

**CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
DECEMBER 12, 2017**

CALL TO ORDER: The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Tuesday, December 12th, 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 Lickliger.

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

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

APPROVAL OF MINUTES:

**** Alderman Kohrs moved to approve the minutes from the November 14th, 2017 meeting as submitted and Alderman Schwaab seconded the motion. The motion carried.*

PUBLIC FORUM – CITIZENS COMMENTS:

Brad Goss (Attorney) stated that he was representing Greg Whittaker who owns the Missouri Bluffs golf course. Mr. Goss said that it was his understanding that the City of Weldon Spring was going to file a remonstrance stating their objection to the proposed PUD and rezoning of approximately 400 acres just south of the Missouri Research Park. Mr. Goss said that his client has the land under contract from the University of Missouri, which owns it as part of the Missouri Research Park. Mr. Goss stated that his client and NT Home Builders would develop approximately 315 single-family lots on roughly 200 acres and leaving the golf course unaffected. In addition the proposal calls for about 120 attached housing units, likely cluster homes or villas near the clubhouse.

Mayor Lickliger said that his main concern with the proposal was the fact that all of our City's roads would be impacted.

Mr. Goss said that he didn't believe that statement to be true and that the main access to the development would be from Highway 40/61.

Alderman Kolb said that the residents in Weldon Spring Heights are very upset about the possible additional traffic problems that this development will cause.

Mayor Lickliger said that the road in front of the Heights is a City road.

Mr. Goss said that his client will take another look at that intersection and see what's going on.

Alderman Baker said that the worst case was that the City tell County that we oppose this development but what he thought he was hearing was that the City's only concern was "traffic problems". He suggested that we share that concern with the County and let that be the end of it.

Alderman Kohrs said that everyone talks about wanting more commercial development in the City but felt that we won't see that unless we get more residents to support the commercial development.

It was the consensus of the Board that the City express to St. Charles County Planning & Zoning its concerns relating to traffic issues that will result if this development proceeds

as proposed.

PUBLIC HEARING:

There were no public hearings.

TREASURER’S REPORT:

**** Alderman Kohrs moved to approve the Paid Bills for the period covering November 8th, through December 6th, 2017 and Unpaid Bills from November 14th, 2017 through December 12th, 2017 as submitted. Alderman Robb seconded the motion and the motion carried.*

OLD BUSINESS:

A. – BILL #1102 – AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY BY REPEALING SECTION 116.040 “WELDON SPRING ACTIVITIES COMMITTEE” IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION 116.040 AND MATTERS RELATING THERETO – (Ald. Robb)

**** Alderman Robb moved to read Bill #1102 for the second and final time and Alderman Baker seconded the motion. The motion carried.*

Roll Call: Kohrs-yes, Baker-yes, Kolb-yes, Hillmer-absent, Robb-yes and Schwaab-yes. Bill # 1102 passed and became Ordinance # 17-14.

B.) – BILL # 1104 – AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WELDON SPRING TO EXECUTE AN AGREEMENT WITH ST. CHARLES COUNTY FOR CERTAIN LAW ENFORCEMENT SERVICES, INCLUDING PATROL SERVICES AND ENFORCEMENT OF CERTAIN MUNICIPAL ORDINANCES RELATED TO POLICE SERVICES AND MATTERS RELATING THERETO – (Ald. Baker)

**** Alderman Baker made a motion to take Bill # 1104 off the table for the second and final reading. Alderman Kohrs seconded the motion. The motion carried.*

Roll Call: Baker-yes, Kohrs-yes, Robb-yes, Kolb-yes, Hillmer-absent and Schwaab-yes. Bill # 1104 passed, becoming Ordinance # 17-15.

NEW BUSINESS:

A. - HR GREEN -SUPPLEMENTAL AGREEMENT #2 – (Discussion/Motion)

No action taken.

B. – ESCROW RELEASE – (\$5000) 111 EHLMANN FARMS DRIVE – (Motion Needed)

**** Alderman Kohrs moved to approve the release of the \$5,000 escrow for 111 Ehlmann Farms Drive. Alderman Robb seconded the motion and the motion carried.*

C. – ESCROW RELEASE – (\$10,000) 101 & 107 EHLMANN FARMS DRIVE – (Motion Needed)

**** Alderman Kohrs moved to approve the release of the \$10,000 escrow for both 101 and 107 Ehlmann Farms Drive. Alderman Baker seconded the motion and the motion carried.*

D. – CREEKSIDE DEVELOPMENT DISCUSSION – (Mayor Lickliger)

Mayor Lickliger said that the developers of the area that was proposed to become the Creekside Apartments asked him if the City had any thoughts as to what type of development they would like to see in that area. After much discussion it was the consensus of the Board that the City should not respond as to what they would like to see built or developed there but let the developer propose what their intentions are.

REPORTS & COMMITTEES

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

City Attorney: No report given at this time.

Planning & Zoning Commission: Alderman Schwaab commented that the P&Z Commission did not have a meeting but held a Work Session instead on proposed zoning code changes.

Committee Reports: No report given.

C.E.R.T. Report: Alderman Schwaab said that he had tried to contact Ms. Puckett but she had not responded back.

Mayor Lickliger said that C.E.R.T. has a lot of idle equipment sitting around the city parks building.

RECEIPTS & COMMUNICATIONS:

Alderman Schwaab asked if anything was being done as far as Rodelle Woods request for a crosswalk at Independence?

Mayor Lickliger said that the painter could look into it as well as the requested crosswalk on Wolfrum at the Whitmoor Subdivision entrance.

Alderman Baker complimented St. Charles County and the contractor for replacing the slabs in the Westchester Farms subdivision. He also mentioned that he knows of a few people who would like to be on a City committee.

Alderman Kolb once again mentioned her concerns with the possible traffic issues that she believes will result if the new homes are built at the Bluffs. She said that she also felt that they didn't need that many houses.

Alderman Kohrs informed the Mayor and Board that he would not be seeking re-election as Alderman in Ward III in 2018.

Mayor Lickliger asked Alderman Kohrs to stay on the Board of Adjustment at this point.

Alderman Kohrs wanted to know what type of road work was being done on Highway 94.

The **City Administrator** (Michael Padella) said that it was his understanding that safety cables were going to be installed at some point and some minor improvements at Wolfrum and Highway 94 were also being performed.

Alderman Schwaab said that he hasn't seen any progress on the burned-out house in Camelot. He also mentioned that he has re-filed for Alderman in Ward II.

Alderman Robb thanked Alderman Kohrs for his dedication to the City as an Alderman as well as a Planning & Zoning member and Board of Adjustment member for a number of years. He stated that the residents were losing a good representative.

Mayor Lickliger said that he had recently met with State Representative (John Weiman) and it was mentioned that something was being proposed for the Breeze Park/Highway 94 intersection but wasn't sure at this point what exactly it was.

The **Mayor** also mentioned that County was working on slabs in the Highlands Subdivision as well as on Sammelmann Road.

WORK SESSION:

None called for.

CLOSED SESSION:

There was no closed session called.

ADJOURNMENT:

**** Alderman Kolb moved to adjourn the meeting at 8:35 PM and Alderman Kohrs seconded the motion. The motion carried and the meeting was adjourned.*

Respectfully Submitted: _____

M. Kwiatkowski, MRCC

City Clerk