

**CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
SEPTEMBER 28, 2017**

CALL TO ORDER: The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Thursday, September 28th, 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, Baker, Schwaab, Kohrs, Hillmer and Robb. A quorum was declared.

APPROVAL OF MINUTES:

**** Alderman Baker moved to approve the minutes from the August 24th, 2017 meeting as submitted and Alderman Kolb seconded the motion. The motion carried.*

Alderman Hillmer abstained.

PUBLIC FORUM – CITIZENS COMMENTS:

No one spoke.

PUBLIC HEARING:

CONSIDERATION OF A REQUEST FOR A CONDITIONAL USE PERMIT APPLICATION FILED BY COVINGTON LAND ACQUISITIONS, LLC. FOR THE PURPOSE OF ALLOWING A MULTI-FAMILY DEVELOPMENT IN A PC ZONED DISTRICT. AN AMENDED AREA PLAN HAS ALSO BEEN SUBMITTED. THE PROJECT IS TO BE KNOWN AS VANGUARD APARTMENTS.

Paul Langdon (Covington Land Acquisition) displayed a Power Point and indicated where the project would be located. He stated that they are considering a reduction in the number of rental units by 27 and also reduced parking. He also stated that MoDOT is not considering an access lane and believes that funding for retail will be extremely difficult so the area that was designed for retail is now off the plan.

Tom Szilasi (Chapter One) stated that traffic density is a real problem in this area and referred to the 22 pages of the traffic study that accompanied this project. He mentioned CitiCorp and Enterprise and the number of employees that they generate daily as well as emergency trips by the Cottleville Fire Department. He believed that the traffic study as presented by Covington had one big flaw which was the fact that it only represented 1 hour in the AM and 1 hour in the PM. He said that he believed that this was the wrong project at the wrong location.

Phil Martizus (Mergenthal) said that if these apartments are allowed to go in it would cause a serious impact on the school district. He continued by saying that commercial construction would bring in sales tax and would be a bigger benefit to the City.

Jack Hearst (Chapter One) said that he would like to address the 2015 Comprehensive Plan and how it relates to this proposed development. He pointed out some areas of the

Comp Plan that go directly against what is being proposed and believed that this development was in direct conflict with the City's Mission Statement.

Jeanette Vogt (Robert Johns Way) said that she realized that most people just don't want this property developed but felt that the Vogt's have the right to sell their land. She said that she felt that the standards for this development are higher than those of Chapter One. She went on to say that this land has been in her family for over 150 years and her parents are getting too old and are not able to keep farming it. She asked that the Board consider the fact that the owners have the right to sell.

Susan Photinos (Legend Court) said that Vanguard is big in Dallas and Miami and there were some serious maintenance issues in those rentals. She also mentioned that Vanguard was a New York developer.

Paul Langdon (Covington Land Acquisitions) stated that Vanguard was not a New York developer and was in fact based out of Clayton, Missouri. He said that he agreed as far as commercial generating more sales tax but would also generate more traffic. He also stated that the Comprehensive Plan is important but you have to take the plan as a whole and not bits and pieces. He also stated that this is not a rezoning as some speakers have stated but it is a Conditional Use Permit (CUP). He also addressed the 22 page traffic study by stating that it is very thorough and that the proposed apartments are not being built to attract large families so the idea of over taxing the school district is unfounded. He finished by saying that Vanguard has met all of the City's requirements

Alderman Robb asked for a show of hands from the audience as to how many people were retired and don't have a job that they go to everyday.

(About 20 hands went up).

TREASURER'S REPORT:

**** Alderman Hillmer moved to approve the Paid Bills for the period covering August 25th, through September 19th, 2017 and the Unpaid Bills for the period covering August 25th, through September 28th, 2017 as submitted. Alderman Baker seconded the motion and the motion carried.*

OLD BUSINESS:

A.- BILL #1098 – AN ORDINANCE ADOPTING THE BUDGET FOR THE FISCAL YEAR 2018 FOR THE CITY OF WELDON SPRING AND MATTERS RELATING THERETO – (Ald. Robb)

**** Alderman Robb made a motion to read Bill #1098 for the second and final time. Alderman Hillmer seconded the motion and the motion carried.*

Roll Call: Baker-yes, Kohrs-yes, Hillmer-yes, Kolb-yes, Robb-yes and Schwaab-yes.

Bill #1098 passed becoming Ordinance # 17-08.

NEW BUSINESS:

A.- EAGLE SCOUT PROJECT – NICK NAUMAN – REQUEST FOR FUNDING – (Consideration/Motion)

Nick Nauman explained his proposed project to the Board of Aldermen. He would like to erect a 12'X12' elevated fishing/look-out deck in the City Park that would connect to the walking path on the levee. He said that the deck would be built with pressure treated lumber and all labor would be provided through the Boy Scouts and parent volunteers.

He did request that the City park personnel dig the holes for the piling supports. He thought that the project could be completed over a total of two to three weekends (weather permitting) and asked that the City fund the project in the amount of approximately \$1100.00.

**** Alderman Baker made a motion to authorize the erection of the Eagle Scout project and to fund the requested amount as long as the project goes through the St. Charles County Inspection process. Alderman Kohrs seconded the motion and the motion carried.*

B. - AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR VANGUARD APARTMENTS AND MATTERS RELATING THERETO – (Ald. Kohrs)

**** Alderman Kohrs made a motion to introduce Bill # 1099 for its first reading and Alderman Baker seconded the motion. The motion carried and Bill # 1099 was read for the first time.*

**** Alderman Baker then made a motion to delay and further readings of this Bill until the Board meeting of 10/26/17 in order to allow the Planning & Zoning Commission to make their recommendation at their meeting on October 2nd, 2017. Alderman Hillmer seconded the motion and the motion carried.*

C. – AN ORDINANCE APPROVING THE AMENDED AREA PLAN FOR VANGUARD APARTMENTS – (Ald. Baker)

**** Alderman Baker moved to introduce Bill #1100 for its first reading. Alderman Kohrs seconded the motion. The motion carried.*

**** Alderman Baker then made a motion to delay and further readings of this Bill until the Board meeting of 10/26/17 in order to allow the Planning and Zoning Commission to make their recommendation at their meeting of October 2nd, 2017. Alderman Hillmer seconded. The motion once again carried.*

D. – AN ORDINANCE OF INTENT TO CONDEMN CERTAIN PROPERTY LOCATED IN THE CITY OF WELDON SPRING FOR THE PURPOSE OF SECURING THE EASEMENTS NECESSARY TO MAKE IMPROVEMENTS TO RIGHT-OF-WAY AND INDEPENDENCE ROAD ALONG CERTAIN PROPERTY CURRENTLY OWNED BY THE CAMELOT HOMEOWNERS ASSOCIATION – (Ald. Kolb)

**** Alderman Kolb moved to introduce Bill #1101 for its first reading and Alderman Hillmer seconded the motion. The motion carried.*

**** Alderman Kolb then made a motion to read Bill # 1101 twice at tonight’s meeting and Alderman Robb seconded the motion. The motion carried.*

Alderman Kolb then read Bill # 1101 for the second and final time.

Roll Call: Kolb-yes, Robb-yes, Schwaab-abstained, Kohrs-yes, Hillmer-yes and Baker-yes.

Alderman Schwaab said that the Camelot HOA felt that their lawyer wasn’t taking this problem forward and that they are willing to talk and don’t want to go to court.

City Attorney (Robert Wohler) said that the property covered by this Ordinance is common ground and that it has been negotiated for the past eighteen months He said that the piece in question is approximately 8’ to 10’ wide and compensation was offered. He

stated that this property has nothing to do with the Enchanted Way issue or the rest of the project.

Alderman Schwaab wanted to know what this was going to cost the City and the Camelot HOA.

Mayor Licklider said that all the City is doing is basically renting the property, not taking it.

Bill # 1100 passed becoming Ordinance # 17-10.

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

No action taken.

F. – PLAYGROUND SURFACE RESTORATION – BID RESULTS/AWARD - (Consideration/Motion)

The following bids were received: **AB Creative** (\$15,665.00) and **Taylor Made Landscaping** (\$17,000.00).

The **City Administrator** (Michael Padella) said that it would be his recommendation to award the bid to AB Creative in the amount of \$15,665.00.

Alderman Baker said that he couldn't see spending \$15,000 on something that's going to be replaced in another year. He wanted to know why we are filling a playground when we have other equipment that needs to be repaired.

Mr. Padella said that the Master Park Plan does call for the playground to be overhauled but the Board hasn't actually decided which project to attack first and our current playground is not in compliance. He went on to say that the City has received several complaints on the playground condition as far as the surface goes. He finished by saying that he believed that it would be prudent for the City to take the steps and fix this.

Alderman Baker said that he believed that it would be a temporary fix only.

**** Alderman Robb made a motion to bring the current playground up to compliance and salvage the wood chips (if we can) and award the bid to AB Creative in the amount of \$15,665.00 and to reject any and all other bids. Alderman Kohrs seconded the motion and the motion carried.*

REPORTS & COMMITTEES

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

City Attorney: No report given.

Planning & Zoning Commission: No report given.

Next meeting is scheduled for 10/02/17.

Committee Reports: No report given.

Independence Road (Phase III) Update: The **Mayor** said that they are still working on the "punch list". There was discussion over grinding down and re-pouring the top layer of the road but it has to match the elevation of the bike path.

RECEIPTS & COMMUNICATIONS:

Alderman Robb mentioned that he is continuing to work with the residents who reside at the Summit at Whitmoor and the water issue.

Alderman Schwaab said that he had attended the most recent annual Missouri Municipal

League Conference at Tan-Tar-A and felt that he learned a lot just by attending the seminars and meetings that were provided. He said that next year's conference is slated to be in Branson, Missouri. He also mentioned that he had received many emails regarding the proposed Vanguard Apartments.

Aldermen Kohrs said that he had received over 100 emails regarding the Vanguard Apartments and most mentioned the parking issues and others wanted to see more greenspace.

Alderman Hillmer said that it was the same for him.

Alderman Kolb said that she had received more response on the Vanguard Apartments issue than anything else in all the years that she's been an alderperson.

WORK SESSION:

**** Alderman Robb moved to call for a Work Session to be held on October 8th, 2017 beginning at 6:00 PM for the purpose of discussing two items: a.) Five Year Plan and b.) Independence Road - Phase III. Alderman Schwaab seconded the motion and the motion carried.*

CLOSED SESSION: There was no closed session called.

ADJOURNMENT:

**** Alderman Kolb moved to adjourn the meeting at 10:00 PM and Alderman Baker seconded the motion. The motion carried and the meeting was adjourned.*

Respectfully Submitted: _____
M. Kwiatkowski, MRCC
City Clerk