



**CITY OF WELDON SPRING  
BOARD OF ALDERMEN WORK SESSION  
ON TUESDAY, AUGUST 10, 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/89221360051?pwd=dTBKWWWhoNWk3NE10YW5vem8vdkJKQT09>

**Meeting ID: 892 2136 0051  
Password: WS81021**

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

**Meeting ID: 892 2136 0051  
Password: 5902337**

**PAGE 1 OF 2**



This notice was posted at 5401 Independence Road on 8-6-21 at 2:05pm by [Signature]

**\*\*\*\*WORK SESSION AGENGA\*\*\*\***

**1. CALL TO ORDER**

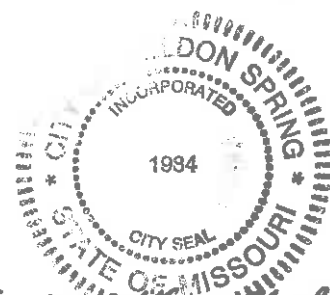
**2. BUSINESS FOR DISCUSSION**

A. Development Incentives Presentation (Mark Spykerman, Gillmore & Bell, P.C.)

**3. ADJOURNMENT**

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

**PAGE 2 OF 2**



This notice was posted at 5401 Independence Road on 8-6-21 at 2:05 pm by [Signature]



**CITY OF WELDON SPRING  
BOARD OF ALDERMEN REGULAR MEETING  
ON TUESDAY, AUGUST 10, 2021, AT 7:30 P.M.  
WELDON SPRING CITY HALL  
5401 INDEPENDENCE ROAD  
WELDON SPRING, MISSOURI 63304**

**\*\*\*\*TENTATIVE AGENDA\*\*\*\***

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<https://us02web.zoom.us/j/85665879998?pwd=Uk5weFl2cEhNM3ZsZUpLbStoSElzdz09>

**Meeting ID: 870 8066 5579**

**Password: WS.BOA**

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

**Meeting ID: 856 6587 9998**

**Password: 225258**

**PAGE 1 OF 2**



This notice was posted at 5401 Independence Road on 8-6-21 at 2:07pm by W. C. Decker

\*\*\*\*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 a Conditional Use Permit for “Arch Nemesis Brewing” for the Purpose of Allowing a “Bar, Tavern, or Lounge” – (Microbrewery) at 5940 S. Highway 94
  - B. Consideration Municipal Code Changes in Chapter 400 pertaining to Shipping Containers, Senior Housing, Boundary Adjustment Plat, Minor Subdivision, Reimbursement of Development and Review Cost, and Public Use Donation
6. **APPROVAL OF MINUTES**
  - A. July 22, 2021 – Work Session Minutes
  - B. July 22, 2021 – Regular Board Meeting Minutes
7. **CITY TREASURER**
  - A. Paid Bills (7-16-21 – 8-2-21)
8. **UNFINISHED BUSINESS**
  - A. Facilities Conditions & Needs Assessment Consultant Selection – **City Administrator**
9. **NEW BUSINESS**
  - A. An Ordinance Adopting the Budget for the Fiscal Year 2022 for the City of Weldon Spring, Missouri, and Matters Relating Thereto – **Alderman Clutter**
  - B. An Ordinance addressing the Inmate/Prisoner Security Fund surcharge on municipal Court cases in the City of Weldon Spring and matters relating thereto – **Alderman Schwaab**
  - C. Sewer NID Grinder Pump Locations Inspection and Recommendations from Flo-Systems – **City Administrator**
10. **REPORTS & COMMITTEES**
  - A. Parks & Recreation Advisory Committee
  - B. Planning & Zoning (Code Changes Update) – **Alderman Martiszus**
  - C. City Administrator
  - D. City Attorney
11. **RECEIPTS & COMMUNICATIONS**
12. **ADJOURNMENT**

PAGE 2 OF 2



This notice was posted at 5401 Independence Road on 8-6-21 at 2:05pm by ew c hanks

## **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN THAT** the City of Weldon Spring's Planning & Zoning Commission at its regular meeting on Monday August 2, 2021, and the Board of Aldermen at its regular meeting on Tuesday August 10, 2021, will conduct Public Hearings to consider an Application for a Conditional Use Permit (CUP) filed by James Hofer of "Arch Nemesis Brewing" for the purpose of allowing a "Bar, Tavern, or Lounge" – (Microbrewery) at 5940 S. Highway 94. The proposed use will occupy an existing building on property currently zoned "PC" Planned Commercial. (Case #21-0060).

Both Public Hearings will be held in the Council Chambers at Weldon Spring City Hall, 5401 Independence Road, Weldon Spring, Missouri at 7:30 p.m.

All interested parties are invited to appear and be heard at the time and date of said Public Hearing or to submit written comments to the City Clerk at City Hall or [bhanks@weldonspring.org](mailto:bhanks@weldonspring.org). Case documentation will be provided to the applicant electronically.

For additional information please contact Bill Hanks, City Clerk, City of Weldon Spring, at (636) 441-2110 (ext. 103) or [bhanks@weldonspring.org](mailto:bhanks@weldonspring.org).

**NOTICE OF PUBLIC HEARING  
CITY OF WELDON SPRING**

## **NOTICE OF PUBLIC HEARING**

### **City of Weldon Spring**

Notice is hereby given that the City of Weldon Spring will conduct a Public Hearing before the Planning & Zoning Commission on Monday, August 2nd, 2021, at 7:30 P.M. in the Weldon Spring City Hall located at 5401 Independence Road, Weldon Spring, Missouri, and before the Board of Aldermen on Tuesday, August 10th, 2021, at 7:30 P.M. in the Weldon Spring City Hall located at 5401 Independence Road, Weldon Spring, Missouri, concerning proposed amendments to the City's Zoning regulations, made in conformance with State Statutes and to update various zoning regulations (**pertaining to shipping containers, senior housing, boundary adjustment plat, minor subdivision, reimbursement of development and review cost, and public use donation**).

The public is invited to attend. Also, written comments are welcome and should be submitted to the City Clerk, Bill Hanks at [bhanks@weldonspring.org](mailto:bhanks@weldonspring.org). Anyone with disabilities needing assistance should contact City Hall at 636-441-2110 before the Hearing to make accommodations to attend.

For additional information please contact Steve Lauer, City Planner, at 636-441-2110 – ext. 106. Copies of all the proposed amendments are available for public inspection at the Weldon Spring City Hall and online at [www.weldonspring.org](http://www.weldonspring.org).

CITY OF WELDON SPRING  
BOARD OF ALDERMEN WORK SESSION  
JULY 22, 2021

**CALL TO ORDER:** A Work Session of the Board of Aldermen of the City of Weldon Spring was held on Thursday, July 22, 2021, at approximately 6:30 PM, at the Weldon Spring City Hall, which is located at 5401 Independence Road. Mayor Licklider called the Work Session to order at 6:30 PM.

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

**BUSINESS FOR DISCUSSION:**

**Economic Development Incentive Presentation:** Michael Padella (City Administrator) and Bill Hanks (City Clerk) gave a presentation on the basics of economic development and the different incentives associated with economic development. A brief discussion took place. It was decided that an attorney from Gilmore & Bell or Armstrong Teasdale, LLP and Scott Drachnik from the St. Charles County Economic Development Council would be invited to the Work Session on August 10, 2021, to facilitate a detail discussion on formalizing incentive policy for the City

The Work Session was adjourned at 7:22 PM.

Respectfully submitted,

---

William C. Hanks, City Clerk

CITY OF WELDON SPRING  
REGULAR MEETING OF THE BOARD OF ALDERMEN  
JULY 22, 2021

**CALL TO ORDER:** The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Thursday, July 22, 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 Yeager
Ward 2:	Alderman Schwaab	Alderman Kolb
Ward 3:	Alderman Martiszus	Alderman Baker

Alderman Clutter was absent from the meeting. A quorum was declared.

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

**PUBLIC HEARING**

**Consideration of the Liquor License Application 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:** Mayor Licklider opened the Public Hearing. There were no public comments. Mayor Licklider closed the Public Hearing.

**MINUTES:** July 13, 2021, Work Session Minutes - Alderman Schwaab moved to approve the minutes from the July 13, 2021, Work Session as written, seconded by Alderman Martiszus. **Motion carried** with 5 ayes.

July 13, 2021, Board Minutes - Alderman Schwaab moved to approve the minutes from the July 13, 2021, regular meeting as written, seconded by Alderman Martiszus. **Motion carried** with 5 ayes.

**TREASURER’S REPORT:** Alderman Schwaab made a motion to accept the Treasurer’s packet of paid bills from July 7, 2021, to July 15, 2021, seconded by Alderman Martiszus. **Motion carried** with 5 ayes.

**OLD BUSINESS:** None

**NEW BUSINESS:**

Alderman Martiszus made a motion to amend the agenda to include the consideration of the liquor license application for the sale of (intoxicating liquor by package & a Sunday license) for “All in 94 Bait & Tackle, LLC, at 6301 S. HWY 94, seconded by Alderman Schwaab. **Motion carried** with 5 ayes



**Consideration of the Liquor License Application 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:** Christine Ransom, the applicant, spoke and answered several questions from the Board.

Alderman Kolb made a motion to approve the Liquor License All in 94 Bait & Tackle, LLC, at 6301 S. HWY 94, seconded by Alderman Martiszus. **Motion carried** with 5 ayes.

**Facilities Conditions & Needs Assessment Consultant Selection:** After a brief discussion, it was decided that this topic would be tabled until the next Board of Aldermen meeting.

**REPORTS AND COMMITTEES:**

**PRAC Committee:** No report was given.

**City Administrator Report:** The City Administrator Report was submitted to the Board prior to the meeting. A question was asked about the timing of the deadline date for the Lot C Utility Escrow Agreement for Lot C, which is September 30, 2021

**RECEIPTS & COMMUNICATIONS:**

A Work Session was scheduled for 6:30 PM on August 11, 2021, to have a detail discussion about incentives and economic development.

Mayor Lickliger added that Sammelmann Road would be close beginning July 22, 2021, for the road improvement project on the 90-degree curve.

**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 16, 2021 -- AUGUST 3, 2021**

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS  
10th DAY OF AUGUST, 2021 \_\_\_\_\_ MAYOR

7/16/2021 THRU 8/3/2021

CLAIMS REPORT

VENDOR	REFERENCE	GL ACCT NO	AMOUNT	CHECK #	CHECK DATE
DAVID SHAIPIER FIREWORKS	FIREWORKS SURETY BOND REFUND	10-02-2701	\$ 500.00	16436	7/22/2021
DELTA DENTAL OF MISSOURI	EMPLOYEES DENTAL INSURANCE	10-02-2110	\$ 48.89	9291	7/19/2021
DELTA DENTAL OF MISSOURI	EMPLOYEES DENTAL INSURANCE	10-10-5130	\$ 249.23	9291	7/19/2021
FLO-SYSTEMS INC	NID SEWER REPAIRS	31-31-5566	\$ 637.80	9289	7/19/2021
GRAPHIC ENTERPRISES, INC	TONER CARTRIDGES	10-10-5243	\$ 69.99	9292	7/23/2021
MERAMEC SPECIALTY	FIREWORKS SURETY BOND REFUND	10-02-2701	\$ 1,000.00	16437	7/22/2021
MICHAEL PADELLA	MILEAGE	10-10-5202	\$ 43.96	51129132	7/20/2021
MICHAEL PADELLA	COPY PAPER	10-10-5243	\$ 29.99	51129132	7/20/2021
MICHAEL PADELLA	FISHING DERBY SUPPLIES	20-20-5220	\$ 137.34	51129132	7/20/2021
MICHAEL PADELLA	TP, TRI-FOLD TOWELS	20-20-5236	\$ 43.98	51129132	7/20/2021
MOCFOA EASTERN DIVISION	ANNUAL DUES CITY CLERK 21-22	10-10-5204	\$ 20.00	16439	7/23/2021
POWDER MONKEY FIREWORKS, INC	FIREWORKS SURETY BOND REFUND	10-02-2701	\$ 500.00	16438	7/22/2021
ST CHARLES CNTY PUBLIC HEALTH	MOSQUITO SPRAYING	10-10-5280	\$ 166.93	9288	7/19/2021
ST LOUIS BALL BOWLER CO	REFUND LAND USE PERMIT	10-10-4815	\$ 150.00	16434	7/19/2021
UNITED HEALTHCARE	EMPLOYEE HEALTH INS	10-02-2110	\$ 619.94	9290	7/19/2021
UNITED HEALTHCARE	EMPLOYEE HEALTH INS	10-10-5132	\$ 2,722.01	9290	7/19/2021
WILLIAM C HANKS	EXPENSE REIMB	10-10-5202	\$ 145.66	51129133	7/19/2021

Accounts Payable Total \$ 7,085.72

\*\*\*\*\*

AN ORDINANCE ADDRESSING THE INMATE/PRISION SECURITY FUND SURCHARGE ON MUNICIPAL COURT CASES IN THE CITY OF WELDON SPRING, MISSOURI, AND MATTERS RELATING THERETO

\*\*\*\*\*

WHEREAS, Weldon Spring Municipal Court is a Division under the 11<sup>th</sup> Judicial Circuit; and

WHEREAS, all municipal divisions under the 11<sup>th</sup> Judicial Circuit were mandated to implement Show-Me Courts earlier this year; and

WHEREAS, during the implementation process, the Office of State Court Administrator (“OSCA”) required the Weldon Spring Municipal Division to begin collecting a two (\$2.00) dollar surcharge for the Inmate/Prisoner Security Fund on every court case; and

WHEREAS, the governing body of Weldon Spring has never authorized the collection of this surcharge for the Inmate/Prisoner Security Fund; and

WHEREAS, the City does not incarcerate defendants in their municipal cases, and has no facility to do so, and has never collected these surcharge funds prior to the implementation of Show-Me-Court.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

**SECTION 1:** That the Mayor and Board of Aldermen being assembled at a regular Board meeting have addressed the issue of a surcharge that appears to be inappropriate for the City of Weldon Spring, to wit:

- A. The Inmate/Prisoner Security Fund surcharge was never “authorized by its governing body”.
- B. The Office of State Court Administrator (“OSCA”) has stated to the Court Administrator of the City of Weldon Spring that if the City did not wish to collect this surcharge, it would have to pass an Ordinance stating same.
- C. The City does not incarcerate Defendants in municipal cases and has no facility to do so and has never collected these surcharge funds. Furthermore, the City has no local terminus to submit such funds.

**SECTION 2:** The Board of Alderman hereby states that the Weldon Spring Municipal Court will not collect surcharge funds for Inmate/Prisoner Security Fund based upon the reasons stated above.

**SECTION 3:** The collection of the Inmate/Prisoner Security Fund surcharge is similarly inappropriate to the Sheriffs' Retirement Fund surcharge, which was found to be unconstitutional by the Missouri Supreme Court and abolished as of July 2, 2021.

**SECTION 4:** That this Ordinance shall be in full force and effect upon its enactment and approval, and a certified copy will be forwarded to OSCA.

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2021.*

---

Donald D. Lickliger, Mayor

Attest:

---

William C. Hanks, City Clerk

To approve Bill #

Motioned: \_\_\_\_\_

Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Schwaab	_____	_____	_____
Yeager	_____	_____	_____
Licklider	_____	_____	_____

Absent: \_\_\_\_\_

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

\*\*\*\*\*

**AN ORDINANCE ADOPTING THE BUDGET FOR FISCAL YEAR 2022 FOR THE CITY OF WELDON SPRING, MISSOURI, AND MATTERS RELATING THERETO**

\*\*\*\*\*

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:**

**SECTION 1:** That the budget for the fiscal year 2022, beginning October 1, 2021 and ending September 30, 2022 for the City of Weldon Spring, Missouri which is attached as Exhibit "A" hereto, is hereby adopted..

**SECTION 2:** That this Ordinance shall be in full force and effect upon its enactment and approval.

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.*

\_\_\_\_\_  
Donald D. Licklider, Mayor

Attest:

\_\_\_\_\_  
William C. Hanks, City Clerk

To approve Bill #

Motioned: \_\_\_\_\_

Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Schwaab	_____	_____	_____
Yeager	_____	_____	_____
Licklider	_____	_____	_____

Absent: \_\_\_\_\_