

**CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
OCTOBER 9, 2012**

CALL TO ORDER: The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Tuesday, October 9th, 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: Boy Scout Troop # 353 led the Pledge of Allegiance.

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

APPROVAL OF MINUTES:

**** Alderman Kohrs made a motion to approve the minutes from the 09/27/12 as submitted and Alderman Kolb seconded the motion. The motion carried.*

PUBLIC FORUM – CITIZENS COMMENTS:

Chief Rob Wylie (Cottleville F.D.) spoke about Proposition CARES that will be on the November, 2012 ballot. He asked that everyone please support and approve the proposition.

Boy Scout Troop # 353 (Nate Youring) addressed the Mayor and Board of Aldermen requesting permission to operate a seasonal Christmas tree stand on the vacant lot next to the Dairy Queen at Independence Road and Highway 94. He said that the stand would be in place from November 23rd through December 21st, 2012. He said that the proceeds are used to help the scouts attend a summer camp in Farmington, Missouri.

** (Aldermen Jelen and Robb entered the meeting at this point.)*

**** Alderman Baker moved to approve Troop #353's request to operate a Christmas Stand and to waive any and all permit fees. Alderman Kolb seconded the motion and the motion carried.*

Scoutmaster Nauman stated that Troop #353 would be assisting the City Clerk (Moe Kwiatkowski) with planting flower bulbs throughout the City Park, plus other projects and tasks.

PUBLIC HEARING:

There were no public hearings.

TREASURER'S REPORT:

**** Alderman Baker made a motion to approve the publication of the Financial Statement dated 09/30/12 and Alderman Barrett seconded the motion. The motion carried.*

*** Alderman Kohrs moved to approve the paid bills for the period covering 09/01/12 through 09/30/12. Alderman Jelen seconded the motion. The motion also carried. Alderman Kolb questioned the refunds made to the fireworks companies that had fireworks stands in the City.

*** Alderman Kohrs made a motion to approve the unpaid bills for the period covering 09/16/12 through 09/30/12. Alderman Jelen seconded the motion and the motion carried.

*** Alderman Kohrs then made a motion to approve the September Financials as submitted. Alderman Barrett seconded the motion and the motion carried.

OLD BUSINESS:

A.) – BILL # 1003 – AN ORDINANCE APPROVING THE AMENDED AREA PLAN ZONED PLANNED RESIDENTIAL FOR THE WHITMOOR COUNTRY CLUB (PROPOSED LOTS 109A, 178A, 285A AND 625A) – (Ald. Robb)

*** Alderman Robb made a motion to take Bill #1003 off the table and Alderman Jelen seconded the motion. The motion carried.

Alderman Robb then made a motion to amend Bill #1003 with the following changes:

- 1.) Add “The proposed lots were 109A, 178A, 285A and 625A” to Section 1;
- 2.) Strike the word “recommended” and insert the word “submitted” in Section 2;
- 3.) Strike the words “for approval” from Section 2 and add the words “after a vote of 4 to deny 1 in favor and 3 abstentions”;
- 4.) Add the sentence “The consensus of the speakers at the hearing before the Board of Aldermen on September 29, 2012 was they wanted to preserve the golf course and not have chipping away at the golf course itself” to Section 2;
- 5.) Add a revised Section 3 to state: “That the Board of Aldermen hereby approves the Amended Area Plan as to lots 109A, 178A and 285A; but the Board does not approve the Amended Area Plan as to lot 625A due to safety concerns and lot dimensions which would limit the comparative size and appearance in relationship to adjacent lots”;
- 6.) Add a new Section 4 to state: “That this approval of the Amended Area Plan for the platting of lots 109A, 178A and 285A is contingent upon, and is in consideration of, the execution of the “Restriction” of further lot development which is attached hereto as Exhibit “A” and is incorporated by reference herein. This Restriction is for the benefit of the lot owners along the golf course as well as the City which wants this property to be preserved as such”;
- 7.) Strike the Section “3” number and replace it with “5”.

Alderman Baker seconded the motion and the motion carried.

Roll Call on Amendment: Robb-yes, Jelen-yes, Kohrs-yes, Barrett-yes, Kolb-yes and Baker-yes.

Brad Goss (Attorney-Whitmoor Country Club) stated that lot 625A had been eliminated from the amended plat request and the boundary on lot 285A was adjusted so that the proposed cart path is now located on the other side of the creek and lot 109A had also been adjusted so that the proposed house was now moved over on the plat. Mr. Goss also

stated that they had modified the restrictions as well, making sure that it reads clearer and also stating that the golf course cannot be further divided.

Jerry Katke (Grey Fox Run) passed out some information to the Board that included a newsletter from Whitmoor from more than 20 years ago. He said that he would like this matter tabled until everyone had a chance to know and understand what was going on.

Jim Watt (Hillenkamp Drive) said that this has been going on for ten (10) years now. He also asked if perhaps there was a conflict of interest on some of the Aldermen's part if indeed they were members of the Whitmoor Country Club or even if they lived in the Whitmoor Subdivision.

Dave Monday (Grey Fox Run) said that if this proposal goes through then he will no longer have the view that he has now and that's what attracted him to Whitmoor in the first place. He continued by saying that the books and records of the Country Club are not open to the members or residents so we really don't know where the money is going. He asked the Board to put themselves in their shoes and said it was a case of the wealthy trying to benefit from a few.

Mayor Lickliger asked if whether lot 625A would ever come back.

Mr. Goss said "no", "never".

The **Mayor** then asked about the property next to the golf course where they wanted to build condo's what happened to that.

Mr. Goss said that that property was not owned by the golf course.

Mayor Lickliger then asked if there was any other ground within the country club parameters that would not be covered by this restriction.

Mr. Goss said "no".

Alderman Jelen said that he had some changes he would like to see made to the "Restriction" and stated that he wanted all of the homeowners in the Whitmoor Subdivision to be the beneficiaries so that it would take all the homeowners approval to make changes to the "Restriction". He asked that the City Attorney (Bob Wohler) and the Country Club's attorney to work on this.

Alderman Kolb asked if this Restriction would be recorded.

Mr. Goss said "yes".

Alderman Jelen thanked the people from the country club for attempting to work with the homeowners on this matter.

**** Alderman Jelen then made a motion to table this bill until the Board receives all the newly revised documents after they have been reviewed again by staff. Alderman Kolb seconded the motion.*

Alderman Robb felt that perhaps the Board could vote on the approval tonight but the ordinance wouldn't be signed until all the revised copies have been reviewed and agreed to.

Mayor Licklider said that he would have ten (10) days to either sign the ordinance or veto it..

Mr. Goss said that there were only four (4) words that needed to be changed and he could have it back to City Hall by tomorrow.

Alderman Baker said that we have had two (2) public hearings on this, great participation by the residents, we've received letters and right now we have four (4) minor adjustments to the paperwork. He continued by saying that he felt that the part about making the residents of Whitmoor the beneficiaries really puts teeth into this ordinance so he didn't see a reason to delay this.

Alderman Kolb said that this has been a long time in coming and it has been presented tonight with a lot of changes and she didn't believe that it would hurt to wait a little longer.

**** Roll Call on the issue to table until next Board meeting: Jelen-yes, Kohrs-yes, Barrett-no, Kolb-yes, Baker-no and Robb-no.*

There was a tie vote and *Mayor Licklider broke the tie by voting "yes" to table* because he felt that the Board needed a set of complete documents in front of them.

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

No action taken at this time.

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

No action taken.

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

No action taken.

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

Mr. Padella said that the initial cost estimate provided to the City by Blade Technology for one new server, seven new desktops, accompanying software/licensing and installation is \$15,500.00.

**** Alderman Jelen then moved to approve the new computers, server, software and installation in an amount not to exceed \$15,500.00. Alderman Robb seconded the motion and the motion carried.*

NEW BUSINESS:

There was no New Business.

REPORTS & COMMITTEES:

A– City Administrator:

5.) Laclede Gas Company – WSP Phase I:

The **City Administrator** (Michael Padella) said that Laclede Gas is stating that the low depth gas line at Cedar Glen and Weldon Spring Parkway is not acceptable and that they want to relocate the line deeper per federal pipeline safety regulations at an estimated cost of approximately \$48,000.00. Mr. Padella said that there was still some funding available from the cost share partners therefore the City's cost would be 10%.

Alderman Jelen asked "who" would do the work.

The **Mayor** said that Laclede Gas would.

Alderman Baker asked if Laclede Gas was present at the meetings when all the work was originally discussed.

Mayor Licklider said "yes".

**** Alderman Baker made a motion to enter into the agreement with Laclede Gas for the line relocation in an amount not to exceed the City's share of \$5,000.00. Alderman Kolb seconded the motion and the motion carried.*

7.) Wolfrum Road Extra Work:

Mr. Padella said that L. Krupp Construction has provided the City with a time and materials estimate so that they can complete three (3) additional items that were not included in the original Wolfrum Road project: a.) Place mulch at all the wrought iron type fences to deter weed growth and beautify these areas; b.) Erect the Welcome/City Limit Sign on Wolfrum near Highway 94; and c.) Remove and replace a curb storm water inlet with an area inlet to eliminate water pooling at the corner of Rosemount Drive and Wolfrum Road. He continued by saying that the estimated costs would be approximately \$4,200.00.

**** Alderman Baker then moved to approve an amount not to exceed \$5,000.00 for these improvements to Wolfrum Road and Alderman Kolb seconded the motion. The motion carried.*

B. - City Attorney:

No report given.

C. – Planning & Zoning Commission:

No report given.

D. – Committee Reports:

No reports given.

RECEIPTS & COMMUNICATIONS:

Alderman Kolb said that she spoke with Scott at Cuivre River regarding the tree cutting at the "S" curve on the back part of Wolfrum Road. She said that Cuivre River came in and wiped out every tree along that curve. Ms. Kolb was concerned that since there have already been many accidents in that section of road, now there isn't any tree barriers so cars going off the road now will end up down in a ravine.

Alderman Robb said that he agreed with the Mayor and perhaps a guardrail would suffice.

The **Mayor** suggested putting guardrail in that area.

There was discussion over whether this was a safety issue or an aesthetics issue.

More discussion ensued over the poor acoustics in the parks buildings when meetings are held there and the fact that City Hall phones had been out for three (3) days. It was suggested that perhaps a cell phone be purchased for emergency use only.

Alderman Jelen said that the Cottleville Fire District is going to help the City with emergency management planning and possibly drawing up an Emergency Plan. He continued by saying that we need to have some meetings on this and it was suggested that the meetings could be held on the last Monday of each month beginning November, 2012 and then January and February of 2013. Alderman Jelen asked that the City Administrator extend the invitation to the office staff, CERT members and whoever else might be interested.

Alderman Robb said that we need to do something better as far as acquiring documents like what happened tonight as far as the Whitmoor Revised Area Plan was concerned. He said that the Board cannot do a good job on voting on issues if they haven't received fully executed plans and all comments. He continued by saying that people need to stop changing things at the last minute.

Mayor Lickliger said that he had talked with Cuivre River about over-seeding areas that had been devastated by the tree trimming and cutting. He also said that it hasn't been done yet to his knowledge.

WORK SESSION:

None scheduled at this time.

ADJOURNMENT:

**** Alderman Kolb moved to adjourn the meeting at 9:10 P.M. and Alderman Robb seconded the motion. The motion carried.*

Respectfully submitted: _____
M. Kwiatkowski, MRCC
City Clerk