

CITY OF WELDON SPRING  
REGULAR MEETING OF THE BOARD OF ALDERMEN  
DECEMBER 12, 2024

**CALL TO ORDER:** The Weldon Spring Board of Aldermen met for their regular meeting at Weldon Spring City Hall, 5401 Independence Road on Thursday, December 12, 2024, at 7:30 PM with Mayor Donald Lickliger presiding.

**PLEDGE OF ALLEGIANCE:** Mayor Lickliger asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

**ROLL CALL AND DETERMINATION OF QUORUM:** On a roll call, the following Aldermen were present:

Ward 1:	Alderman Clutter	Alderman Yeager
Ward 2:	Alderman Conley	Alderman Kolb
Ward 3:	Alderman Martiszus	Alderman Baker

A quorum was declared.

Also, present were Mayor Lickliger, Bob Wohler (City Attorney), Don Stolberg (City Administrator), and Bill Hanks (City Clerk).

**PUBLIC COMMENTS:**

There were no public comments at this time.

**MINUTES:**

**November 14, 2024 – Regular Board Meeting Minutes:** Alderman Clutter moved to approve the minutes from the November 14, 2024, regular meeting, as submitted. The motion was seconded by Alderman Yeager. **Motion carried** with 5 ayes. Alderman Martiszus abstained from voting.

**TREASURER’S REPORT:**

Alderman Clutter made a motion to accept the Treasurer’s packet of paid bills from November 8, 2024, to December 5, 2024, and the October 2024 Credit Card Bill, as submitted. The motion was seconded by Alderman Yeager. **Motion carried** with 6 ayes.

Alderman Clutter informed the Board that the \$8,393.71 the City paid to Dell Technologies for a new server was discussed with the Finance Committee during the budget process and was already budgeted for FY 2025.

## **PRESENTATION:**

**450 Technology Drive Conditional Use Permit & Site Plan:** The presentation started with Tim Convey, from Revel Commercial Real Estate, explaining what the intent of the proposed project, which is a rear loaded service center for 2 to 3 tenants, and clear up any misconceptions about the proposal. Next, Steven Quigley, from the Clayton Engineering Group, showed the Board renderings with elevations heights and the landscaping associated with the proposal.

Finally, Julie Nolfo, from the Lochmueller Group, summarize the traffic study and answered questions from the Aldermen. There was a brief discussion on steps to mitigate any additional truck traffic on residential streets.

Mr. Quigley stated that developers have already taken steps to mitigate traffic taking a left turn on Meadows Parkway by creating less radius (room) for trucks to make a left turn and signage requiring trucks to only make right turns on to Meadows Parkway. Also, Mr. Quigley stated that the proposal will adhere to any restrictions set by the City to deter truck traffic from using residential streets.

Tim Convy requested that the Board consider extending the length of the Conditional Use Permit (CUP) to begin construction from one year to two years, which would begin with the approval of the CUP. He stressed the need for more time is to market the property to find the right tenant for this proposal.

## **NEW BUSINESS:**

**Bill #1234 - An Ordinance Granting Conditional Use Permit (CUP #2024-01) for Forty Nine Fifty, LLC, to Allow a Flex Office/Warehouse in the "HTO" High-Technology Office Zoning District on a Certain Tract of Land Located at 450 Technology Drive in the City of Weldon Spring, Missouri:** Alderman Yeager moved to introduce Bill #1234 for its first reading by title only, seconded by Alderman Clutter. The motion carried.

There was a lengthy discussion about Missouri State Statute 304.120 (4) regarding the regulation of commercial vehicle traffic on streets. After the discussion, the City Attorney and City Staff will make changes (based on the discussions from tonight's meeting) to Bill #1234 before the next Board meeting.

Bill #1234 was tabled in accordance with City Code.

**Bill #1235 – An Ordinance Approving the Recommended Weldon Spring Pointe Major Site Plan for a Flex Office/Warehouse at 450 Technology Drive and Matters Relating Thereto:** Alderman Baker moved to introduce Bill #1235 for its first reading by title only, seconded by Alderman Clutter. The motion carried.

There was a brief discussion about the entrance onto Meadows Parkway and different types of ways to deter truck traffic on residential streets.

Bill #1235 was tabled in accordance with City Code.

**Bill #1236 – An Ordinance Enacting a New Section (Section 210.1805) for the City of Weldon Spring, Missouri, Municipal Code Pertaining to Certain Drug Offenses and the Legalization of Marijuana:** Alderman Yeager moved to introduce Bill #1236 for its first reading by title only, seconded by Alderman Clutter. **The motion carried.**

The Board decided that there was no emergency to invoke the emergency clause so Bill #1236 was tabled in accordance with City Code.

**Bill #1237 – An Ordinance Amending Chapter 675 of the City of Weldon Spring, Missouri, Municipal Code Relating to the Regulation of Marijuana in Compliance with Section XIV of the Missouri Constitution:** Alderman Yeager moved to introduce Bill #1237 for its first reading by title only. Alderman Clutter seconded the motion, and **the motion carried.**

Bill #1237 was tabled in accordance with the City Code.

#### **REPORTS & COMMITTEES:**

**Public Safety Report:** The November Crime Statistic Report was submitted to the elected officials prior to the meeting.

**City Administrator Report:** The City Administrator Report was submitted to the Board prior to the meeting.

There was a brief discussion about the City's Comprehensive Plan and the process of updating the Comprehensive Plan.

Mr. Stolberg notified the Board that Sikich sent an engagement letter to begin the FY 2024 audit process. The audit engagement martial, which was provided by Sikich, was included in the Board of Aldermen's meeting packet for informational purposes.

#### **CLOSED SESSION:**

Alderman Yeager made a motion to go into closed session according to Missouri State Statute 610.021 paragraph (1) – legal actions, cause of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body and its representatives and its attorneys - at 8:46 PM. The motion was seconded by Alderman Martiszus and **the motion carried** on a roll call vote:

AYES: 6 – Baker, Clutter, Conley, Kolb, Martiszus, and Yeager  
NOES: 0  
ABSENT: 0

Alderman Martiszus made a motion to go into open session at 8:57 PM. The motion was seconded by Alderman Clutter and the **motion carried** on a roll call vote:

AYES: 6 – Baker, Clutter, Conley, Kolb, Martiszus, and Yeager  
NOES: 0  
ABSENT: 0

**ADJOURNMENT:**

Alderman Kolb moved to adjourn the meeting at 8:58 PM, seconded by Alderman Clutter. **Motion carried** with 6 ayes.

Respectfully submitted,

  
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William C. Hanks, City Clerk

