

He stated that the four (4) lots that are being proposed were not useable or playable for course play. Mr. Goss continued by saying that lot 109A had been reconfigured after meeting with the homeowners of lot 109. He said that the footprint of the house was being shifted which then changed the location of the proposed cart path and the homeowners of lot 109 were alright with that.

Mr. Goss said that he also had met with the homeowners of lot 285 and after more changes they also agreed to the reconfiguration. Mr. Goss said that the cart path would now be located on the other side of the creek.

Mr. Goss also stated that proposed lot(s) 178A and 625A would remain the same as presented on the original proposal.

Mr. Goss stated that the golf course was comprised of 254 acres and these proposed lots would be less than a 1% change to the golf course.

He continued by saying that he heard concerns at the Planning & Zoning meeting regarding the black-T's and he explained that those T's are used by more experienced golfers.

Mr. Goss also stated that the funds received from the sales of these four lots would be used for community projects/improvements such as storm water improvements. He said that the owner of the course is putting monies towards those types of improvements and some monies will also go towards investments to continue the maintenance of the course. He said that the golf course was a community asset.

Mr. Goss also mentioned that they are proposing a restrictive covenant on this property which states that no other area of the golf course can be subdivided in order to create more lots. He said that the City alone has the authority to enforce this covenant because it goes with the land and it also states that the owner can't even approach the city and ask for more subdivided lots.

Rod Whiteside - (Roundstone Drive) said that he supported the proposal.

Kerry Morgan - (Valentine Farm Lane) urged the Board of Aldermen to vote against this proposal because the negatives outweighed the positives plus it was in violation of the by-laws of the Homeowners Association. He said that he felt that the proposed lots are too small, plus he said that he disputed the fact that this won't have a negative impact on the subdivision but was glad to hear that a covenant had been offered.

Martin Bucher - (Ashdown Forest Court) said that he supported the proposal and believed that there would always be a golf course there.

Jerry Burchyett - (Rathfarnum Drive) said that he supported the proposal.

Barbara Dacus - (Killary Down) said that she has been involved with Whitmoor for one-third of her life and she was in favor of the proposal.

Francine Westhoff - (Whitmoor Drive) said that she supported the proposal and wanted to know "why" we would spend our tax dollars fighting more lawsuits.

Terry Potts - (Kylemore Close) said that he supported the proposal and felt that it would improve his property values.

Don Kummer - (Whitmoor Drive) said that he and his wife lived in the Whitmoor Subdivision for twenty-three years. He said that originally he was opposed to the proposed lot 285A due to the cart path location as was presented at the Planning & Zoning Commission but then stated that he and his wife have recently reached an agreement with representatives from the Whitmoor Country Club so he wished to withdraw his opposition.

Tom Weis - (Hillenkamp) said that the proposed lots are all less than a half acre in size and that's why he is opposed.

Jim Watt - (Hillenkamp Drive) said that he was mostly concerned with the proposed lot 625A. He said that he purchased his house in 1994 and was told that this property belonged to the golf course and would never be sold. He also stated that this nonsense has been going on for ten (10) years now and at one time it was a fitness center and then a training center that caused concern. He stated that he was opposed.

Mike Reiter - (Hillenkamp Drive) said that he also bought back in 1994 and said that he was told that there would never be anything across the street from him or to the left of his house/lot. He said that it is an awesome neighborhood to live in. He also mentioned that the country club had made lots of improvements in the past without selling off lots. He finished by saying that he would like Mr. Whittaker to find other ways of gaining money instead of beating the residents down.

Jack Strick - (Nancy Lane) said that he wasn't present to talk about the four (4) proposed lots, although he supported the proposal. He said that he wanted to response to Alderman Jelen's question that was raised at the P&Z meeting on 09/10/12 which was "What does the golf course do for the City?" (See letter attached).

Jerry Katke - (Grey Fox Run) said that he has lived here for nineteen years and then read sections from a Whitmoor paper showing lot sizes and the costs of homes in

Whitmoor from nearly twenty (20) years ago. He continued by saying that at the P&Z meeting, the lawyer for the country club stated that the country club wasn't responsible for payments of premiums that homebuyers may have paid back when they purchased their lots next to the course, and he (Mr. Katke) didn't think that the city was in business to help subsidize private enterprise either.

Bill Criscione – (Jacobs Creek Court) said that he was a member of Whitmoor for eighteen (18) years and was in support.

Dick Ruth – (Whitmoor Forest Court) said that he's lived in Whitmoor for about nineteen (19) years and was fully in support of the proposal. He stated that regardless of which way this goes he hoped it would go that way for the right reasons. He said that he heard concerns over small lot sizes and stated that if you don't want a small lot then you don't have to buy it. He finished by saying that property value is going down due to the economy but you can't blame rezoning on that.

Sue Reiter – (Hillenkamp Drive) said that she lives across the street from one of the proposed lots and mentioned how she and her husband were told when they bought their lot that there would never be any houses built across from them or behind them. She said that the small lot sizes were not good for the neighborhood and was definitely against this proposal.

Bill Harris – (Roehampton Lane) said that he had recently met with representatives from the Country Club and now wishes to withdraw his opposition.

David Zeiser – (Hillenkamp Drive) said that he has problems with the proposed lot sizes. He commented that if he wanted to take his property and subdivide and build two lots, everyone on his street would be upset. He also mentioned his concerns about safety and the black-T across the street. He asked the Board to seriously consider all the safety issues.

The **City Clerk** (Moe Kwiatkowski) read five (5) letters that she received, those being:

- 1.) *Jack and Nancy Bierk* – (Grey Fox Run) said that they had also met with representatives from the Country club and after they agreed to move lot 109A to the southwest side of the proposed lot, they (The Bierks) now support the rezoning of the proposed lots.
- 2.) *Don and Jan Hagemann* stated that they were opposed to any revisions to the area plan of the Whitmoor Subdivision.
- 3.) *Tom Brawley* – (Whitmoor Forest Court) stated that he was in support of the proposal and asked that the Board of Aldermen vote "yes".
- 4.) *Kerry and Claire Morgan* – (Valentine Farm Lane) was opposed to the proposed plan and asked that the Board of Aldermen follow the recommendation of the Planning & Zoning Commission which was to deny.
- 5.) *Larry Albright* – (Loughmor Pass) said that he was in favor of the petition submitted by the country club and asked that the Board approve.

Mayor Licklider then closed the public hearing.

TREASURER'S REPORT:

Alderman Kohrs made a motion to approve the unpaid bills for the period covering 09/01/12 through 09/15/12. Alderman Jelen seconded the motion. The motion carried.

OLD BUSINESS:

A.) – PLAYGROUND EQUIPMENT REVISED RECOMMENDATION – (Discussion) – (City Administrator)

No action taken at this time.

B.) EMPLOYEE RETIREMENT PROGRAM OPTIONS – (Discussion) – (City Administrator)

No action taken.

C.) SECURITY ALARM/CAMERA SYSTEMS FOR PARKS & FACILITIES – (Discussion) – (City Administrator)

No action taken.

D.) PURCHASE OF NEW COMPUTERS, OPERATING SYSTEMS AND SOFTWARE FOR STAFF – (Discussion) – (City Administrator)

No action taken at this time.

NEW BUSINESS:

A.) – AN ORDINANCE APPROVING THE AMENDED AREA PLAN ZONED PLANNED RESIDENTIAL FOR THE WHITMOOR COUNTRY CLUB (PORPOSED LOTS 109A, 178A, 2851 AND 625A) – (Ald. Robb).

Alderman Robb moved to introduce Bill # 1003 for its first reading and Alderman Jelen seconded and the motion carried.

Alderman Robb asked if proposed lot 625A had any changes made to it since it was first submitted to the Planning & Zoning Commission.

Mr. Goss said “no”.

Bill # 1003 was then postponed per City Code.

B. – INTERIM CITY PLANNER – (FRANK GODWIN) – (Discussion/Motion)

Mayor Licklider said that the City Planner (Hilary Murphy) has informed the City Administrator that she will be resigning her position with the City. The Mayor said that our Storm water Manager (Frank Godwin) has some experience in this area and would be able to adequately fill in as interim planner.

Alderman Jelen asked if the Chairman of Planning & Zoning was aware of this.

The **Mayor** said “yes”.

Alderman Baker made a motion to approve the naming of Frank Godwin as the interim City Planner. Alderman Robb seconded the motion and the motion carried.

REPORTS & COMMITTEES:

A– City Administrator:

No verbal report given.

B. - City Attorney: Mr. Wohler said that he had sent letters out to residents in the Camelot Subdivision regarding the trail and was waiting for responses.

C. – Planning & Zoning Commission:

No report given.

D. – Committee Reports:

No reports given.

RECEIPTS & COMMUNICATIONS:

Alderman Robb said that he had received a lot of calls on the Whitmoor issue.

Alderman Jelen said that Meadows Parkway continues to be a problem. Complaints are made because of the speed limit, the “sign” itself and the fact that sometimes the gates are closed. He thought that perhaps the school could put up a sign informing people when the gates are scheduled to be closed. Alderman Jelen said that he would also like to schedule an Emergency Planning Workshop.

Alderman Kohrs said that he would be out of town for the 10/25/12 BOA meeting.

Alderman Kolb said that she received an email from a person who complained that they had received a ticket on Meadows Parkway.

Alderman Baker said that he would like a copy of the information from the City Attorney regarding his proposed wildlife bill. He also said that he would like to be part of the review when it comes to the design of Independence Road (Phase 4).

Alderman Robb said that the Board was provided with an overview of the proceedings from the 09/10/12 P&Z meeting but requested a copy of the draft minutes for the 10/09/12 BOA meeting.

Alderman Robb also said that he wanted to know “why” the members of the Planning & Zoning Commission voted the way that they did at the 09/10/12 meeting.

The **City Clerk** was asked to contact the P&Z Committee about Alderman Robb’s request.

Mayor Lickliger said that he had received a request from a resident wanting to know if any of the Board of Aldermen or their spouses were active or current members of the Whitmoor Country Club.

Aldermen Baker and Robb stated that they were current members.

The **City Clerk** was instructed to contact Alderman Barrett (who was not present at tonight’s meeting) and see if she was a member as well.

WORK SESSION:

None scheduled at this time.

ADJOURNMENT:

Alderman Kohrs moved to adjourn the meeting at 9:20 P.M. and Alderman Robb seconded the motion. The motion carried.

Respectfully submitted: _____
M. Kwiatkowski, MRCC
City Clerk

