

Our Vision - The City of Weldon Spring fosters a premier Community that is a safe place to live and enjoy life.



**CITY OF WELDON SPRING
BOARD OF ALDERMEN REGULAR MEETING
ON TUESDAY, OCTOBER 11, 2022, AT 7:30 P.M.
WELDON SPRING CITY HALL
5401 INDEPENDENCE 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/8163394872?pwd=aUdVRUtdRUdBTVFXeUJUMEtHbm5DZz09>

**Meeting ID: 816 339 4872
Password: WS.BOA**

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

**Meeting ID: 816 339 4872
Password: 886581**



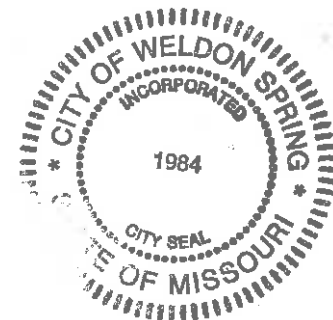
PAGE 1 OF 2

Our Mission - The City of Weldon Spring will provide premier public services to the Community with integrity, transparency, and fiscal responsibility.

Our Vision - The City of Weldon Spring fosters a premier Community that is a safe place to live and enjoy life.

******BOARD OF ALDERMEN REGULAR AGENDA – 10/11/22 at 7:30 PM******

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL and DETERMINATION OF A QUORUM**
 - A. Ald. Baker _____ Ald. Kolb _____
 - Ald. Clutter _____ Ald. Martiszus _____
 - Ald. Conley _____ Ald. Yeager _____
4. **CITIZENS COMMENTS** (Citizens that would like to address the Board should fill out a comment card and remit to the City Clerk. Comments should be limited to three minutes.)
5. **APPROVAL OF MINUTES**
 - A. September 12, 2022 – Regular Board Meeting Minutes
 - B. October 3, 2022 – Special Work Session Minutes
6. **CITY TREASURER REPORT**
 - A. Paid Bills to be Approved (September 16, 2022 – October 4, 2022)
7. **UNFINISHED BUSINESS**
 - A. Bill #1184 - An Ordinance Approving the Final Development Plan for New Perspective of Weldon Spring & Matters Relating Thereto – **Alderman Baker**
 - B. Bill #1185 - An Ordinance Approving the Recommended Major Site Plan for Scrubbles Car Wash Located on a Part of Lot 1 of Triad Crossing at Wolfrum Road & Missouri State Highway 94 & Matters Relating Thereto – **Alderman Yeager**
8. **NEW BUSINESS**
 - A. An Ordinance Establishing the Procedure, Requirements, and Time Period for the Office Alderman for the City of Weldon Spring, Missouri in the April 4th, 2023, Municipal Election – **Alderman Baker (2 Readings)**
 - B. Pedestrian Crossings and Traffic Count Locations – **City Administrator**
 - C. “Short” Walking Facility Extension Locations to be Considered – **Alderman Yeager**
 - D. An Ordinance Establishing... Missouri Securities Investment Program (MOSIP) Participation – **Alderman Yeager**
9. **REPORTS & COMMITTEES**
 - A. Public Safety Report – **SCCPD Representative**
 - B. City Administrator Report – **City Administrator**
 - C. City Attorney Report – **City Attorney**
10. **RECEIPTS & COMMUNICATIONS**
11. **ADJOURNMENT**



Our Mission - The City of Weldon Spring will provide premier public services to the Community with integrity, transparency, and fiscal responsibility.

CITY OF WELDON SPRING
BOARD OF ALDERMEN SPECIAL WORK SESSION
OCTOBER 3, 2022

CALL TO ORDER: A Special Work Session of the Board of Aldermen of the City of Weldon Spring was held on Monday, October 3, 2022, at approximately 6:00 PM, at the Weldon Spring City Hall, which is located at 5401 Independence Road. The Work Session was called to order at 6:00 PM by Mayor Licklider.

Alderman Baker, Alderman Clutter, Alderman Conley, Alderman Kolb, and Alderman Yeager were present. Also, present at the meeting were Michael Padella (City Administrator), Bill Schnell (City Engineer), and Bill Hanks (City Clerk).

BUSINESS FOR DISCUSSION:

Pedestrian Crosswalks & Traffic Count Study Discussion: Mr. Padella (City Administrator) started the discussion by summarizing the latest traffic count data of 20 locations from St. Charles County from 2019. There was a lengthy discussion about the safety aspect at various intersections throughout the City and different traffic control options.

While a few Aldermen believe that the City can make these decisions without studies, Mr. Schnell (City Engineer) explained his experiences working at the Missouri Department of Transportation (MoDOT) and educated the Board on the guidelines established by American Association of Highway and Transportation Officials (AASHTO). Also, he warned of the potential of legal liability for the City if they do not meet certain accepted standard rules and if the intersection does not meet warrants and/or guidelines for traffic control devices. Therefore, Mr. Schnell recommended the City to hire a consultant or design engineer to conduct these studies for pedestrian crossing location and traffic counts. A brief discussion ensued.

Alderman Clutter asked for the City to get a legal opinion on any legal liability issue from their City Attorney if they do not follow these guidelines.

After a lengthy discussion of narrowing the scope of work, it was determined that a motion would be made at next Board meeting on studying approximately 7 locations for potential crosswalks and conduct the traffic count studies for approximately 11 locations.

“Short” Walking Facility Extensions Discussion: There was a discussion about exploring and presenting an option to the Homeowner Association on tying in the proposed Willow Lake Trail Extension to the existing sidewalks in the subdivision. The discussion also involved the Consideration to solicit preliminary engineering work bids for the other small walking paths identified by the City at the next Board meeting.

The Work Session was adjourned at 7:38 PM.

Respectfully submitted,

William C. Hanks, City Clerk

CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
SEPTEMBER 22, 2022

CALL TO ORDER: The regular special meeting of the Board of Aldermen of the City of Weldon Spring was held on Thursday, September 22, 2022, 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 Clutter	Alderman Yeager
Ward 2:	Alderman Conley	Alderman Kolb
Ward 3:	Alderman Martiszus	Alderman Baker

A quorum was declared.

PUBLIC COMMENTS

There were no public comments at this time.

MINUTES

September 15, 2022, Board Meeting Minutes – Alderman Clutter moved to approve the minutes from September 15, 2022, regular meeting with one addition. The motion was seconded by Alderman Baker. **Motion carried** with 6 ayes.

Note: Alderman Clutter wanted the minutes to reflect that the Board approved the Fall 2022 Newsletter with a few editorial changes,

TREASURER’S REPORT

Alderman Clutter made a motion to accept the Treasurer’s packet of paid bills from September 7, 2022, to September 15, 2022, with one question about the approval process for the City Administrator’s Expense Report. The motion was seconded by Alderman Yeager. **Motion carried** with 6 ayes.

Note: It was determined that any of the City Administrator’s Expense Report must be signed off by the Mayor before the bill is paid by the City.

UNFINISHED BUSINESS:

There was no unfinished business at this time

NEW BUSINESS:

Bill #1184 - An Ordinance Approving the Final Development Plan for New Perspective of Weldon Spring & Matters Relating Thereto: Alderman Baker moved to introduce Bill #1184 for its first reading by title only. Alderman Clutter seconded the motion and the **motion carried**.

Alderman Martiszus asked about the minimum water level retention basin, which is located on the property and a fence around the basin for safety reasons need to be considered by the City. A length discussion about the fence not required per the City Codes and the aesthetic appeal aspect of a fence around the basin ensued.

Mayor Licklider told Alderman Martiszus that he could pursue a fence requirement around retention basin within the City by Ordinance in the future, but this is not a requirement currently per City Code or State Statutes.

Bill #1184 was tabled in accordance with City Code.

Bill #1185 - An Ordinance Approving the Recommended Major Site Plan for Scrubbles Car Wash Located on a Part of Lot 1 of Triad Crossing at Wolfrum Road & Missouri State Highway 94 & Matters Relating Thereto: Alderman Yeager moved to introduce Bill #1184 for its first reading by title only. Alderman Clutter seconded the motion and the **motion carried**.

Alderman Kolb asked Larry Walker, from Bax Engineering, if they had any problem switching out the replacement trees on the site plan from Ash trees because of issues with the Emerald Ash Borer insects damaging the health of the Ash trees. After a brief discussion, Mr. Walker agreed to remove any mention of Ash trees on the site plan as an option for any replacement tree.

Bill #1185 was tabled in accordance with City Code.

Final Escrow Release for Improvements to 6301 Weldon Spring Road: Alderman Martiszus made a motion to release the final escrow for landscaping improvements to the old Bait Shop at 6301 Weldon Spring Road, seconded by Alderman Kolb. **Motion carried** with 6 ayes.

Repair/Replacement of Pedestrian Crossing Components (Galahad Drive & Independence Road): There was a discussion about this topic and the initial quote the City received on replacing the components, which was approximately \$15,581. The consensus was the City would research a static pedestrian crossing with minimum maintenance option.

Schedule a Work Session – Pedestrian & Traffic Count Study: The Work Session was scheduled for October 3, 2022, at 7:00 PM

REPORTS AND COMMITTEES:

City Administrator Report: Mr. Padella (City Administrator) was not present at the meeting; however, the City Administrator Report was submitted to the Board prior to the meeting.

There was a lengthy discussion about the lack of responses the City received on the land appraisal process for the New Perspective of Weldon Spring project. Alderman Baker asked about the appraiser that done the Vanguard appraisal. Alderman Martiszus voiced his displeasure for that appraiser because he was concerned that they did not do a good job during that appraisal. A brief discussion ensued.

Alderman Martiszus abruptly left the meeting at 8:14 PM.

RECEIPTS & COMMUNICATIONS:

Alderman Clutter made a motion to make the City Clerk the point of contact on all agendas posting for all City's committee meetings, seconded by Alderman Kolb. **Motion carried** with 5 ayes.

After a brief discussion about walking paths, Alderman Baker made a motion to direct the City to rebid the Willow Lakes Walking Trail project, seconded by Alderman Clutter. **Motion carried** with 5 ayes.

ADJOURNMENT:

Alderman Kolb moved to adjourn the meeting at 8:31 PM and Alderman Yeager seconded the motion. **Motion carried** with 5 ayes.

Respectfully submitted,

William C. Hanks
City Clerk

**PAID BILLS TO BE APPROVED
SEPTEMBER 16, 2022 -- OCTOBER 4, 2022**

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS
11TH DAY OF OCTOBER, 2022 _____, MAYOR

9/16/2022 TO 10/4/2022

ACCOUNTS PAYABLE CLAIMS REPORT

<u>VENDOR</u>	<u>REFERENCE</u>	<u>GL ACCT NO</u>	<u>AMOUNT</u>	<u>CHECK #</u>	<u>CHECK DATE</u>
AZAR PRINTING INC	PRINTING - NEWSLETTER	10-10-5211	\$ 1,112.32	51129470	9/27/2022
AZAR PRINTING INC	POSTAGE - NEWSLETTER	10-10-5213	\$ 520.69	51129470	9/27/2022
BARB EDWARDS	CLAIM: TREE FELL ON HER FENCE	20-20-5952	\$ 695.00	16627	9/30/2022
CLAUDE C KNIGHT	MUNI COURT JUDGE OCT 2022	10-10-5303	\$ 300.00	16631	10/3/2022
CUIVRE RIVER ELECTRIC	MONTHLY ELECTRIC	20-20-5253	\$ 449.96	16632	9/30/2022
DON LICKLIDER	MILEAGE REIMB	10-10-5202	\$ 62.87	16625	9/29/2022
DON LICKLIDER	MEETING MEAL	10-10-5205	\$ 11.00	16625	9/29/2022
E. MEIER CONTRACTING	2022 TRAIL SEALING	20-20-5570	\$ 11,525.00	16624	9/27/2022
EDWINA CONLEY	MILEAGE REIMB	10-10-5202	\$ 200.00	16628	9/30/2022
HEAVY DUTY EQUIPMENT	REPAIR MOWER	20-20-5237	\$ 235.00	9543	9/30/2022
KEVIN CARROLL	BRUSH HOGGING/SIEDENTOP RD	20-20-5450	\$ 300.00	9544	9/30/2022
METROPARK COMMUNICATIONS	TELEPHONE/INTERNET	20-20-5251	\$ 460.29	51129474	9/29/2022
MISSOURI DEPT OF REVENUE	CVC AUG 22 COURT COSTS	10-02-2511	\$ 21.39	16621	9/16/2022
MO DEPT PUBLIC SAFETY	P.O.S.T. AUG 22	10-02-2521	\$ 3.00	16622	9/16/2022
MUNIWEB	WEBSITE HOSTING	10-10-5210	\$ 180.00	51129475	9/28/2022
PURITAN SPRING WATER	BOTTLE WATER	20-20-5255	\$ 38.10	51129468	9/27/2022
REPUBLIC SERVICES	TEMP RENTAL 30 CU YD CONTAINER	20-20-5254	\$ 115.27	9540	9/27/2022
REPUBLIC SERVICES	MONTHLY TRASH SVC OCT 22	20-20-5254	\$ 110.37	9540	9/27/2022
SCOTT'S POWER EQUIPMENT	COMMERCIAL MOWER PURCHASE	20-20-5463	\$ 8,499.17	16623	9/22/2022
ST CHARLES CNTY PUBLIC HEALTH	MOSQUITO SPRAYING AUG 22	10-10-5280	\$ 40.00	9539	9/20/2022
ST CHARLES CNTY PUBLIC HEALTH	MOSQUITO SPRAYING SEPT 22	10-10-5280	\$ 511.73	16633	9/30/2022
ST CHARLES COUNTY GOVERNMENT	Q4 2022 ROAD PROGRAM	23-23-5445	\$ 60,193.34	16620	9/16/2022
ST CHARLES IT	IT SERVICES	10-10-5325	\$ 637.50	16634	9/30/2022
SUE STEIGER	MILEAGE REIMB	10-10-5202	\$ 15.00	16629	9/30/2022
SUE STEIGER	MOGFOA ANNUAL MEMBERSHIP	10-10-5204	\$ 75.00	16629	9/30/2022
TRUGREEN LIMITED PARTNERSHIP	LANDSCAPING/FERTALIZATION	22-22-5265	\$ 961.00	9542	9/30/2022
VERIZON WIRELESS	MONTHLY CELL	10-02-2113	\$ 49.17	51129476	9/30/2022
VERIZON WIRELESS	MONTHLY CELL	20-20-5257	\$ 135.24	51129476	9/30/2022
VERIZON WIRELESS	CELL PHONE PARKS DEPT	20-20-5257	\$ 5.94	51129469	9/27/2022
WILLIAM C HANKS	MILEAGE REIMB	10-10-5202	\$ 35.81	16630	9/30/2022
WILLIAM C HANKS	MILEAGE REIMB-MIML CONFERENCE	10-10-5202	\$ 194.38	51129465	9/15/2022
WOHLER, ROBERT	LEGAL SERVICES SEPT 22	10-10-5301	\$ 605.00	9541	9/27/2022
Accounts Payable Total			\$ 88,298.54		



CITY OF WELDON SPRING

5401 Independence Road
Weldon Spring, MO 63304
phone: (636) 441-2110
fax: (636) 441-8495
www.weldonspring.org

STAFF REPORT

To: Planning & Zoning Commission **Date:** 09/01/2022
From: Steve Lauer, City Planner
Subject: New Perspective of Weldon Spring – Final Development Plan
Cc: Mayor Don Licklider, City Administrator Michael Padella, City Clerk Bill Hanks,
City Engineer Bill Schnell & City Attorney Bob Wohler

In accordance with Section 405.355 of the Code of Ordinances of the City of Weldon Spring the Final Development Plan for the New Perspective of Weldon Spring was submitted to the City of Weldon Spring on July 13, 2022. As the entire tract of land as approved under the Area Plan was submitted, the required submittal is the Final Development Plan.

On August 16, 2022, the Architectural Review Commission recommended approval for the New Perspective of Weldon Spring commercial/institutional building and the entrance monument sign.

City staff has reviewed the Final Development Plan for the New Perspective of Weldon Spring and all of the corrections have been made to the plan.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR NEW PERSPECTIVE OF WELDON SPRING AND MATTERS RELATING THERETO

WHEREAS, Weldon Springs, RE LLC, came to a contractual real estate purchase agreement with Ronald K. & Jeanette R. Vogt to purchase a tract of land at 400 Siedentop Road”; and

WHEREAS, Boldt Capital, LLC, and Weldon Springs, RE LLC , are representatives of the developer for a proposed senior living facility to be known as New Perspective of Weldon Spring; and

WHEREAS, the City of Weldon Spring granted a Conditional Use Permit (CUP) to allow a Nursing and Residential Care Facility to be known as New Perspective of Weldon Spring in a “PC” Planned Commercial Zoning District, with the passage of Ordinance 22-04 on June 23, 2022; and

WHEREAS, the City of Weldon Spring approved the Area Plan for New Perspective of Weldon Spring with the passage of Ordinance 22-05 on June 23, 2022; and

WHEREAS, the City Planning & Zoning Commission recommended approval of the Final Development Plan for New Perspective of Weldon Spring on September 12, 2022.

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

SECTION 1: That Weldon Springs. RE, LLC (New Perspective of Weldon Spring) has provided the City of Weldon Spring with the proper plans and documentation, which have been received by the City Staff, Mayor, & Aldermen.

SECTION 2: That after a public hearing by the Planning & Zoning Commission on May 2, 2022, and a public hearing by the Board of Aldermen on May 10, 2022, a Conditional Use Permit (CUP) was granted by the Board of Aldermen in Ordinance 22-04 with the following conditions:

1. The entrances on Siedentop Road will need to be aligned with the future Weldon Spring Park entrances.
2. An area plan must be submitted to the City of Weldon Spring and be approved for the site.
3. The facility must be licensed to operate as an Long Term Care Facility by the Missouri Department of Health & Senior Services.

SECTION 3: That the City Planner and City Engineer have reviewed the final development plan and all the conditions have been met in regard to the plan.

SECTION 4: On September 12, 2022, the Planning & Zoning Commission recommended approval of the final development plan after determining that it complies with the conditions of the ordinance authorizing the development.

SECTION 5: That the Board of Aldermen hereby approved the Final Development Plan.

SECTION 6: 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 _____ 2022.*

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	___	___	___
Conley	___	___	___
Kolb	___	___	___
Martiszus	___	___	___
Yeager	___	___	___
Lickliger	___	___	___

Absent: _____

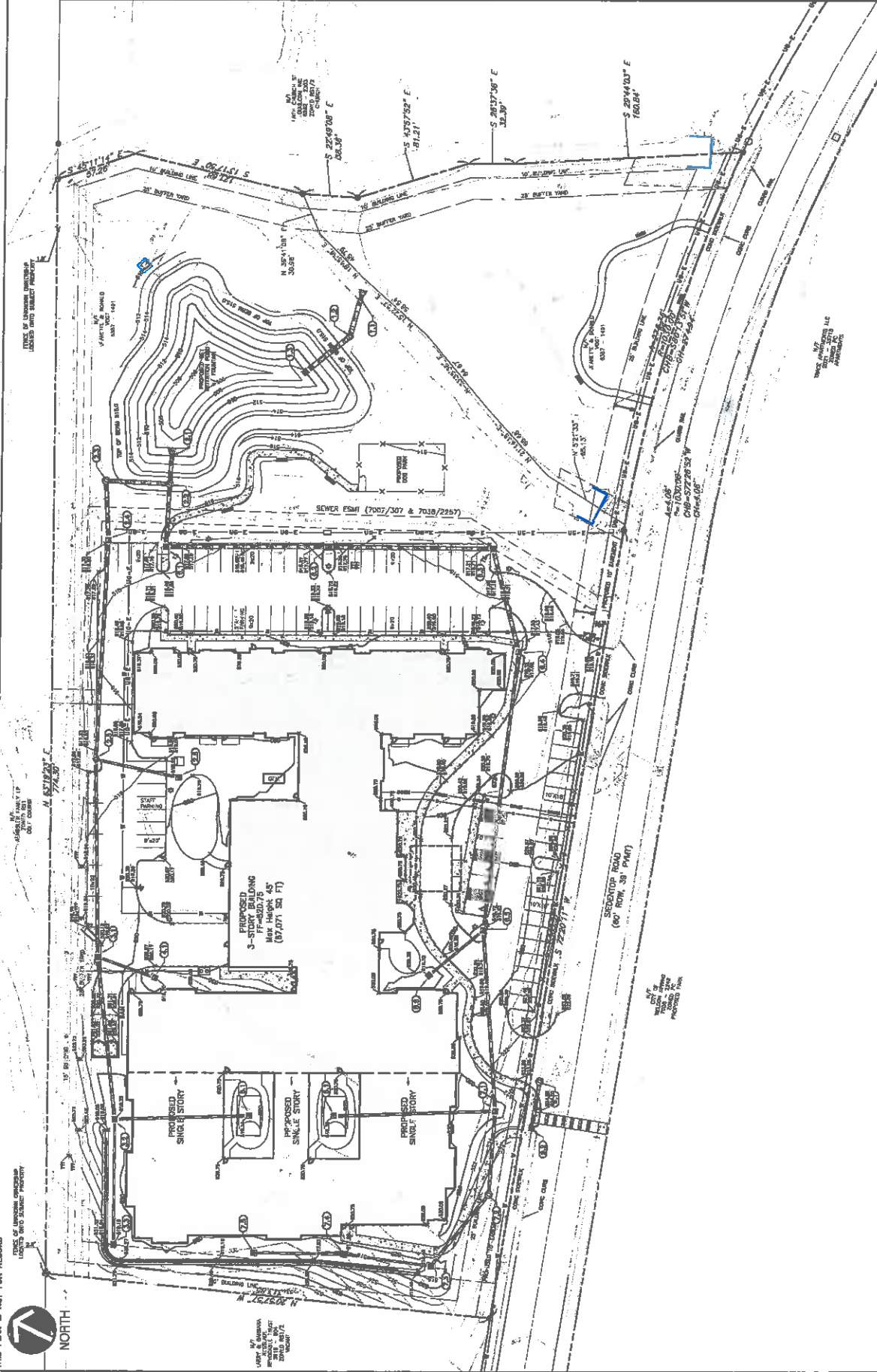
NO. 1	REVISION RECORD
NO. 2	ISSUED FOR PERMIT
NO. 3	ISSUED FOR PERMIT
NO. 4	ISSUED FOR PERMIT
NO. 5	ISSUED FOR PERMIT
NO. 6	ISSUED FOR PERMIT
NO. 7	ISSUED FOR PERMIT
NO. 8	ISSUED FOR PERMIT
NO. 9	ISSUED FOR PERMIT
NO. 10	ISSUED FOR PERMIT

Pickett
Ray Sliver
 Part of Civil & Environmental Consultants, Inc. (CEC)
 3000 Lakes Road, Suite 200 - Independence, MO 64050
 Phone: (816) 439-8800 Fax: (816) 439-8801
 www.pickett.com

THE BOLDT COMPANY
 660 John Nolen Dr., Suite 120
 Madison, WI 53713
 (608) 250-8400

PROJECT NO.	17-221-0000-01
DATE	JULY 2023 (REVISED)
SCALE	AS SHOWN
PROJECT	NEW PERSPECTIVE OF WELDON SPRING
DATE	JULY 2023
PROJECT	FINAL DEVELOPMENT PLANS
DATE	JULY 2023
PROJECT	GRADING PLANS
DATE	JULY 2023
PROJECT	NEW PERSPECTIVE OF WELDON SPRING
DATE	JULY 2023
PROJECT	GRADING PLANS
DATE	JULY 2023

FDP4



THIS PLAN IS NOT FOR RECORD



REFERENCE
 1. MISSOURI DEPARTMENT OF TRANSPORTATION (MoDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, 2019 EDITION, SECTION 202.01, PAVING WITH ASPHALT CONCRETE.



SCALE IN FEET
 THIS PLAN IS NOT FOR RECORD

NO.	DATE	REVISION RECORD
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

Pickett
Part of Civil & Environmental Consultants, Inc. (C&E)
3008 Lomb Park Parkway - Suite 102 - St. Charles, MO 63041
P.O. Box 1154 - St. Charles, MO 63043
www.pickett.com

Ray/Silver

THE BOLDT COMPANY
660 John Nolan Dr., Suite 120
Madison, WI 53713
(608) 250-8400

FDPS

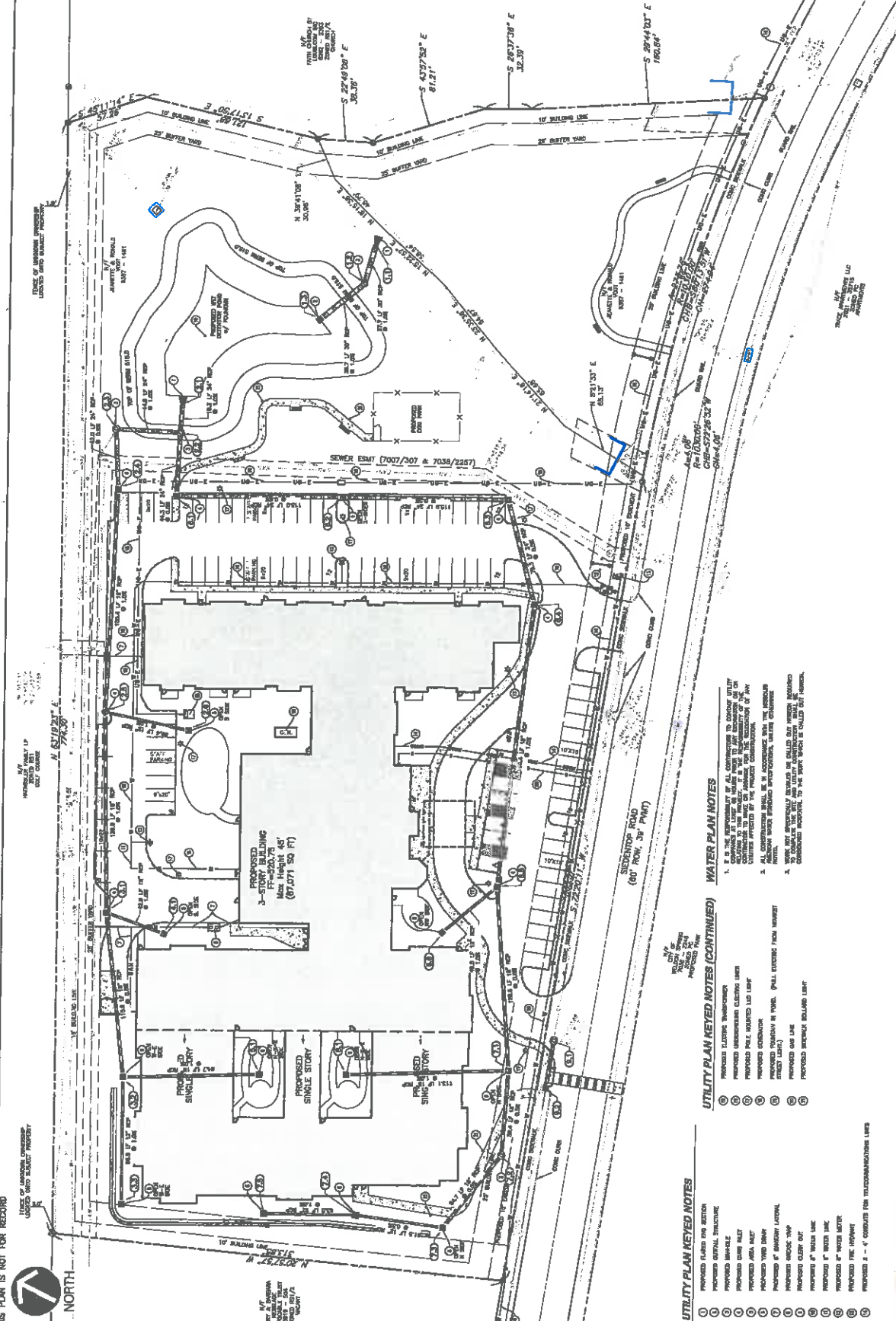
NEW PERSPECTIVE OF WELDON SPRING
UTILITY PLAN
FINAL DEVELOPMENT PLANS

DATE: JULY 2022
PROJECT NO.: 231718-0001
SHEET NO.: 004



SCALE IN FEET
0 50 100

THIS PLAN IS NOT FOR RECORD



- UTILITY PLAN KEYED NOTES**
- 1. PROPOSED 3-STORY BUILDING
 - 2. PROPOSED SINGLE STORY
 - 3. PROPOSED 2-STORY BLDG
 - 4. PROPOSED GARAGE BAY
 - 5. PROPOSED VEHICULAR DRIVEWAY
 - 6. PROPOSED DRIVEWAY
 - 7. PROPOSED SIDEWALK
 - 8. PROPOSED BIKEWAY
 - 9. PROPOSED BIKEWAY
 - 10. PROPOSED BIKEWAY
 - 11. PROPOSED BIKEWAY

- UTILITY PLAN KEYED NOTES (CONTINUED)**
- 12. PROPOSED BIKEWAY
 - 13. PROPOSED BIKEWAY
 - 14. PROPOSED BIKEWAY
 - 15. PROPOSED BIKEWAY
 - 16. PROPOSED BIKEWAY
 - 17. PROPOSED BIKEWAY
 - 18. PROPOSED BIKEWAY
 - 19. PROPOSED BIKEWAY
 - 20. PROPOSED BIKEWAY
 - 21. PROPOSED BIKEWAY
 - 22. PROPOSED BIKEWAY
 - 23. PROPOSED BIKEWAY
 - 24. PROPOSED BIKEWAY
 - 25. PROPOSED BIKEWAY
 - 26. PROPOSED BIKEWAY
 - 27. PROPOSED BIKEWAY
 - 28. PROPOSED BIKEWAY
 - 29. PROPOSED BIKEWAY
 - 30. PROPOSED BIKEWAY

- WATER PLAN NOTES**
1. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO CONDUCT UTILITY LOCATIONS IN ALL AREAS WHERE WORK IS TO BE PERFORMED AND TO AVOID COLLISIONS WITH EXISTING UTILITIES. THE RESPONSIBILITY OF ANY CONTRACTOR TO CONDUCT UTILITY LOCATIONS SHALL BE IN ACCORDANCE WITH THE UTILITY LOCATIONS ACT (PLS 287.100-287.110).
 2. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR CONDUCTING UTILITY LOCATIONS IN ALL AREAS WHERE WORK IS TO BE PERFORMED.
 3. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR CONDUCTING UTILITY LOCATIONS IN ALL AREAS WHERE WORK IS TO BE PERFORMED.

THIS PLAN IS NOT FOR RECORD



MISSOURI
DEVELOPMENT

Reference:
1. MISSOURI DEPARTMENT OF TRANSPORTATION
2. MISSOURI DEPARTMENT OF TRANSPORTATION
3. MISSOURI DEPARTMENT OF TRANSPORTATION
4. MISSOURI DEPARTMENT OF TRANSPORTATION
5. MISSOURI DEPARTMENT OF TRANSPORTATION
6. MISSOURI DEPARTMENT OF TRANSPORTATION
7. MISSOURI DEPARTMENT OF TRANSPORTATION
8. MISSOURI DEPARTMENT OF TRANSPORTATION
9. MISSOURI DEPARTMENT OF TRANSPORTATION
10. MISSOURI DEPARTMENT OF TRANSPORTATION
11. MISSOURI DEPARTMENT OF TRANSPORTATION
12. MISSOURI DEPARTMENT OF TRANSPORTATION
13. MISSOURI DEPARTMENT OF TRANSPORTATION
14. MISSOURI DEPARTMENT OF TRANSPORTATION
15. MISSOURI DEPARTMENT OF TRANSPORTATION
16. MISSOURI DEPARTMENT OF TRANSPORTATION
17. MISSOURI DEPARTMENT OF TRANSPORTATION
18. MISSOURI DEPARTMENT OF TRANSPORTATION
19. MISSOURI DEPARTMENT OF TRANSPORTATION
20. MISSOURI DEPARTMENT OF TRANSPORTATION
21. MISSOURI DEPARTMENT OF TRANSPORTATION
22. MISSOURI DEPARTMENT OF TRANSPORTATION
23. MISSOURI DEPARTMENT OF TRANSPORTATION
24. MISSOURI DEPARTMENT OF TRANSPORTATION
25. MISSOURI DEPARTMENT OF TRANSPORTATION
26. MISSOURI DEPARTMENT OF TRANSPORTATION
27. MISSOURI DEPARTMENT OF TRANSPORTATION
28. MISSOURI DEPARTMENT OF TRANSPORTATION
29. MISSOURI DEPARTMENT OF TRANSPORTATION
30. MISSOURI DEPARTMENT OF TRANSPORTATION

FDP 6



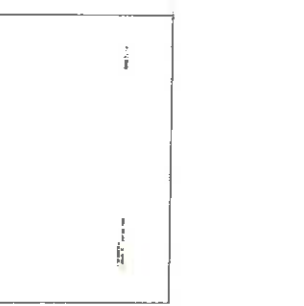
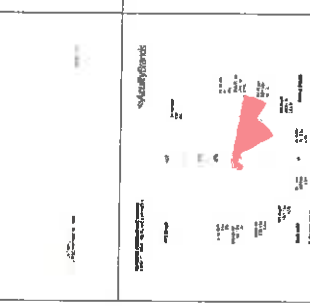
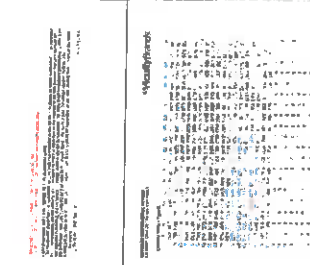
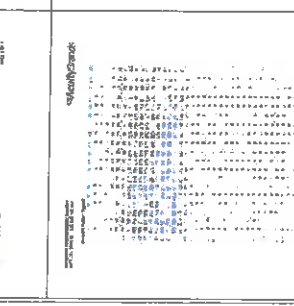
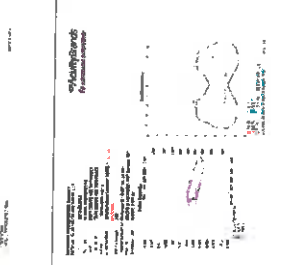
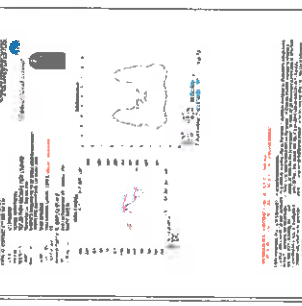
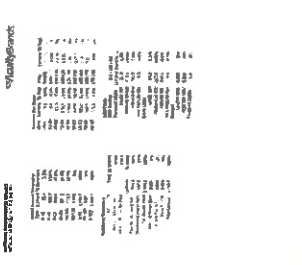
NEW PERSPECTIVE OF WELDON SPRING LIGHTING PLAN

DATE:	09/15/2022
BY:	ADJ
APPROVED BY:	[Signature]
PROJECT NO.:	17-221-0001R
DRAWN BY:	[Name]
CHECKED BY:	[Name]
SCALE:	AS SHOWN

THE BOLDT COMPANY
 660 John Nolan Dr., Suite 120
 Madison, WI 53713
 (608) 250-8400

Pickett Ray-Silver
 Part of Clark & Environmental Consultants, Inc. (CEC)
 3000 Lakeshore Expressway - Suite 182 - St. Charles, MO 63303
 P: 636.945.4899 F: 636.945.4999
 WWW.PICKETTRAY-SILVER.COM

NO.	DATE	REVISION
1	09/15/2022	ISSUED FOR PERMITS
2	09/15/2022	ISSUED FOR PERMITS
3	09/15/2022	ISSUED FOR PERMITS
4	09/15/2022	ISSUED FOR PERMITS



THIS PLAN IS NOT FOR RECORD

DESCRIPTION	STREETS	ADJ. STR.	ADJ. PROPERTY
She Zone # 3	1.2 R	4.3 R	14.31
She Zone # 2	1.6 R	4.1 R	10.31
She Zone # 1	1.9 R	4.7 R	9.43

- LIGHTING NOTES:**
- ALL LIGHT FIXTURES ARE BY THE DAY
 - LIGHT AT SW ENTRANCE AND ADA PARKING - 30' TALL
 - LIGHTS ALONG NORTH PARKING LOT - 30' TALL
 - ILLUMINATION OF LIGHTS SHALL BE 15' TALL
 - SHOULDER LIGHTS ALONG SIDEWAYS ARE 3' TALL
 - SHOULDER LIGHTS WILL BE PLACED ON LIGHT FIXTURES TO REDUCE/ELIMINATE ANY
 - THE PARKING LOT LIGHTS WILL NOT BE RUN AT FULL POWER.

Dabmar 36W LED Linear Flood & Sign Light, 3384 lm, 85V-265V, 5000K, Bronze

LED FLOOD LIGHT NOTES:

- 50' DAB-36W-LED LINEAR FLOOD & SIGN LIGHT, 3384 LM, 85V-265V, 5000K, BRONZE.
- 50' DAB-36W-LED LINEAR FLOOD & SIGN LIGHT, 3384 LM, 85V-265V, 5000K, BRONZE.
- OR APPROVED EQUIVALENT

- LIGHTING NOTES:**
- ALL LIGHT FIXTURES ARE BY THE DAY
 - LIGHT AT SW ENTRANCE AND ADA PARKING - 30' TALL
 - LIGHTS ALONG NORTH PARKING LOT - 30' TALL
 - ILLUMINATION OF LIGHTS SHALL BE 15' TALL
 - SHOULDER LIGHTS ALONG SIDEWAYS ARE 3' TALL
 - SHOULDER LIGHTS WILL BE PLACED ON LIGHT FIXTURES TO REDUCE/ELIMINATE ANY
 - THE PARKING LOT LIGHTS WILL NOT BE RUN AT FULL POWER.



New Perspective of Weldon Spring

Weldon Spring, Missouri

Contractor:
J&L Services, L.L.P.
401 Lincoln & LA-007

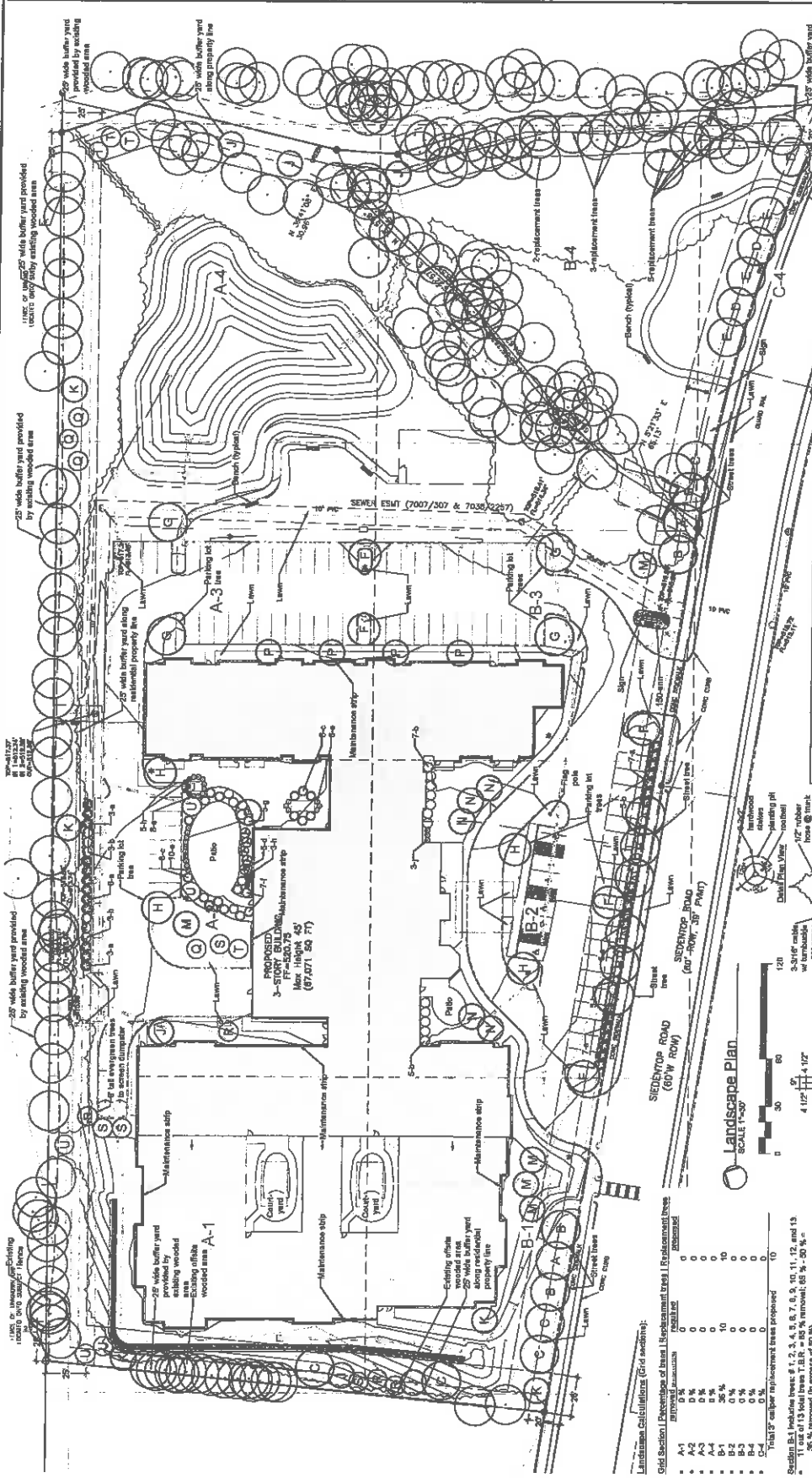
Revisions:

No.	Description	Date
1	City Comments	10/12/12
2	City Comments	10/12/12
3	City Comments	10/12/12
4	City Comments	10/12/12
5	City Comments	10/12/12
6	City Comments	10/12/12

Drawn: KP
Checked: RS

Landscape Architects & Planners
Loomis Associates, Inc.
1100 E. 12th St., Suite 100
Weldon Spring, Missouri 63095
Phone: 636.241.1000
www.loomisassociates.com

Sheet Title: Landscape Plan
Sheet No: L1.01
Date: 4/8/12
Job #: 771.024

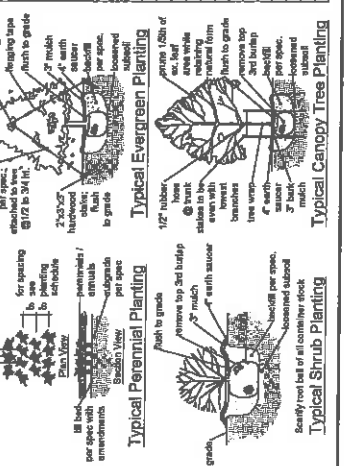


PLANTING SCHEDULE - CANOPY SHADE TREES

Code	Species	Quantity	Notes
A	Acer rubrum	3'	3' cal.
B	Acer rubrum	3'	3' cal.
C	Quercus rubra	3'	3' cal.
D	Q. rubra	3'	3' cal.
E	Q. rubra	3'	3' cal.
F	Q. rubra	3'	3' cal.
G	Q. rubra	3'	3' cal.
H	Q. rubra	3'	3' cal.
I	Q. rubra	3'	3' cal.
J	Q. rubra	3'	3' cal.
K	Q. rubra	3'	3' cal.
L	Q. rubra	3'	3' cal.
M	Q. rubra	3'	3' cal.
N	Q. rubra	3'	3' cal.
O	Q. rubra	3'	3' cal.
P	Q. rubra	3'	3' cal.
Q	Q. rubra	3'	3' cal.
R	Q. rubra	3'	3' cal.
S	Q. rubra	3'	3' cal.
T	Q. rubra	3'	3' cal.
U	Q. rubra	3'	3' cal.
V	Q. rubra	3'	3' cal.
W	Q. rubra	3'	3' cal.
X	Q. rubra	3'	3' cal.
Y	Q. rubra	3'	3' cal.
Z	Q. rubra	3'	3' cal.

PLANTING SCHEDULE - UNDERSTORY-ORNAMENTAL TREES

Code	Species	Quantity	Notes
1	Shrub	24	24' 172' o.c.
2	Shrub	24	24' 172' o.c.
3	Shrub	24	24' 172' o.c.
4	Shrub	24	24' 172' o.c.
5	Shrub	24	24' 172' o.c.
6	Shrub	24	24' 172' o.c.
7	Shrub	24	24' 172' o.c.
8	Shrub	24	24' 172' o.c.
9	Shrub	24	24' 172' o.c.
10	Shrub	24	24' 172' o.c.
11	Shrub	24	24' 172' o.c.
12	Shrub	24	24' 172' o.c.
13	Shrub	24	24' 172' o.c.
14	Shrub	24	24' 172' o.c.
15	Shrub	24	24' 172' o.c.
16	Shrub	24	24' 172' o.c.
17	Shrub	24	24' 172' o.c.
18	Shrub	24	24' 172' o.c.
19	Shrub	24	24' 172' o.c.
20	Shrub	24	24' 172' o.c.
21	Shrub	24	24' 172' o.c.
22	Shrub	24	24' 172' o.c.
23	Shrub	24	24' 172' o.c.
24	Shrub	24	24' 172' o.c.
25	Shrub	24	24' 172' o.c.
26	Shrub	24	24' 172' o.c.
27	Shrub	24	24' 172' o.c.
28	Shrub	24	24' 172' o.c.
29	Shrub	24	24' 172' o.c.
30	Shrub	24	24' 172' o.c.
31	Shrub	24	24' 172' o.c.
32	Shrub	24	24' 172' o.c.
33	Shrub	24	24' 172' o.c.
34	Shrub	24	24' 172' o.c.
35	Shrub	24	24' 172' o.c.
36	Shrub	24	24' 172' o.c.
37	Shrub	24	24' 172' o.c.
38	Shrub	24	24' 172' o.c.
39	Shrub	24	24' 172' o.c.
40	Shrub	24	24' 172' o.c.
41	Shrub	24	24' 172' o.c.
42	Shrub	24	24' 172' o.c.
43	Shrub	24	24' 172' o.c.
44	Shrub	24	24' 172' o.c.
45	Shrub	24	24' 172' o.c.
46	Shrub	24	24' 172' o.c.
47	Shrub	24	24' 172' o.c.
48	Shrub	24	24' 172' o.c.
49	Shrub	24	24' 172' o.c.
50	Shrub	24	24' 172' o.c.
51	Shrub	24	24' 172' o.c.
52	Shrub	24	24' 172' o.c.
53	Shrub	24	24' 172' o.c.
54	Shrub	24	24' 172' o.c.
55	Shrub	24	24' 172' o.c.
56	Shrub	24	24' 172' o.c.
57	Shrub	24	24' 172' o.c.
58	Shrub	24	24' 172' o.c.
59	Shrub	24	24' 172' o.c.
60	Shrub	24	24' 172' o.c.
61	Shrub	24	24' 172' o.c.
62	Shrub	24	24' 172' o.c.
63	Shrub	24	24' 172' o.c.
64	Shrub	24	24' 172' o.c.
65	Shrub	24	24' 172' o.c.
66	Shrub	24	24' 172' o.c.
67	Shrub	24	24' 172' o.c.
68	Shrub	24	24' 172' o.c.
69	Shrub	24	24' 172' o.c.
70	Shrub	24	24' 172' o.c.
71	Shrub	24	24' 172' o.c.
72	Shrub	24	24' 172' o.c.
73	Shrub	24	24' 172' o.c.
74	Shrub	24	24' 172' o.c.
75	Shrub	24	24' 172' o.c.
76	Shrub	24	24' 172' o.c.
77	Shrub	24	24' 172' o.c.
78	Shrub	24	24' 172' o.c.
79	Shrub	24	24' 172' o.c.
80	Shrub	24	24' 172' o.c.
81	Shrub	24	24' 172' o.c.
82	Shrub	24	24' 172' o.c.
83	Shrub	24	24' 172' o.c.
84	Shrub	24	24' 172' o.c.
85	Shrub	24	24' 172' o.c.
86	Shrub	24	24' 172' o.c.
87	Shrub	24	24' 172' o.c.
88	Shrub	24	24' 172' o.c.
89	Shrub	24	24' 172' o.c.
90	Shrub	24	24' 172' o.c.
91	Shrub	24	24' 172' o.c.
92	Shrub	24	24' 172' o.c.
93	Shrub	24	24' 172' o.c.
94	Shrub	24	24' 172' o.c.
95	Shrub	24	24' 172' o.c.
96	Shrub	24	24' 172' o.c.
97	Shrub	24	24' 172' o.c.
98	Shrub	24	24' 172' o.c.
99	Shrub	24	24' 172' o.c.
100	Shrub	24	24' 172' o.c.



Grid Section I (Percentage of trees to be removed) (Replacement trees)

Grid Section	Percentage of trees to be removed	Replacement trees
A-1	0%	0
A-2	0%	0
A-3	0%	0
B-1	10%	10
B-2	0%	0
B-3	0%	0
B-4	0%	0
C-1	0%	0
C-2	0%	0
C-3	0%	0
C-4	0%	0

Station B-3 (Percentage of trees to be removed) (Replacement trees)

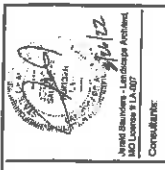
11 out of 13 total trees to be removed (85% removal, 85% - 80% = 5%)
 2 replacement trees per 1 tree removed = 10 replacement trees required
 per City of Weldon Spring ordinance for tree removal credits.
 = 75,782 s.f. / 1,000 s.f. = 75 replacement tree credits.

Landscape Calculations:

- Total site area = 504,112 s.f. (8.88 acres)
- Total grass/soil area = 171,431 s.f.
- 2.5% of Parking area shall be landscaped (minimum) = 50,372 s.f.
- 2.5% of Parking area shall be landscaped (minimum) = 50,372 s.f.
- 4,899 s.f. landscaping proposed (combination of trees and shrubs)

Landscape Notes:

- Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
- Topsoil in all finished lawn areas at 6" depth.
- Plantings shall be installed in accordance with the specifications.
- All plants to be installed shall be established and well watered.
- Beet edges to be installed.
- Provide underground irrigation system. Contractor to provide design-build drawings for review by Landscape Architect.



Loomis Associates, Inc.
 Landscape Architects & Planners
 1000 South 11th Street
 Weldon Springs, Missouri 63178
 Phone: 636.241.1100
 Fax: 636.241.1101
 Email: info@loomisassoc.com

New Perspective of Weldon Spring

Weldon Spring, Missouri

Revisions:

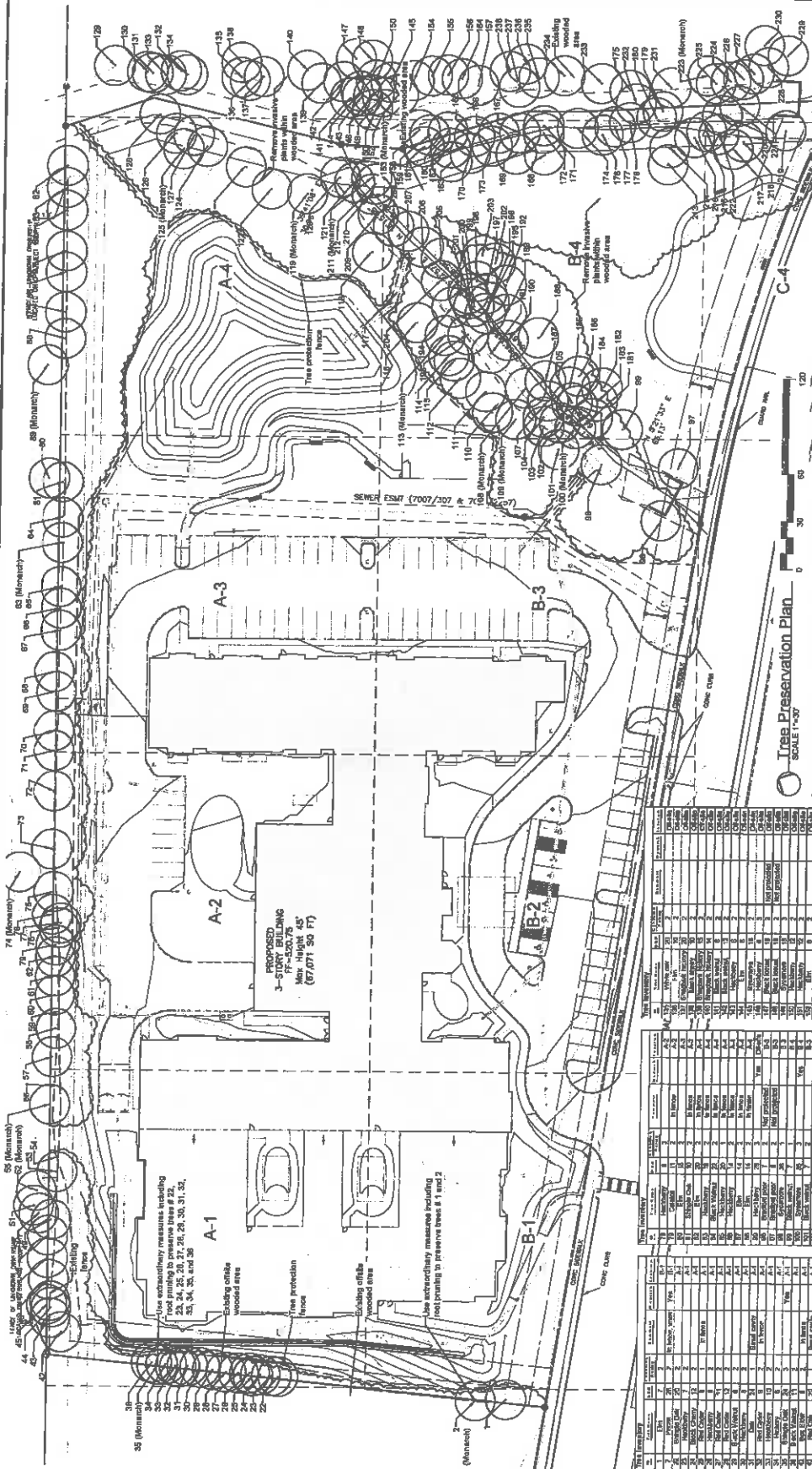
Date	Description	No.
05/16/12	City Comments	1
05/16/12	City Comments	2
05/16/12	City Comments	3
05/16/12	City Comments	4
05/16/12	City Comments	5
05/16/12	City Comments	6
05/16/12	City Comments	7
05/16/12	City Comments	8
05/16/12	City Comments	9

Drawn: KP
 Checked: RB

Loomis Associates, Inc.
 Landscape Architects & Planners
 1000 South 11th Street
 Weldon Springs, Missouri 63178
 Phone: 636.241.1100
 Fax: 636.241.1101
 Email: info@loomisassoc.com

Missouri State Certificate of Authority # LC 8000193
 Loomis Associates, Inc.
 1000 South 11th Street
 Weldon Springs, Missouri 63178

Sheet: Tree Preservation Plan
 Title: Tree Preservation Plan
 Sheet No.: TPP
 Date: 5/16/12
 Job #: 1711.024



Tree Preservation Plan

SCALE 1"=30'

Tree Inventory	Tree ID	Species	DBH	Height	Health	Preservation	Notes
1	1	...	...	...	...	...	...
2	2	...	...	...	...	...	...
3	3	...	...	...	...	...	...
4	4	...	...	...	...	...	...
5	5	...	...	...	...	...	...
6	6	...	...	...	...	...	...
7	7	...	...	...	...	...	...
8	8	...	...	...	...	...	...
9	9	...	...	...	...	...	...
10	10	...	...	...	...	...	...
11	11	...	...	...	...	...	...
12	12	...	...	...	...	...	...
13	13	...	...	...	...	...	...
14	14	...	...	...	...	...	...
15	15	...	...	...	...	...	...
16	16	...	...	...	...	...	...
17	17	...	...	...	...	...	...
18	18	...	...	...	...	...	...
19	19	...	...	...	...	...	...
20	20	...	...	...	...	...	...
21	21	...	...	...	...	...	...
22	22	...	...	...	...	...	...
23	23	...	...	...	...	...	...
24	24	...	...	...	...	...	...
25	25	...	...	...	...	...	...
26	26	...	...	...	...	...	...
27	27	...	...	...	...	...	...
28	28	...	...	...	...	...	...
29	29	...	...	...	...	...	...
30	30	...	...	...	...	...	...
31	31	...	...	...	...	...	...
32	32	...	...	...	...	...	...
33	33	...	...	...	...	...	...
34	34	...	...	...	...	...	...
35	35	...	...	...	...	...	...
36	36	...	...	...	...	...	...
37	37	...	...	...	...	...	...
38	38	...	...	...	...	...	...
39	39	...	...	...	...	...	...
40	40	...	...	...	...	...	...
41	41	...	...	...	...	...	...
42	42	...	...	...	...	...	...
43	43	...	...	...	...	...	...
44	44	...	...	...	...	...	...
45	45	...	...	...	...	...	...
46	46	...	...	...	...	...	...
47	47	...	...	...	...	...	...
48	48	...	...	...	...	...	...
49	49	...	...	...	...	...	...
50	50	...	...	...	...	...	...
51	51	...	...	...	...	...	...
52	52	...	...	...	...	...	...
53	53	...	...	...	...	...	...
54	54	...	...	...	...	...	...
55	55	...	...	...	...	...	...
56	56	...	...	...	...	...	...
57	57	...	...	...	...	...	...
58	58	...	...	...	...	...	...
59	59	...	...	...	...	...	...
60	60	...	...	...	...	...	...
61	61	...	...	...	...	...	...
62	62	...	...	...	...	...	...
63	63	...	...	...	...	...	...
64	64	...	...	...	...	...	...
65	65	...	...	...	...	...	...
66	66	...	...	...	...	...	...
67	67	...	...	...	...	...	...
68	68	...	...	...	...	...	...
69	69	...	...	...	...	...	...
70	70	...	...	...	...	...	...
71	71	...	...	...	...	...	...
72	72	...	...	...	...	...	...
73	73	...	...	...	...	...	...
74	74	...	...	...	...	...	...
75	75	...	...	...	...	...	...
76	76	...	...	...	...	...	...
77	77	...	...	...	...	...	...
78	78	...	...	...	...	...	...
79	79	...	...	...	...	...	...
80	80	...	...	...	...	...	...
81	81	...	...	...	...	...	...
82	82	...	...	...	...	...	...
83	83	...	...	...	...	...	...
84	84	...	...	...	...	...	...
85	85	...	...	...	...	...	...
86	86	...	...	...	...	...	...
87	87	...	...	...	...	...	...
88	88	...	...	...	...	...	...
89	89	...	...	...	...	...	...
90	90	...	...	...	...	...	...
91	91	...	...	...	...	...	...
92	92	...	...	...	...	...	...
93	93	...	...	...	...	...	...
94	94	...	...	...	...	...	...
95	95	...	...	...	...	...	...
96	96	...	...	...	...	...	...
97	97	...	...	...	...	...	...
98	98	...	...	...	...	...	...
99	99	...	...	...	...	...	...
100	100	...	...	...	...	...	...

Note: Research trees are to be preserved.
 Use extraordinary measures including root pruning to preserve trees.

Tree Protection Detail

Tree ID	Species	DBH	Height	Health	Preservation	Notes
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



16070
4/2/12
Professional Engineer
State of Missouri
No. 16070

New Perspective of Weldon Spring
Weldon Spring, Missouri

Revisions:

Date	Description	No.
01/01/12	Site Comments	1
02/01/12	Site Comments	2
03/01/12	Site Comments	3
04/01/12	Site Comments	4
05/01/12	Site Comments	5
06/01/12	Site Comments	6
07/01/12	Site Comments	7
08/01/12	Site Comments	8
09/01/12	Site Comments	9
10/01/12	Site Comments	10
11/01/12	Site Comments	11
12/01/12	Site Comments	12
01/01/13	Site Comments	13
02/01/13	Site Comments	14
03/01/13	Site Comments	15
04/01/13	Site Comments	16
05/01/13	Site Comments	17
06/01/13	Site Comments	18
07/01/13	Site Comments	19
08/01/13	Site Comments	20
09/01/13	Site Comments	21
10/01/13	Site Comments	22
11/01/13	Site Comments	23
12/01/13	Site Comments	24
01/01/14	Site Comments	25
02/01/14	Site Comments	26
03/01/14	Site Comments	27
04/01/14	Site Comments	28
05/01/14	Site Comments	29
06/01/14	Site Comments	30
07/01/14	Site Comments	31
08/01/14	Site Comments	32
09/01/14	Site Comments	33
10/01/14	Site Comments	34
11/01/14	Site Comments	35
12/01/14	Site Comments	36
01/01/15	Site Comments	37
02/01/15	Site Comments	38
03/01/15	Site Comments	39
04/01/15	Site Comments	40
05/01/15	Site Comments	41
06/01/15	Site Comments	42
07/01/15	Site Comments	43
08/01/15	Site Comments	44
09/01/15	Site Comments	45
10/01/15	Site Comments	46
11/01/15	Site Comments	47
12/01/15	Site Comments	48
01/01/16	Site Comments	49
02/01/16	Site Comments	50
03/01/16	Site Comments	51
04/01/16	Site Comments	52
05/01/16	Site Comments	53
06/01/16	Site Comments	54
07/01/16	Site Comments	55
08/01/16	Site Comments	56
09/01/16	Site Comments	57
10/01/16	Site Comments	58
11/01/16	Site Comments	59
12/01/16	Site Comments	60
01/01/17	Site Comments	61
02/01/17	Site Comments	62
03/01/17	Site Comments	63
04/01/17	Site Comments	64
05/01/17	Site Comments	65
06/01/17	Site Comments	66
07/01/17	Site Comments	67
08/01/17	Site Comments	68
09/01/17	Site Comments	69
10/01/17	Site Comments	70
11/01/17	Site Comments	71
12/01/17	Site Comments	72
01/01/18	Site Comments	73
02/01/18	Site Comments	74
03/01/18	Site Comments	75
04/01/18	Site Comments	76
05/01/18	Site Comments	77
06/01/18	Site Comments	78
07/01/18	Site Comments	79
08/01/18	Site Comments	80
09/01/18	Site Comments	81
10/01/18	Site Comments	82
11/01/18	Site Comments	83
12/01/18	Site Comments	84
01/01/19	Site Comments	85
02/01/19	Site Comments	86
03/01/19	Site Comments	87
04/01/19	Site Comments	88
05/01/19	Site Comments	89
06/01/19	Site Comments	90
07/01/19	Site Comments	91
08/01/19	Site Comments	92
09/01/19	Site Comments	93
10/01/19	Site Comments	94
11/01/19	Site Comments	95
12/01/19	Site Comments	96
01/01/20	Site Comments	97
02/01/20	Site Comments	98
03/01/20	Site Comments	99
04/01/20	Site Comments	100

Checked: [Signature]

Drawn: [Signature]

Scale: As Shown

Project No. 16070

Client: Loomis Landscape Architects + Planners

Address: 16070 Weldon Spring, Missouri

Phone: 636.399.8888

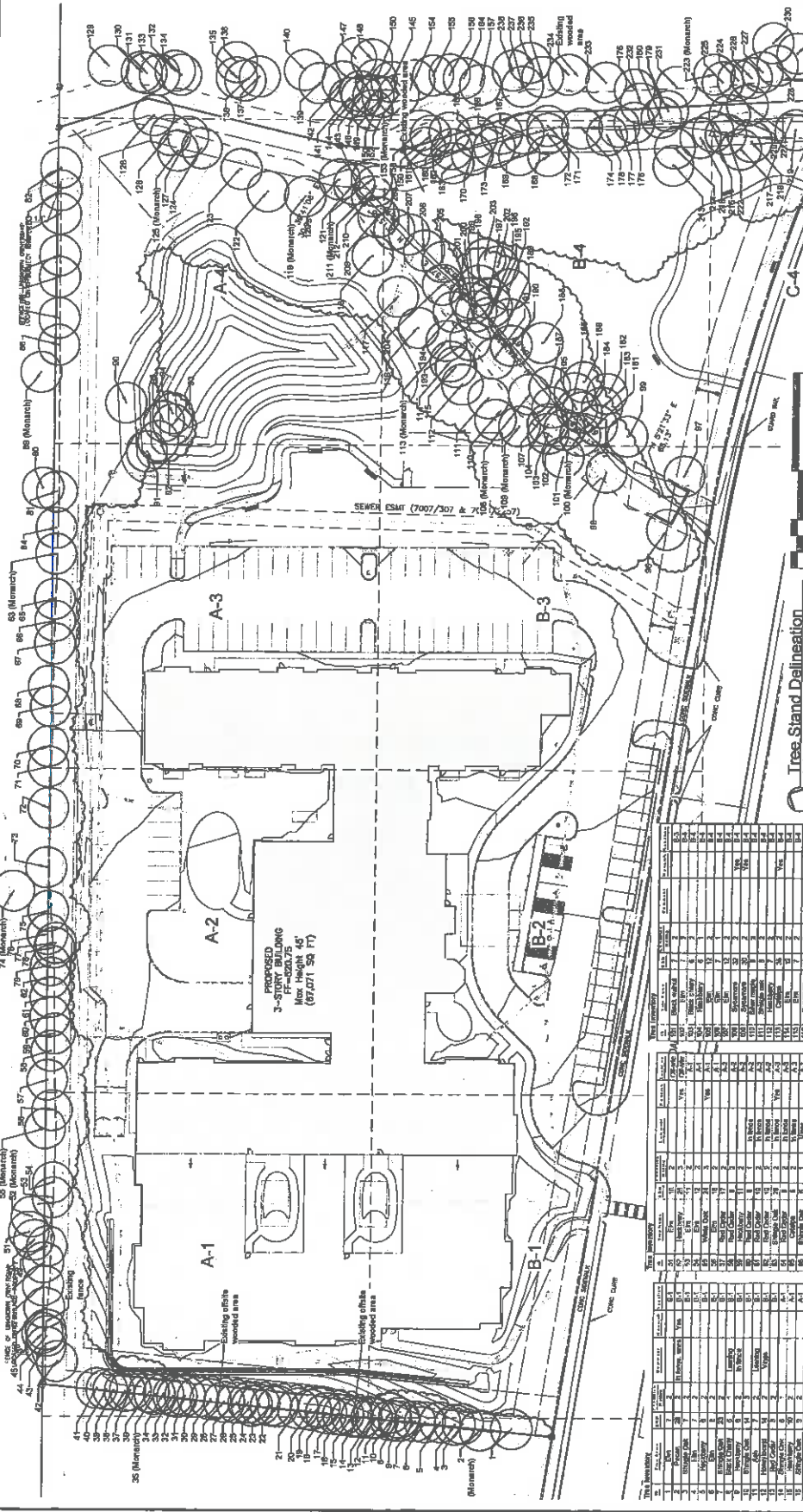
Website: www.loomis.com

LOOMIS
Landscape Architects + Planners

TSD
Tree Stand Delineation

Sheet No. [Blank]

Date: 05/26/22
Proj. No. 171004



Tree Stand Delineation


Scale: 1" = 30'

Tree ID	Species	DBH (in)	Height (ft)	Health	Proposed Treatment	Final Status
1	Maple	6	25	Good	None	Retain
2	Oak	8	35	Good	None	Retain
3	Walnut	4	20	Fair	Prune	Retain
4	Pine	12	45	Good	None	Retain
5	Cedar	10	40	Fair	Prune	Retain
6	Boxwood	1	8	Good	None	Retain
7	Holly	1	6	Good	None	Retain
8	Yew	1	6	Good	None	Retain
9	Juniper	1	6	Good	None	Retain
10	Arbutus	1	6	Good	None	Retain
11	Blueberry	1	6	Good	None	Retain
12	Blackberry	1	6	Good	None	Retain
13	Raspberries	1	6	Good	None	Retain
14	Blackberry	1	6	Good	None	Retain
15	Blackberry	1	6	Good	None	Retain
16	Blackberry	1	6	Good	None	Retain
17	Blackberry	1	6	Good	None	Retain
18	Blackberry	1	6	Good	None	Retain
19	Blackberry	1	6	Good	None	Retain
20	Blackberry	1	6	Good	None	Retain
21	Blackberry	1	6	Good	None	Retain
22	Blackberry	1	6	Good	None	Retain
23	Blackberry	1	6	Good	None	Retain
24	Blackberry	1	6	Good	None	Retain
25	Blackberry	1	6	Good	None	Retain
26	Blackberry	1	6	Good	None	Retain
27	Blackberry	1	6	Good	None	Retain
28	Blackberry	1	6	Good	None	Retain
29	Blackberry	1	6	Good	None	Retain
30	Blackberry	1	6	Good	None	Retain
31	Blackberry	1	6	Good	None	Retain
32	Blackberry	1	6	Good	None	Retain
33	Blackberry	1	6	Good	None	Retain
34	Blackberry	1	6	Good	None	Retain
35	Blackberry	1	6	Good	None	Retain
36	Blackberry	1	6	Good	None	Retain
37	Blackberry	1	6	Good	None	Retain
38	Blackberry	1	6	Good	None	Retain
39	Blackberry	1	6	Good	None	Retain
40	Blackberry	1	6	Good	None	Retain
41	Blackberry	1	6	Good	None	Retain
42	Blackberry	1	6	Good	None	Retain
43	Blackberry	1	6	Good	None	Retain
44	Blackberry	1	6	Good	None	Retain
45	Blackberry	1	6	Good	None	Retain
46	Blackberry	1	6	Good	None	Retain
47	Blackberry	1	6	Good	None	Retain
48	Blackberry	1	6	Good	None	Retain
49	Blackberry	1	6	Good	None	Retain
50	Blackberry	1	6	Good	None	Retain
51	Blackberry	1	6	Good	None	Retain
52	Blackberry	1	6	Good	None	Retain
53	Blackberry	1	6	Good	None	Retain
54	Blackberry	1	6	Good	None	Retain
55	Blackberry	1	6	Good	None	Retain
56	Blackberry	1	6	Good	None	Retain
57	Blackberry	1	6	Good	None	Retain
58	Blackberry	1	6	Good	None	Retain
59	Blackberry	1	6	Good	None	Retain
60	Blackberry	1	6	Good	None	Retain
61	Blackberry	1	6	Good	None	Retain
62	Blackberry	1	6	Good	None	Retain
63	Blackberry	1	6	Good	None	Retain
64	Blackberry	1	6	Good	None	Retain
65	Blackberry	1	6	Good	None	Retain
66	Blackberry	1	6	Good	None	Retain
67	Blackberry	1	6	Good	None	Retain
68	Blackberry	1	6	Good	None	Retain
69	Blackberry	1	6	Good	None	Retain
70	Blackberry	1	6	Good	None	Retain
71	Blackberry	1	6	Good	None	Retain
72	Blackberry	1	6	Good	None	Retain
73	Blackberry	1	6	Good	None	Retain
74	Blackberry	1	6	Good	None	Retain
75	Blackberry	1	6	Good	None	Retain
76	Blackberry	1	6	Good	None	Retain
77	Blackberry	1	6	Good	None	Retain
78	Blackberry	1	6	Good	None	Retain
79	Blackberry	1	6	Good	None	Retain
80	Blackberry	1	6	Good	None	Retain
81	Blackberry	1	6	Good	None	Retain
82	Blackberry	1	6	Good	None	Retain
83	Blackberry	1	6	Good	None	Retain
84	Blackberry	1	6	Good	None	Retain
85	Blackberry	1	6	Good	None	Retain
86	Blackberry	1	6	Good	None	Retain
87	Blackberry	1	6	Good	None	Retain
88	Blackberry	1	6	Good	None	Retain
89	Blackberry	1	6	Good	None	Retain
90	Blackberry	1	6	Good	None	Retain
91	Blackberry	1	6	Good	None	Retain
92	Blackberry	1	6	Good	None	Retain
93	Blackberry	1	6	Good	None	Retain
94	Blackberry	1	6	Good	None	Retain
95	Blackberry	1	6	Good	None	Retain
96	Blackberry	1	6	Good	None	Retain
97	Blackberry	1	6	Good	None	Retain
98	Blackberry	1	6	Good	None	Retain
99	Blackberry	1	6	Good	None	Retain
100	Blackberry	1	6	Good	None	Retain

Tree Condition Rating:
 0 Dead
 1 Critical
 2 Fair
 3 Good
 4 Excellent

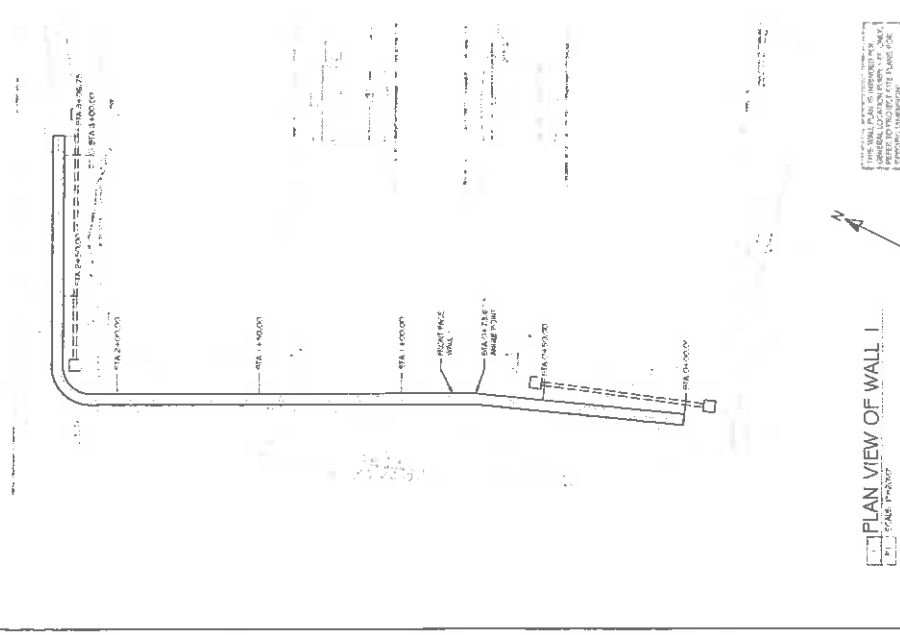
NEW PERSPECTIVE SENIOR LIVING RETAINING WALL



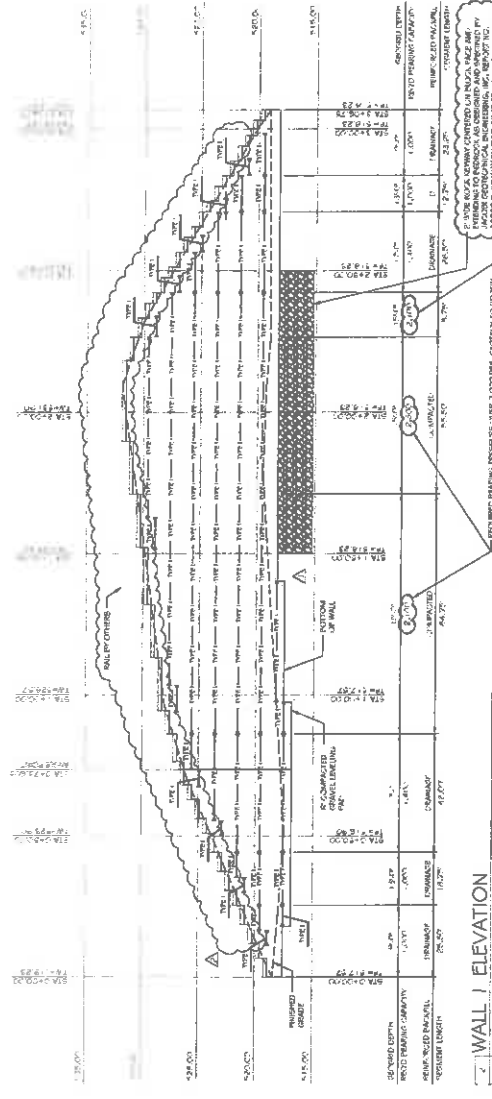
 BOSCH ENGINEERING 13000 WINNIE CORPORATE DRIVE CHESTERFIELD, MO 63088 PHONE 636-519-1770 FAX 636-882-7773	DESCRIPTION WELDON SPRING, MO RETAINING WALL COVER SHEET	DATE 6-27-22	REVISIONS 1. 6-27-22 2. 6-27-22	JOB NO. 22-0564	ISHEET COVER
--	--	------------------------	--	---------------------------	------------------------

PROFESSIONAL ENGINEER
 STATE OF MISSOURI
 LICENSE NO. 10000
 BOBBI J. BOYD
 CIVIL ENGINEER

PROFESSIONAL ENGINEER
 STATE OF MISSOURI
 LICENSE NO. 10000
 BOBBI J. BOYD
 CIVIL ENGINEER



PLAN VIEW OF WALL I
SCALE: 1/8" = 1'-0"



WALL ELEVATION
SCALE: 1/4" = 1'-0"

ASSUMED DESIGN SOIL PARAMETERS:

DESIGN SOIL	TYPE	UNIT WEIGHT (pcf)	PHI (DEGREES)	COHESION (psf)
BACKFILL SOIL	TYPE	120	30	0
FOUNDATION SOIL	TYPE	120	30	0

WALL PROPERTIES:

SECTION	HEIGHT (ft)	WEIGHT (k/ft)
1	10.0	12.0
2	10.0	12.0
3	10.0	12.0

WALL PROPERTIES:

SECTION	HEIGHT (ft)	WEIGHT (k/ft)
1	10.0	12.0
2	10.0	12.0
3	10.0	12.0

- WALL ELEVATION NOTES:**
- SECTION 1 IS CONCRETE WITH FINISH ON THE INSIDE.
 - SECTION 2 IS CONCRETE WITH FINISH ON THE INSIDE.
 - SECTION 3 IS CONCRETE WITH FINISH ON THE INSIDE.
 - ALL REINFORCEMENT SHALL BE PER THE DETAIL.
 - ALL REINFORCEMENT SHALL BE PER THE DETAIL.
 - ALL REINFORCEMENT SHALL BE PER THE DETAIL.

SECTION 1 IS CONCRETE WITH FINISH ON THE INSIDE. SECTION 2 IS CONCRETE WITH FINISH ON THE INSIDE. SECTION 3 IS CONCRETE WITH FINISH ON THE INSIDE.

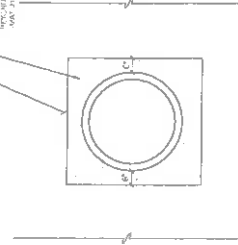
ROSCHE ENGINEERING
1875 WINNERS CORPORATE DRIVE
CHERRYFIELD, MO 63008
PHONE: 636-399-7770
FAX: 636-399-7770

WELDON SPRING, MO
RETAINING WALL
ELEVATION & PLAN
1/2" = 1'-0"
DATE: 6-27-22
JOB NO.: 22-0524

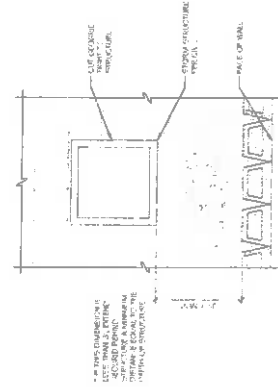
DESIGNER: JRM
CHECKER: JRM
DATE: 6-27-22
JOB NO.: 22-0524

CONCRETE SHALL BE COMPACTED WITH 14" MIN. SPACING OF REINFORCING BARS. ALL REINFORCING BARS SHALL BE EPOXY COATED. ALL REINFORCING BARS SHALL BE EPOXY COATED. ALL REINFORCING BARS SHALL BE EPOXY COATED.

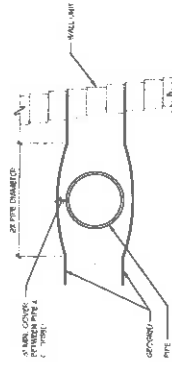
HEAVY CONSTRUCTION OPERATED WITHIN 10' OF THE FACE OF WALL. HEAVY CONSTRUCTION OPERATED WITHIN 10' OF THE FACE OF WALL.



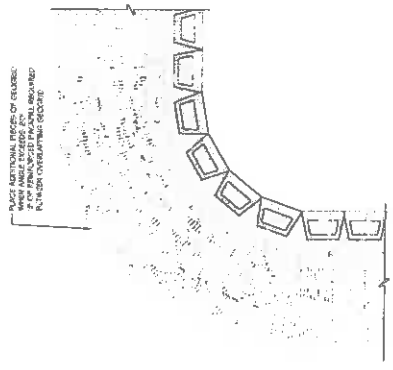
1 TYPICAL CONCRETE HEADWALL
1/2" = 1'-0"



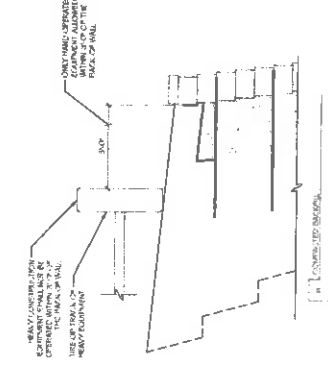
2 TYPICAL SECTION - AT STRUCTURE
1/2" = 1'-0"



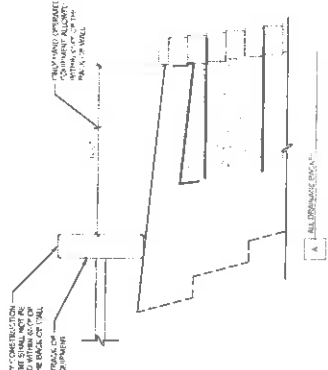
3 TYPICAL SECTION - AT PIPE
1/2" = 1'-0"



4 TYPICAL CONCAVE CORNER DETAIL
1/2" = 1'-0"



5 HEAVY EQUIPMENT AT TOP OF WALL
1/2" = 1'-0"



6 HEAVY EQUIPMENT AT TOP OF WALL
1/2" = 1'-0"

ROSCHE ENGINEERING
1800 WINGFIELD DRIVE
CHICAGO, IL 60606
PHONE: 312-434-7770
FAC: 312-434-7775

REV.	DATE	DESCRIPTION

WELDON SPRING, MO
RETAINING WALL
DETAILS

PROJECT: WELDON SPRING, MO
RETAINING WALL
DETAILS

DESIGNED BY: JTB
DRAWN BY: JTB
CHECKED BY: JTB
REVIEWED BY: JTB
DATE: 6-27-22

JOB NO.: 22-0584
SHEET: 6-27-32



CITY OF WELDON SPRING

5401 Independence Road
Weldon Spring, MO 63304
phone: (636) 441-2110
fax: (636) 441-8495
www.weldonspring.org

STAFF REPORT

To: Planning & Zoning Commission **Date:** 09/01/2022
From: Steve Lauer, City Planner
Subject: Scrubbles Car Wash, Major Site Plan
Cc: Mayor Don Licklider, City Administrator Michael Padella, City Clerk Bill Hanks,
City Engineer Bill Schnell & City Attorney Bob Wohler

The proposed Scrubbles Car Wash is located on a part of Lot 1 of Triad Crossing located on Wolfrum Road and Missouri State Highway 94. The location of the car wash would replace Building B as depicted on the site plan for Triad Crossing that was approved by St. Charles County on February 25, 2004.

As the 1.393 acres of land for the car wash is under contract to be sold, a minor subdivision preliminary plat creating Lot 1A has been submitted for staff review.

Upon approval of the site plan the applicant would have to submit the building for review and approval by the Architectural Review Commission.

Triad Crossing was annexed into the corporate limits of the City of Weldon Spring (Ordinance No. 04-07 on April 5, 2004). The Petition for Voluntary Annexation was contingent upon satisfying all conditions of the Pre-Annexation Agreement between Triad Crossing L.L.C. and the City of Weldon Spring. Under the pre-annexation agreement the current zoning for St. Charles County (C2, General Commercial) was to be kept in place for this development. Under the C2 zoning district the use of an automobile car wash is listed as a permissive use. Henceforth the site plan was submitted with the car wash as a permitted use and not a

conditional use per Weldon Spring City Codes. The City can't block revisions so long as they conform to County standards.

On the site plan five foot of additional right-of-way is being dedicated along Wolfrum Road to match the dedication strip on the other side of Wolfrum Road that was dedicated as part of the Wolfrum Crossing development. A ten (10) foot wide trail easement has been added along Wolfrum Road for a shared use path as designated in the Weldon Spring Parks and Greenway Master Plan as adopted by Resolution 08-09-22-B .

As the detention basin remains with Lot 1 of Triad Crossing there will need to be a deeded agreement with the property owners of Triad Crossing Center to utilize this basin. A copy of any proposed deed restrictions and covenants will need to be submitted to the City for review.

In the title the word Preliminary will need to be changed to Major. The full title should read: A Major Site Plan for Scrubbles Car Wash Wolfrum Road & Hwy 94.

Please advise if there are any additional questions or comments regarding the Major Site Plan for Scrubbles Car Wash.

AN ORDINANCE APPROVING THE RECOMMENDED MAJOR SITE PLAN FOR SCRUBBLES CAR WASH LOCATED ON A PART OF LOT 1 OF TRIAD CROSSING AT WOLFRUM ROAD AND MISSOURI STATE HIGHWAY 94 AND MATTERS RELATING THERETO

Whereas, Triad Crossing was annexed into the corporate limits of the City of Weldon Spring with the passage Ordinance No. 04-07 on April 5, 2004; and

Whereas, 1.393 acres of land for Scrubbles Car Wash is under contract to be sold, and would replace Building B as depicted on the site plan for Triad Crossing that was approved by St. Charles County on February 25, 2004.

Whereas, The Petition for Voluntary Annexation was contingent upon satisfying all conditions of the Pre-Annexation Agreement between Triad Crossing L.L.C. and the City of Weldon Spring.

Whereas, Under the pre-annexation agreement the current zoning for St. Charles County (C2, General Commercial) was to be kept in place for this development and the use of an automobile car wash is listed as a permissive use in the C2 District according to the St. Charles County zoning codes; and

WHEREAS, the Planning & Zoning Commission recommended approval of the Site Plan for Scrubbles Car Wash on September 12, 2022.

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

SECTION 1: That Bax Engineering has provided the City of Weldon Spring, Missouri, with the proper plans and documentation, which have been received by the City Staff, Mayor, and Board of Aldermen.

SECTION 2: That the City Planner and City Engineer has reviewed, and recommended approval of the major site plan submitted by Bax Engineering subject to the following conditions:

1. As the detention basin remains with Lot 1 of Triad Crossing there will need to be a maintenance agreement with the property owners of Triad Crossing Center to utilize this basin. A copy of any proposed deed restrictions and covenants will need to be submitted to the City for review.
2. In the title the word Preliminary will need to be changed to Major. The full title should read: A Major Site Plan for Scrubbles Car Wash Wolfrum Road & Hwy 94.

SECTION 3: The Board of Alderman, after its review, hereby authorize the Zoning Commissioner to sign and approve the major Site Plan of Scrubbles Car Wash.

SECTION 4: Approval of the site plan shall be valid for a period of twelve (12) months from the date of approval by the City.

SECTION 5: 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 _____ 2022.*

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	—	—	—
Conley	—	—	—
Kolb	—	—	—
Martiszus	—	—	—
Yeager	—	—	—
Licklider	—	—	—

Absent: _____

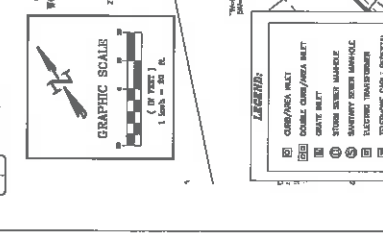
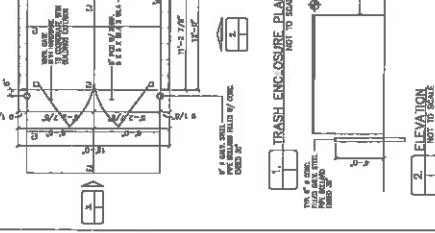
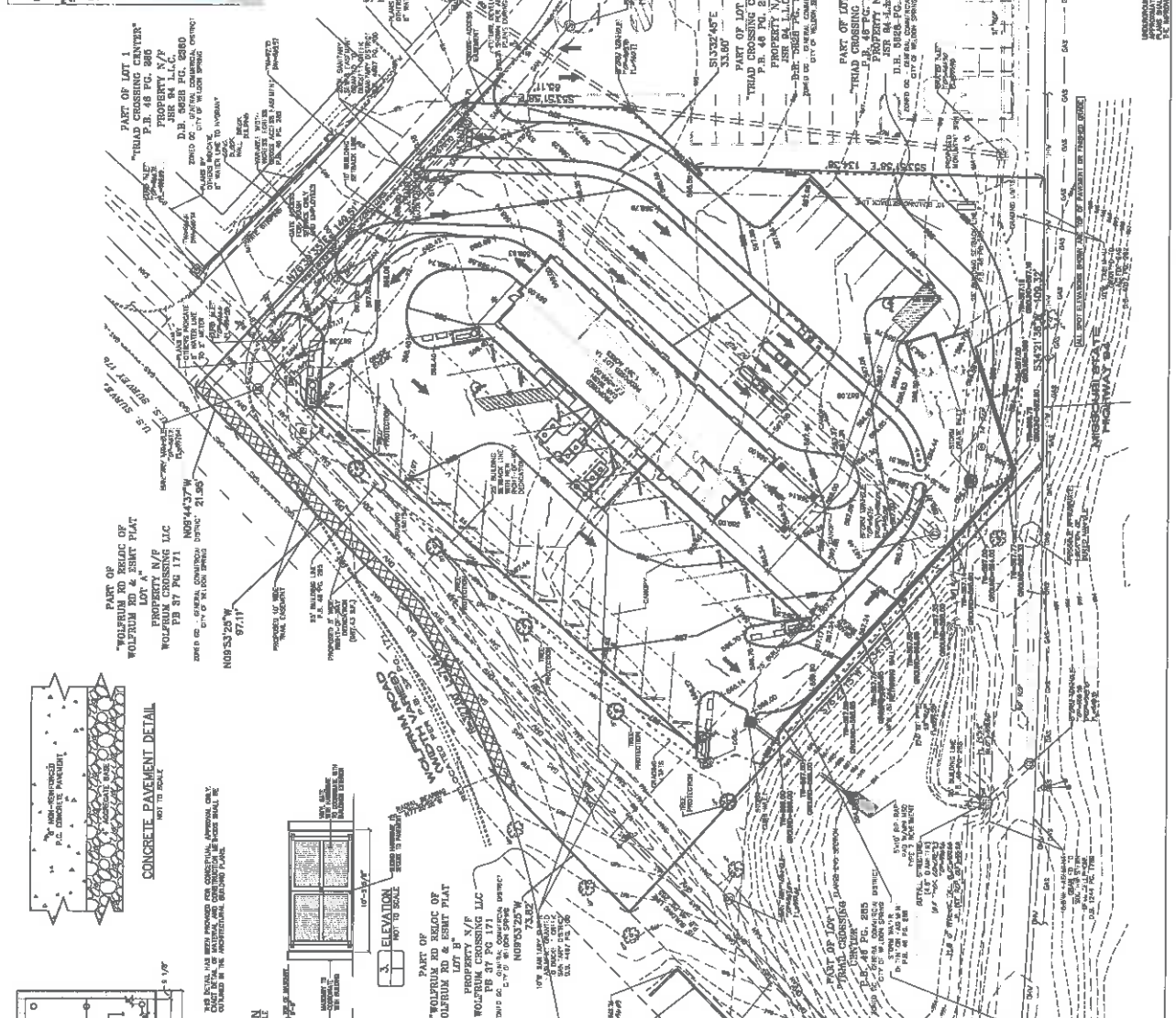
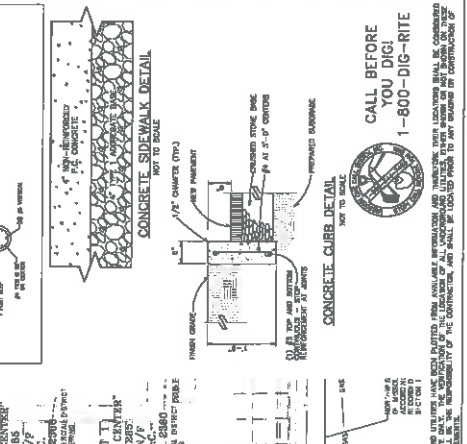
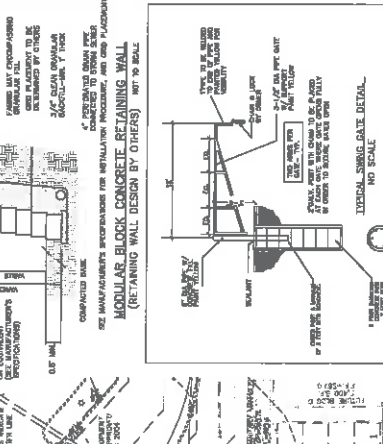
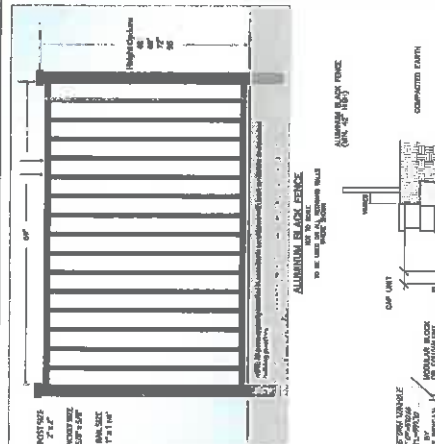
SCRUBBLES CAR WASH
 A PRELIMINARY SITE PLAN FOR
 WOLFTRUM ROAD & HWY 94
 WELDON SPRINGS, MO



B&B ENGINEERING, INC.
 202 S. 11TH ST.
 WELDON SPRINGS, MO 64688
 TEL: 660-1178
 FAX: 660-1179

PROFESSIONAL SEAL
 STATE OF MISSOURI
 EXPIRES 12/31/2011
 2140101
 License Number
 6-29-22
 00-144520
 JAMES W. WOOD
 JAMES W. WOOD, INC.
 146 S. 11TH ST.
 WELDON SPRINGS, MO 64688
 TEL: 660-1178
 FAX: 660-1179

GRADING PLAN
 C-2



LEGEND:

- 1. CURB/PAVEMENT
- 2. DRIVEWAY
- 3. DRIVEWAY
- 4. DRIVEWAY
- 5. DRIVEWAY
- 6. DRIVEWAY
- 7. DRIVEWAY
- 8. DRIVEWAY
- 9. DRIVEWAY
- 10. DRIVEWAY
- 11. DRIVEWAY
- 12. DRIVEWAY
- 13. DRIVEWAY
- 14. DRIVEWAY
- 15. DRIVEWAY
- 16. DRIVEWAY
- 17. DRIVEWAY
- 18. DRIVEWAY
- 19. DRIVEWAY
- 20. DRIVEWAY
- 21. DRIVEWAY
- 22. DRIVEWAY
- 23. DRIVEWAY
- 24. DRIVEWAY
- 25. DRIVEWAY
- 26. DRIVEWAY
- 27. DRIVEWAY
- 28. DRIVEWAY
- 29. DRIVEWAY
- 30. DRIVEWAY
- 31. DRIVEWAY
- 32. DRIVEWAY
- 33. DRIVEWAY
- 34. DRIVEWAY
- 35. DRIVEWAY
- 36. DRIVEWAY
- 37. DRIVEWAY
- 38. DRIVEWAY
- 39. DRIVEWAY
- 40. DRIVEWAY
- 41. DRIVEWAY
- 42. DRIVEWAY
- 43. DRIVEWAY
- 44. DRIVEWAY
- 45. DRIVEWAY
- 46. DRIVEWAY
- 47. DRIVEWAY
- 48. DRIVEWAY
- 49. DRIVEWAY
- 50. DRIVEWAY
- 51. DRIVEWAY
- 52. DRIVEWAY
- 53. DRIVEWAY
- 54. DRIVEWAY
- 55. DRIVEWAY
- 56. DRIVEWAY
- 57. DRIVEWAY
- 58. DRIVEWAY
- 59. DRIVEWAY
- 60. DRIVEWAY
- 61. DRIVEWAY
- 62. DRIVEWAY
- 63. DRIVEWAY
- 64. DRIVEWAY
- 65. DRIVEWAY
- 66. DRIVEWAY
- 67. DRIVEWAY
- 68. DRIVEWAY
- 69. DRIVEWAY
- 70. DRIVEWAY
- 71. DRIVEWAY
- 72. DRIVEWAY
- 73. DRIVEWAY
- 74. DRIVEWAY
- 75. DRIVEWAY
- 76. DRIVEWAY
- 77. DRIVEWAY
- 78. DRIVEWAY
- 79. DRIVEWAY
- 80. DRIVEWAY
- 81. DRIVEWAY
- 82. DRIVEWAY
- 83. DRIVEWAY
- 84. DRIVEWAY
- 85. DRIVEWAY
- 86. DRIVEWAY
- 87. DRIVEWAY
- 88. DRIVEWAY
- 89. DRIVEWAY
- 90. DRIVEWAY
- 91. DRIVEWAY
- 92. DRIVEWAY
- 93. DRIVEWAY
- 94. DRIVEWAY
- 95. DRIVEWAY
- 96. DRIVEWAY
- 97. DRIVEWAY
- 98. DRIVEWAY
- 99. DRIVEWAY
- 100. DRIVEWAY

CALL BEFORE YOU DIG!
 1-800-DIG-RITE

UNDESIGNED UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATION SHALL BE CONFIRMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES TO BE EXPOSED. PLEASE CALL 1-800-DIG-RITE FOR MORE INFORMATION.

SCRUBBLES CAR WASH
A PRELIMINARY SITE PLAN FOR
WOLFTRON ROAD & HWY 94
WELDON SPRINGS, MO

FORWARDED BY MAIL, RETURNED ADDRESS:
SCARBLES CAR WASH, 1000 W. HWY 94,
WELDON SPRINGS, MO 64688
FORWARDED BY MAIL, RETURNED ADDRESS:
SCARBLES CAR WASH, 1000 W. HWY 94,
WELDON SPRINGS, MO 64688



DATE: 10/10/2012
PROJECT: SCRUBBLES CAR WASH
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/10/2012

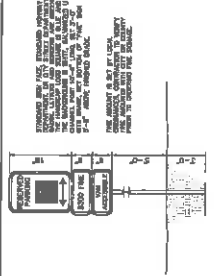
REVISIONS:
NO. DATE DESCRIPTION
1 10/10/12 CITY COMMENTS
2 10/10/12 CITY COMMENTS



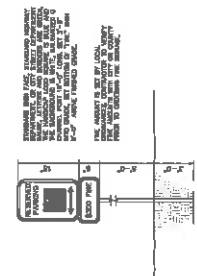
PROJECT: SCRUBBLES CAR WASH
10/10/12
10/10/12
10/10/12

EXISTING CONDITIONS/DETAILS

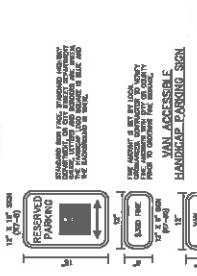
C-3



HANDICAP VAN PARKING SIGN
SEE DETAIL



HANDICAP CAR PARKING SIGN
SEE DETAIL

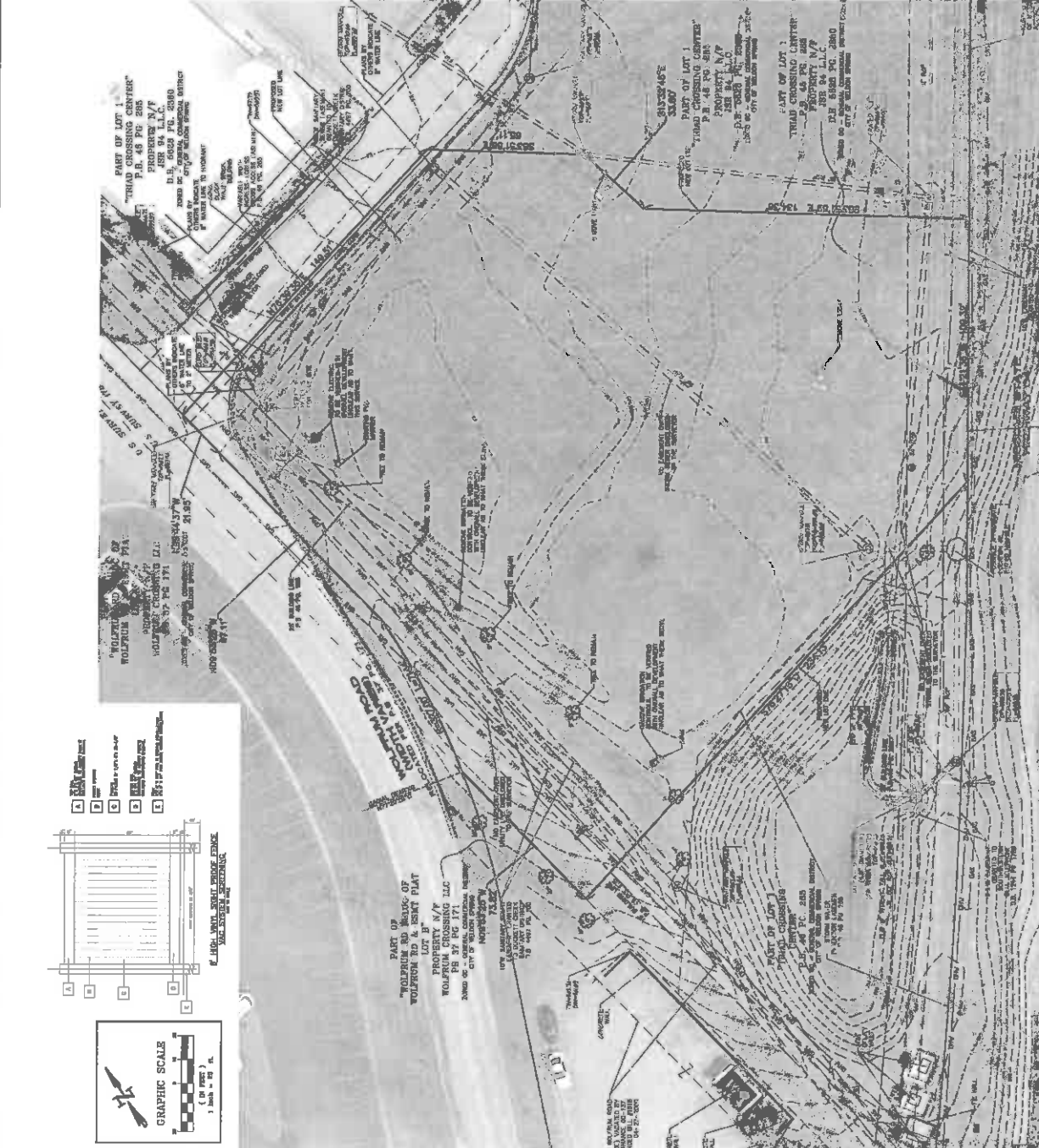


VAN ACCESSIBLE
HANDICAP PARKING SIGN
SEE DETAIL

LEGEND:

- CABLE CHAIN/AREA MOUNT
- CHAIN MOUNT
- STAINLESS STEEL MOUNTABLE
- SAFETY SIGN MOUNTABLE
- ELECTRIC TRANSDUCER
- TELEPHONE CABLE PROTECTANT
- TELEPHONE BOX
- ELECTRIC METER
- GAS METER
- WATER METER
- GAS TRIP
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- SIGN
- HANDICAP PARKING
- POWER POLE
- GUY WIRE
- LIGHT FIXTURE
- UTILITY BOX
- FOUNDATION
- SET POINT
- WIRE ELECTRIC
- OVERHEAD WIRELESS
- SIGN
- SHIELD MARKER
- SAFETY MARKER

CALL BEFORE YOU DIG!
1-800-DIG-RITE

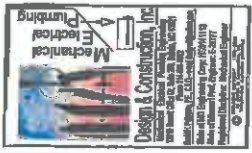


FORWARDED BY MAIL, RETURNED ADDRESS:
SCARBLES CAR WASH, 1000 W. HWY 94,
WELDON SPRINGS, MO 64688

FORWARDED BY MAIL, RETURNED ADDRESS:
SCARBLES CAR WASH, 1000 W. HWY 94,
WELDON SPRINGS, MO 64688

FORWARDED BY MAIL, RETURNED ADDRESS:
SCARBLES CAR WASH, 1000 W. HWY 94,
WELDON SPRINGS, MO 64688

FORWARDED BY MAIL, RETURNED ADDRESS:
SCARBLES CAR WASH, 1000 W. HWY 94,
WELDON SPRINGS, MO 64688



Design & Construction, Inc.
 Mechanical
 Electrical
 Plumbing

1000 W. 11th Street, Suite 100
 Weldon Spring, Missouri 63095
 Phone: (636) 947-1111
 Fax: (636) 947-1112
 Email: info@dcinc.com

Scrubles Car Wash

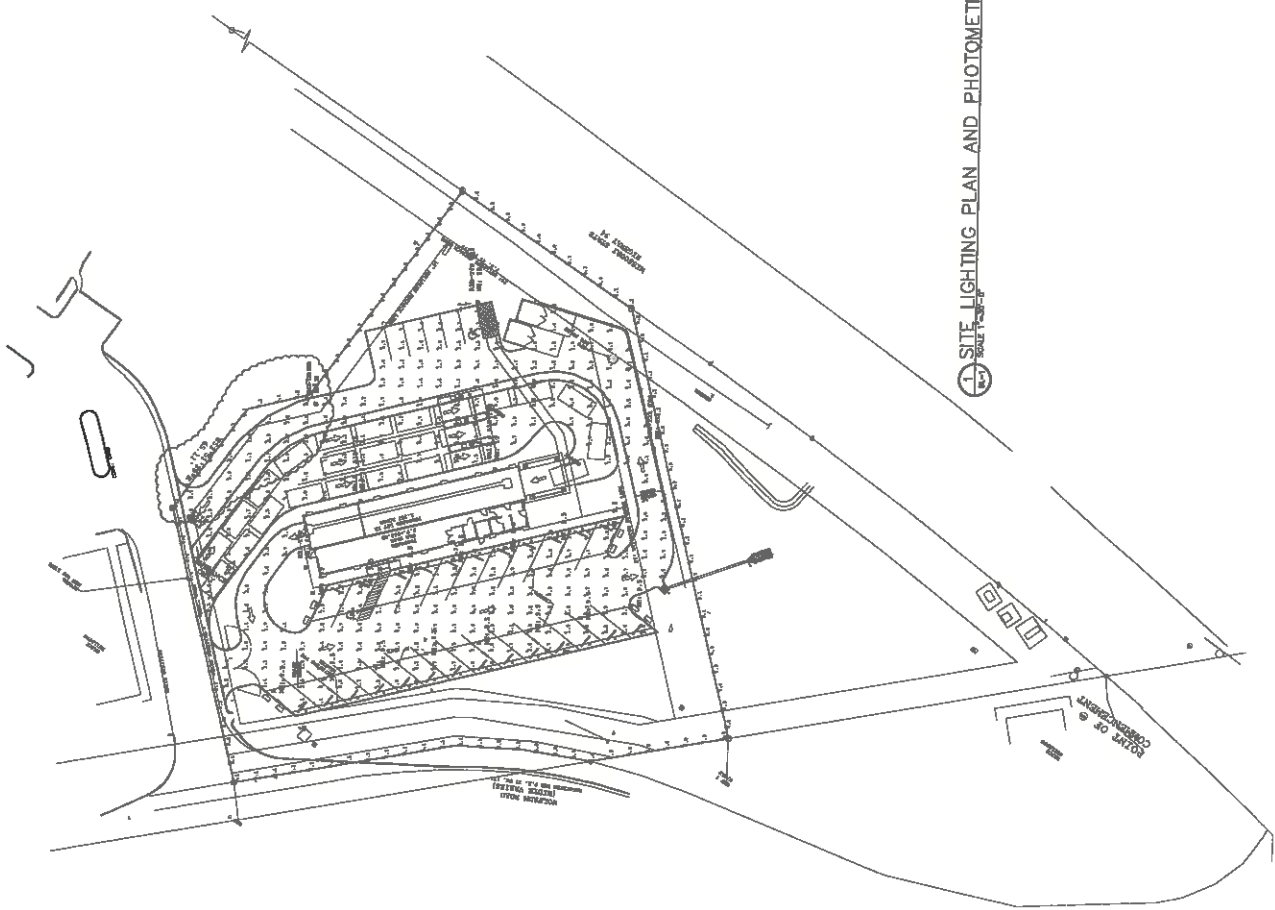
Woffum Road and Hwy 94
 Weldon Spring, Missouri

New Construction for



PROJECT NO.	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
PROJECT	

SL-1

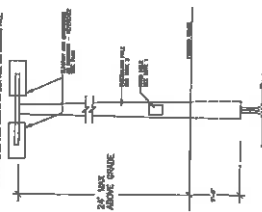


1 SITE LIGHTING PLAN AND PHOTOMETRIC

Item	Label	Qty	Arrangement	Description	UP	Down	Up	Down	Total
1	ASB-201-F85	2	ASB-201-F85	PRO-FLEX-201-2-F85	0.000	2852	0.000	2852	5704
2	ASB-201-F85	2	ASB-201-F85	PRO-FLEX-201-2-F85	0.000	2852	0.000	2852	5704
3	ASB-201-F85	1	ASB-201-F85	PRO-FLEX-201-2-F85	0.000	2852	0.000	2852	5704
4	ASB-201-F85	1	ASB-201-F85	PRO-FLEX-201-2-F85	0.000	2852	0.000	2852	5704
5	ASB-201-F85	1	ASB-201-F85	PRO-FLEX-201-2-F85	0.000	2852	0.000	2852	5704
Calculation Summary					0.000	2852	0.000	2852	5704

Category	Value	Unit	Category	Value	Unit
Lighting	1.00	ft	Calculation	5704	lm
Ballast	1.00	ft	Calculation	5704	lm
Wiring	1.00	ft	Calculation	5704	lm
Controls	1.00	ft	Calculation	5704	lm
Structure	1.00	ft	Calculation	5704	lm
Other	1.00	ft	Calculation	5704	lm

- 1. SEE LIGHTING PLAN FOR LIGHT FIXTURE LAYOUT.
- 2. SEE SP. SPEC. FOR LIGHTING FIXTURE AND BALLAST.



2 LIGHT POLE DETAIL

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING THE PROCEDURE, REQUIREMENTS AND TIME PERIOD FOR FILING AS A CANDIDATE FOR THE OFFICE OF MAYOR & OFFICE OF ALDERMAN FOR THE CITY OF WELDON SPRING, MISSOURI IN THE APRIL 4th, 2023, MUNICIPAL ELECTION

WHEREAS, a general municipal election is to be held in the City of Weldon Spring, Missouri, on Tuesday, April 4th, 2023; and

WHEREAS, at this election, the offices to be filled are Mayor and one (1) Alderman for each of the City’s three (3) wards.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI IN ACCORDANCE WITH THE REVISED STATUTES OF MISSOURI AS FOLLOWS:

SECTION 1: There will be one (1) Mayor and three (3) Aldermen, one (1) from each ward elected at the municipal election to be held on Tuesday, April 4th, 2023. The Mayoral candidate receiving the highest number of votes shall hold his or her office for a period of two (2) years. Also, the Aldermanic candidate receiving the highest number of votes in each ward shall hold his or her office for a period of two (2) years.

SECTION 2: Procedure for filing as a candidate for Mayor or Alderman is as follows:

- A. *Filing as a candidate for the office of Mayor or Alderman must be made in person, or in writing as provided in Section 115.355.2, RSMo. to the City Clerk, William C. Hanks, at 5401 Independence Road, Weldon Spring, Missouri 63304, Monday through Friday between the hours of 9:00 A.M. and 4:00 P.M.*
- B. *Such filing shall open at 8:00 A.M. on Tuesday, December 6, 2022, and close at 5:00 P.M. on Tuesday, December 27, 2021.*

SECTION 3: Any person who is not qualified for office as provided by state law or City Ordinances shall not be entitled to have his/her name printed on the ballot. No person shall be elected or appointed and sworn into office who is not qualified for such office as provided by state law or City Ordinances.

SECTION 4: The general municipal election of April 4th, 2023, shall be conducted as described and set forth in the Comprehensive Election Act of 1977, Section 115.001, *RSMo*.

SECTION 5: The City Clerk is hereby directed to cause public notice to be given of the general municipal election in accordance with the requirements of Section 115.127, *RSMo*. The notice of the opening and closing of filing to be published shall be as set forth in Exhibit A, attached hereto and made a part hereof.

SECTION 6: The City Clerk shall notify the St. Charles County Director of Elections, as the designated election authority, in writing, that the City is calling the general municipal election, specifying the purpose of the election, and the date of the election, the legal notice to be published and the sample ballot. The Director of Elections shall conduct in the City the general municipal election in accordance with State laws.

SECTION 7: The City Clerk shall keep a permanent record of the names of the candidates, the offices for which they seek election, and the date of their filing, and the names shall appear on the ballots in that order.

SECTION 8: The vote of the aforesaid being deemed an emergency by the Board of Alderman, the Board does hereby waive and dispense with the tabling procedure set forth in City Code, Section 110.070 (A)(3) and does hereby authorize the reading of the above bill twice at the meeting, and a vote there to immediately following said reading.

SECTION 9: This Ordinance shall be in full force and take effect from and after its final passage and approval.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS _____ DAY OF _____ 2022.

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Clerk

To approve

Motioned: _____

Seconded: _____

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

Absent: _____

EXHIBIT A

NOTICE OF FILING DATE FOR GENERAL ELECTION

Pursuant to § 115.127, RSMo, the City of Weldon Spring, Missouri gives notice that the opening filing date for the general municipal election, which will be held on the 4th day of April 2023 shall be on December 6, 2022. The offices to be filled are Mayor and one (1) Alderman for each of the three (3) wards. All filings shall be received by the City Clerk, during regular office hours, at City Hall 5401 Independence Road in the City of Weldon Spring commencing at 8:00 a.m. on Tuesday, December 6, 2022. The closing date and time for filing shall be 5:00 p.m. on Tuesday, December 27, 2022.

William C. Hanks, City Clerk
City of Weldon Spring, Missouri

BILL NO. _____

ORDINANCE NO. _____

*AN ORDINANCE AUTHORIZING THE CITY OF WELDON SPRING, MISSOURI,
 TO ENTER INTO AN INTERGOVERNMENTAL COOPERATION AGREEMENT
 FOR THE INVESTMENT OF PUBLIC FUNDS THROUGH THE
 MISSOURI SECURITIES INVESTMENT PROGRAM*

WHEREAS, the City of Weldon Spring is a City of the fourth class and a political subdivision of the State of Missouri, organized and existing under the Constitution and laws of the states; and

WHEREAS, Article VI, Section Sixteen of the Constitution of Missouri provides that any municipality or political subdivision of the state may cooperate under contract to provide a common service as provided by law; and

WHEREAS Sections 70.210 – 70.320 R.S. Mo. Provide that political subdivisions, including cities, towns and villages, may jointly exercise their authority to provide a common service so long as the subject and purposes of such contract are within the scope of the powers of each such participating subdivision, and,

WHEREAS, the Board of Aldermen of the City of Weldon Spring, Missouri, deems it to be in the best interests of the City and its citizens to enter into an intergovernmental cooperation agreement for the investment of public funds through the Missouri Securities Investment Program.

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

SECTION 1: Authorization of Intergovernmental Cooperation and Agreement. The Board of Aldermen of the City of Weldon Spring hereby authorizes the City to enter into the amended and restated Missouri Securities Investment Program Intergovernmental Cooperation Agreement, in substantially the form attached to this Ordinance and marked Exhibit A (the “Agreement”) submitted to and reviewed by the governing body of the City, a copy of which shall be filed with the minutes of the meeting at which this Ordinance is adopted, with such changes herein as shall be approved by the representatives of the City executing the Agreement, such representatives signatures thereon being conclusive evidence of their approval thereof.

SECTION 2: Execution of Documents. The Mayor, City Administrator, and the City Clerk of the city are hereby authorized and directed to execute and attest, respectively, and deliver the Agreement for and on the behalf of and as the act and deed of the City.

Suh officers are further authorized to execute and attest, respectively, such other documents, certificates, and instruments and to take and perform such further acts on behalf of the City as may be necessary or desirable to carry out and comply with and give effect to the intent of this Ordinance and the Agreement.

SECTION 3: Authorization of Investments. The City hereby authorizes the investment and withdrawal of its available funds from time to time in accordance with the terms of the agreement

and the following officers are hereby designated as having full power and authority to invest and withdraw invested funds of the City as provided in the Agreement:

(must be the same as section 6 of the Master Account Application)

Print Name	Title	Signature
------------	-------	-----------

Print Name	Title	Signature
------------	-------	-----------

Print Name	Title	Signature
------------	-------	-----------

Print Name	Title	Signature
------------	-------	-----------

SECTION 4: Authorization to Serve as Member of Board of Directors. The members of the Board of Aldermen and officers of the City are hereby authorized to serve as members of the board of Directors of the Missouri Securities Investment Program if elected or appointed under the provisions of the Agreement.

SECTION 5: Further Authority. The City shall, and the officers and agents of the City are hereby authorized and directed to, take such action, expend such funds, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with and perform the duties of the City with respect to the Agreement.

SECTION 6: Effective Date. This Ordinance shall be in force and effect from and after its passage by the Board of Aldermen and approved by the Mayor.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS _____ DAY OF _____ 2022.

Donald D. Licklider, Mayor

Attest:

William C. Hanks, City Clerk

To approve

Motioned: _____

Seconded: _____

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Conley	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Lickliden	_____	_____	_____

Absent: _____



CITY OF WELDON SPRING

5401 Independence Road
Weldon Spring, MO 63304
phone: (636) 441-2110
fax: (636) 441-8495
www.weldonspring.org

MEMORANDUM

To: Mayor and Board of Aldermen

Date: 10/07/22

From: Michael Padella, City Administrator

Re: BOA Meeting 10/11/22 Agenda Item #8.D. – Investment Opportunity with MOSIP

Cc: Sue Steiger, City Treasurer & Bill Hanks, City Clerk

The City Treasurer and I spoke with a representative with MOSIP today and the call was very informative.

Here are the highlights and major takeaways of the investment opportunities through MOSIP:

1. MOSIP is owned and has oversight by its investment users/members through a Board of Directors consisting of school districts, fire districts, county, and city representatives statewide.
2. MOSIP currently has over \$2.5 billion in investment portfolio from over 250 local government users/entities.
 - a. MOSIP when originally established was geared towards school districts, but over time many other municipal governments began participating. There are currently about 25 cities that participate.
3. MOSIP meets all local, state, and federal laws and regulations for the investment of public funds.
4. MOSIP is secure and has never lost \$1 of investment principal from its users since its inception in 1991.
5. There is no obligation, direct fees, or expenses due by the individual user/entity.
 - a. To enroll/participate the government body must adopt an ordinance; once adopted there is still no obligation to invest funds, but a user profile can then be established.
 - b. MOSIP retains a portion of the returns above the offered interest rates to cover operational expenses including portfolio management.
6. MOSIP provides additional financial services at no cost to users such as:
 - a. Cash Flow Analytics
 - b. Individual Portfolio Account Management
7. MOSIP essentially offers three types of investment options to its users:

- a. MOSIP Term Rates with Fixed Rate/Fixed Term = minimum investment is \$1,000,000 with terms between 60 day and 365-day increments.
- b. Direct Purchase of Certificate of Deposit (CD) MOSIP Fixed Income Investment Program = minimum investment is \$95,000 with terms between 180 day and 730-day increments. These are fully FDIC insured as they are deposited in increments under \$250,000 and would be placed with multiple banks when over \$250,000 in total.
- c. MOSIP Liquid Series = essentially acts like a savings account, is fully liquate, but rate of return can fluctuate daily based upon the current 7-Day Yield.

Quick Investment Opportunity Comparison between MOSIP and Midland Bank:

1. 6-month CD: MOSIP rate = 3.55%; Midland Bank rate = 0.50%
2. 12-month CD: MOSIP rate = 4.05%; Midland Bank rate = 0.80%
3. MOSIP only offers CD terms from 0 – 2-year increments
4. MOSIP currently recommends when investing in a CD to take out a 6-month term or less because of the rising FED rates and thus reducing the City’s “Interest Rate Risk”.
5. MOSIP agrees that it would be financially advantageous to liquidate all current Midland Bank CD’s and reinvest the funds in higher yielding shorter term instruments
 - a. Example: Midland Bank CDs’ maturity range = 10/05/22 through 10/05/25; if terminated today penalties would equal \$4,363.44 in total
 - b. Alternatively: Investing this same principal (\$926,348.45) into 365 Day term CD(s) at 4.05% rate through MOSIP would generate approximately \$37,517.11 of interest revenue
 - c. Thus, an approximate net gain of \$33,153.67
6. Interest Bearing Account: MOSIP “Liquid Series” rate = 2.80%; Midland Bank “Insured Cash Sweep” rate = 2.50%

The Finance Committee plans to meet in the first part of the week on October 24th to discuss specific investment options and instruments. In the meantime, Staff recommends the City Board of Aldermen to complete the first reading of the ordinance that would allow the City to invest excess funds through MOSIP taking advantage of the much higher rates of return offered to local governments.

Investments Designed for Missouri



MOSIP is a Local Government Investment Pool (LGIP) helping Missouri school districts, municipalities, counties, and other political subdivisions meet their cash flow and investment needs since 1991. MOSIP is the only investment program sponsored by the Missouri School Boards' Association (MSBA), Missouri Association of School Administrators (MASA), the Missouri Association of School Business Officials (MoASBO), Missouri Association of Counties (MAC), and Missouri Municipal League (MML).

By offering the following investment options and services, we provide investors with an opportunity to maximize their income potential while maintaining safety, liquidity, and yield as their primary investment objectives.

Investment Options

MOSIP Liquid Series

- AAAM rated by Standard and Poor's¹
- Same day liquidity (1:00 p.m. Central Time cutoff)
- Interest accrued daily and distributed monthly
- Unlimited transactions
- Zero out-of-pocket fees

MOSIP Term Series

- AAAf rated by Fitch²
- Fixed rate, fixed term investments
- Maturity dates offered from 60 days to one year
- Approved investment under Missouri State Constitution

Certificates of Deposit (CDs)³

- FDIC-insured CDs offered at competitive rates
- Flexible maturity dates
- Access to a network of banks nationwide

Additional Services

Cash Flow Analytics

- Understand historical cash balances
- Assess future cash flow needs
- Build projections to help anticipate future liquidity needs

Individual Portfolio Account Management⁴

- Customized investment strategy and portfolio management
- Ongoing active management of investments
- Third-party safekeeping of assets

Investment of Bond Proceeds⁴

- Complimentary arbitrage rebate calculation services
- Laddered portfolio maturities to meet expected cash flow needs
- Third-party safekeeping of assets

¹Standard & Poor's fund ratings are based on analysis of credit quality, market price exposure, and management. According to Standard & Poor's rating criteria, the AAAM rating signifies excellent safety of investment principal and a superior capacity to maintain a \$1.00 per share net asset value. However, it should be understood that the rating is not a "market" rating nor a recommendation to buy, hold or sell the securities. For a full description on rating methodology, visit Standard & Poor's website (http://www.standardandpoors.com/en_US/web/guest/home).

²The AAAf rating reflects Fitch Ratings' ("Fitch") review of the Term program's investment and credit guidelines, the portfolio's credit quality and diversification, as well as the capabilities of PFM Asset Management LLC as investment adviser. It indicates the highest underlying credit quality (or lowest vulnerability to default). However, it should be understood that this rating is a not "market" rating nor a recommendation to buy, hold or sell the securities. For a full description on rating methodology visit www.fitchratings.com

³PFM Asset Management LLC (PFMAM) serves as the Investment Adviser for MOSIP and offers MOSIP investors the ability to purchase CDs. CD purchases are separate from MOSIP's investment program and investors that opt to purchase CDs enter into a separate agreement with PFMAM.

⁴These services are provided under separate contract with PFMAM. Individually managed portfolios are automatically linked to an investor's MOSIP account(s) so that maturities and coupon payments are invested at all times but the portfolios are not a part of MOSIP.



MOSIP is Here for You

Our team understands your primary financial objectives of gaining a competitive return while maintaining principal, and we are ready to help you achieve your investment goals. To take advantage of the competitive rates and flexibility offered through MOSIP, contact one of our representatives.

To speak with Amber or Rickey from our **Client Services Group**, call 877-696-6747.



Trish Oppeau
Director
314.619.1792
oppeaut@pfmam.com



Nick Kenny
Senior Managing Consultant
573.234.0814
kennyn@pfmam.com



Amber Cannegieter
Key Account Manager
cannegietera@pfmam.com



Rickey Lummus
Client Service Representative
lummusr@pfmam.com

We Have You Covered

- Transparent tracking and reporting capabilities
- Dedicated relationship managers and client service team
- Online access to daily account information at mosip.org

A Program Governed by Those it Serves

Mr. Paul Northington
MOSIP Chairperson
Chief Financial Officer
Rockwood School District

Ms. Kim Cranston
Executive Director
MO Assoc. of School Business
Officials (MoASBO)

Ms. Pam Frazier
Chief Financial Officer
Webster Groves School District

Mr. Kyle McDonald
MOSIP Vice Chairperson
Board of Education Member
Cape Girardeau School District

Mr. Steve Hobbs
Executive Director
Missouri Association of Counties (MAC)

Dr. Anthony Rossetti
Superintendent
Webb City School District

Ms. Melissa Randol, Esq.
MOSIP Secretary/Treasurer
Executive Director
Missouri School Boards Association
(MSBA)

Mr. Richard Sheets
Executive Director
Missouri Municipal League (MML)

Mr. Charles Quinn
Board of Education Member
Waynesville School District

Dr. Doug Hayter
Executive Director
Missouri Association of School
Administrators (MASA)

Ms. Rhonda Gilstrap
Board of Education Member
Blue Springs School District

Ms. Jody Paterson
Treasurer
St. Louis County

Dr. Mike Slagle
Superintendent
Raymore-Peculiar R-II

Ms. Ann Schmidt
Board of Education Member
North Callaway R-I
Board current as of September 2022

This information is for institutional investor use only, not for further distribution to retail investors, and does not represent an offer to sell or a solicitation of an offer to buy or sell any fund or other security. Investors should consider the investment objectives, risks, charges and expenses before investing in any of the Missouri Securities Investment Program's portfolios. This and other information about the Program's portfolios is available in the Program's current Information Statement, which should be read carefully before investing. A copy of the Information Statement may be obtained by calling 1-877-MY-MOSIP or is available on the Program's website at www.mosip.org. While the MOSIP Liquid Series seeks to maintain a stable net asset value of \$1.00 per share and the MOSIP Term portfolio seeks to achieve a net asset value of \$1.00 per share at the stated maturity, it is possible to lose money investing in the Program. An investment in the Program is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Shares of the Program's portfolios are distributed by PFM Fund Distributors, Inc., member Financial Industry Regulatory Authority (FINRA) (www.finra.org) and Securities Investor Protection Corporation (SIPC) (www.sipc.org). PFM Fund Distributors, Inc. is an affiliate of PFM Asset Management LLC.



Missouri Securities Investment Program (MOSIP) Rates

October 4, 2022

MOSIP Term Rates ⁽¹⁾ (Fixed Rate/Fixed Term)		
Maturity	Date	Net Rate
60 Days	December	3.26%
90 Days	January	3.66%
120 Days	February	3.86%
150 Days	March	3.98%
180 Days	April	4.16%
210 Days	May	3.96%
240 Days	June	3.97%
270 Days	July	4.03%
300 Days	July	4.04%
330 Days	August	4.19%
365 Days	October	4.22%

PFM Asset Management LLC Direct Purchase of Certificates of Deposit MOSIP Fixed Income Investment Program ⁽¹⁾ (FDIC-Insured CDs)**		
Maturity	Date	Net Rate
180 Days	April	3.55%
270 Days	July	3.20%
365 Days	October	4.05%
730 Days	October	3.90%

**Subject to availability. Best rate for one CD in an amount such that the total value of the CD (including interest) would not exceed applicable FDIC insurance limits, assuming no pre-existing deposits with that financial institution. Other maturities available.

CURRENT 7-Day YIELD ⁽³⁾	Net Rate
MOSIP Liquid Series	2.80%

*** We request you contact our Client Services Group for the most current fixed-rate investment options.**

Call Toll-Free 1-877-MY-MOSIP (1-877-696-6747)
 Press 3 for MOSIP Term and MOSIP Fixed Income Investments
www.mosip.org

MOSIP TERM Series and MOSIP Fixed Income Investment Program rates are market rates, subject to change and the rates shown are net of applicable advisory fees and other expenses. They are quoted on an actual day basis. Interest is simple and payable at maturity. Actual rates, availability, and minimum investment amounts may vary at the time of purchase and are subject to change. Once you place an investment, the rate is fixed for the full term of your investment and there may be a penalty for early redemption. The minimum investment for MOSIP TERM Series is \$1,000,000. The minimum investment for purchasing Certificates of Deposit in the MOSIP Fixed Income Investment Program is \$95,000; the maximum investment is an amount such that the total value of the CD (including interest) will not exceed the applicable FDIC insurance limits per institution. Certificates of Deposit can be purchased through the MOSIP Fixed Income Investment Program only by executing a separate investment advisory agreement with PFM Asset Management LLC, the Investment Adviser for MOSIP (the "Fund"). Certificates of Deposit purchased through the MOSIP Fixed Income Investment Program are not insured, guaranteed or insured by the Fund or the Investment Adviser or any of its affiliates. A description of MOSIP TERM Series and the MOSIP Fixed Income Investment Program are contained in the MOSIP Information Statement. The Information Statement contains important information and should be read carefully before investing. Past performance is not indicative of future results.

2. The MOSIP Liquid Series rate represents the current seven-day SEC yield as of the date indicated. The current seven-day yield, also referred to as the current annualized yield, represents the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical account with a balance of one share (normally \$1.00 per share) over a seven-day base period expressed as a percentage of the value of one share at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by 365 and dividing the result by 7. Past performance is not indicative of future results and yields may vary. The yield shown above may reflect fee waivers by service providers that subsidize and reduce the total operating expense of the Fund. Fund yields would be lower if there were no such waivers.

This information is for institutional investor use only, not for further distribution to retail investors, and does not represent an offer to sell or a solicitation of an offer to buy or sell any fund or other security. Investors should consider the investment objectives, risks, charges and expenses before investing in any of the Missouri Securities Investment Program's portfolios. This and other information about the Program's portfolios is available in the Program's current Information Statement, which should be read carefully before investing. A copy of the Information Statement may be obtained by calling 1-877-MY-MOSIP or is available on the Program's website at www.mosip.org. While the MOSIP Money Market Series seeks to maintain a stable net asset value of \$1.00 per share and the MOSIP Term portfolio seeks to achieve a net asset value of \$1.00 per share at the stated maturity, it is possible to lose money investing in the Program. An investment in the Program is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Shares of the Program's portfolios are distributed by PFM Fund Distributors, Inc., member, Financial Industry Regulatory Authority (FINRA) (www.fina.org) and Securities Investor Protection Corporation (SIPC) (www.sipc.org). PFM Fund Distributors, Inc. is an affiliate of PFM Asset Management LLC.



MEMORANDUM

Date: August 1, 2022

To: Missouri Securities Investment Program

From: Gilmore & Bell, P.C.

Re: **Permitted Investments for Political Subdivisions and Collateralization Requirements**

Question:

Under Missouri law, what types of investments are permitted for political subdivisions and what are their collateralization requirements?

Summary:

In general, Missouri law permits political subdivisions to invest in securities issued by or guaranteed by the United States or an agency or instrumentality of the United States, Repurchase Agreements, Certificates of Deposit, Bankers' Acceptances and Commercial Paper. Any bank deposits (both time deposits and demand deposits) and Repurchase Agreements are required to be collateralized to the extent the deposits are in excess of \$250,000 per depositor. Other permitted investments have no collateralization requirement.

Discussion:

Certain political subdivisions in Missouri have express authority to invest surplus public funds, including counties (RSMO § 110.270), the City of St. Louis (RSMO § 95.530), and school districts (RSMO § 165.051). Other political subdivisions have implied investment authority, such as fire protection districts (RSMO § 321.220). Every political subdivision which has existing authority to invest public funds other than in depository accounts "shall promulgate, formally adopt and comply with a written investment policy" containing specific requirements as set forth in RSMO § 30.950(2). Pursuant to this statute, the State Treasurer has prepared a "Model Investment Policy", and any political subdivision that adopts this model policy "shall be deemed to be in compliance" with RSMO § 30.950. If a political subdivision fails to adopt a policy that complies with RSMO § 30.950(2), such

entity shall have its investment authority restricted to those investments authorized by law as of January 1, 1997¹.

Article IV, Section 15 of the Missouri Constitution provides a list of permitted investments for all state funds and such list is mirrored in the State Treasurer's Model Investment Policy. This model investment policy provides a list of suitable and authorized investments (which may be further restricted by specific statutes relating to certain political subdivisions). These permitted investments, which are described in further detail in the State Treasurer's "Missouri Public Fund Investment Guide"² include:

1. Governmental and Agency Debt – Securities issued by and guaranteed by the United States government or an Agency or Instrumentality of the United States government
2. Fixed Income Securities – Including Repurchase Agreements and Certificates of Deposit
3. Other Fixed Income Indebtedness – Including Bankers' Acceptances and Commercial Paper

Pursuant to RSMO § 110.010(1), the "public funds" of political subdivisions that "*are deposited in any banking institution acting as legal depository of the funds...shall be secured by the deposit of securities of the character prescribed by section 30.270 for the security of funds deposited by the state treasurer.*" (emphasis added). These "bank deposits" include time deposits (i.e., certificates of deposit or savings accounts) and demand deposits (i.e., checking accounts) and to the extent the deposits exceed the FDIC insurance limits (\$250,000 per depositor), they must be collateralized with securities at least equal in value to all funds on time deposit and demand deposit, less the amount insured by the FDIC (presently \$250,000 per depositor).³

In addition, Article IV, Section 15 of the Missouri Constitution permits the State Treasurer to "*enter into repurchase agreements maturing and becoming payable within ninety days secured by United States Treasury obligations or obligations of the United States government agencies or instrumentalities of any maturity, as provided by law.*" (emphasis added).

There is no such requirement to collateralize other permitted investments simply because of the nature of the investment. A purchase of securities issued by the United States government (or an agency or instrumentality thereof) or Bankers' Acceptances and Commercial Paper differs from bank deposits or repurchase agreements in that the investing entity actually possesses the security itself. While these types of investments are not without risk, the Missouri legislature has been more concerned about a bank or counterparty failure and as such, has required the collateralization of bank deposits and repurchase agreements.

¹ RSMO § 30.950(4).

² https://treasurer.mo.gov/pdf/Investment_Guide.pdf

³ RSMO § 30.270.2; See also RSMO § 110.020 (value of securities deposited under RSMO § 110.010 must be not less than 100% of the amount of funds on deposit, less the amount insured by FDIC); RSMO § 362.490 (collateral for deposits not required to the extent deposits are insured by FDIC).