

**CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
AUGUST 14, 2018**

CALL TO ORDER: The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Tuesday, August 14th, 2018 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 Licklider.

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

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

APPROVAL OF MINUTES:

There were NO minutes ready for approval.

PUBLIC FORUM – CITIZENS COMMENTS:

No one spoke.

PUBLIC HEARING:

There were no public hearings.

TREASURER’S REPORT:

**** Alderman Clutter moved to approve the Paid Bills for the period covering July 19th, 2018 through August 7th, 2018 and the Budget report for July, 2018. Alderman Schwaab seconded the motion and the motion carried.*

OLD BUSINESS:

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

No action taken.

B. – HR GREEN – SUPPLEMENTAL AGREEMENT #6 – (Discussion/Motion)

No action taken.

C. – BILL # 1109 – AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE FINAL RECORD PLAT FOR THE ENCLAVES AT BLUE RIDGE TERRACE – (Ald. Schwaab)

**** Alderman Schwaab made a motion to take Bill # 1109 off the table for the second and final reading. Alderman Baker seconded the motion and the motion carried.*

It was stated that the developer of this project paid \$7,035.00 for the park land donation fee. Based on the site which equaled 2.345 acres times 0.06 percent which equaled 0.1407 times \$50,000 dollars per acre of ground based on park land bought by the City on 5/13/15 with the final total equaling \$7,035.00

Alderman Clutter said that he believed that the Board needs to spend some time on

Section 430 of the City Code because it didn't appear that we follow a consistent approach to these types of matters.

Roll Call: Schwaab-yes, Baker-yes, Clutter-yes, Martiszus-yes, Hillmer-yes and Kolb-yes.
Bill # 1109 passed becoming Ordinance # 18-06.

NEW BUSINESS:

A. VANGUARD APPRAISAL STATUS – (Ald. Schwaab) – (Discussion/Motion)

Alderman Schwaab said that a lot of emails have been circulating on this issue between the Mayor and Aldermen.

Mayor Lickliger said that he wanted a non-bias appraiser to do the appraisal and if the City picks the appraiser then we would have to go out for bids and form a committee and so on and that's why he thought it would be easier to have the developer hire and pay for the appraiser and the Board approve.

Alderman Baker said that the Board felt that an independence appraiser would be best for the City and developer. He said that at the end of the day it's still the City's decision as to the monetary donation/compensation and the City should decide who the appraiser is.

Alderman Kolb said that the appraiser that Vanguard recommended has very good credentials and she was willing to accept them providing that representatives from Vanguard as well as from the City are there to make sure its an unbiased appraisal. She went on to say that whatever the monetary donation was might have to be used to purchase property in that area in order to enlarge the proposed park area.

Mayor Lickliger said that the purchase of additional property for parks was never a contingency and he didn't want the appraiser being swayed by that. He said that he would like Vanguard's attorney and the City attorney to sit down and work it all out.

Alderman Baker suggested that the appraiser should use property near the intersection of Siedentop Road and Highway 94 as "like" property.

Alderman Martiszus stated that there was no way the Board was going to come to a decision on this tonight but felt that the City should go out for an RFQ on this, form a committee and follow the ordinance.

Alderman Clutter said that he felt that the Board as a whole would want to maintain control as far as choosing the appraiser and then share with the developer to make sure that they had no objections. He finished by saying that whatever number the appraiser comes up with is a number that we have to live with because our hands are tied.

Mayor Lickliger said that if we do an RFQ it could take months but if the developer hires the appraiser then we don't have to go through all of this.

Alderman Clutter said that he would rather the City do all the leg-work.

Alderman Hillmer said that the bottom line was that the process needs to be unbiased. He felt that Vanguard should have a voice but Ordinance #18-05 stipulates that the appraiser will decide. He said that he felt that this whole thing was getting muddy and he was OK with the RFQ as long as it's done with a sense of urgency and it's kept untainted and unbiased. He also commented that trying to manage staff on a day to day basis was not the Board's job.

Alderman Baker said that the approval of the final record plat can only be done when the donation is approved. He said that the final record plat has to go before the P&Z

Commission and then to the Board of Aldermen and felt that it would be about two more months before all of this is completed.

Marc Goldstein (Chairman/CEO Covington) said that he believed that this was a simple appraisal but it should be appraised on “like” property, for example you can’t appraise two properties as the same if one has a million dollar home on it and the other piece of property is vacant and is next to a creek. He suggested that perhaps each side obtain an appraiser and average out the two appraised values. He continued by saying that they can’t keep waiting because construction process are going up daily.

Alderman Baker asked if the City picked their appraiser and Vanguard picked another appraiser and they worked out a common denominator, would Mr. Goldstein be agreeable to that?

Mr. Goldstein said that he wouldn’t have a problem with that.

Alderman Clutter asked if this process would take two months, would that be a problem?

Mr. Goldstein said if we (Vanguard) is moving forward and not being denied grading permits, etc. then he didn’t care how long the appraisal took.

***** Could not take minutes at this point due to the fact that too many people were all talking at one time.**

Mr. Goldstein said that Vanguard was not trying to fight with the City because they were building apartments and he believed they would exceed the City’s expectations and if the City wanted to present two or three appraisers, he would be happy to sit down with them and the City.

***** Alderman Baker made a motion for the City to select an independent appraiser of the property in Weldon Spring based on property values near the Old Town area. This per acre appraisal will provide the basis for the 1.57 acre monetary donation by the Vanguard developer to the City of Weldon Spring to satisfy the condition of approval in Ordinance # 18-05 approving the Section Plan of the proposed Vanguard development. Alderman Clutter seconded the motion.**

***** Alderman Hillmer moved to amend Alderman Baker’s motion by including the requirement that any selected appraiser must have an MAI certification. Alderman Clutter seconded the motion.**

***** Alderman Martiszus also moved to amend Alderman Bakers original motion by adding that the appraisal must be a comprehensive appraisal and contain a narrative. Alderman Clutter seconded the motion.**

Roll Call on Alderman Martiszus’s motion to amend: Martiszus-yes, Clutter-yes, Schwaab-yes, Hillmer-yes, Kolb-yes and Baker-yes.

Roll Call on Alderman Hillmer’s motion to amend: Hillmer-yes, Clutter-yes, Schwaab-yes, Martiszus-yes, Kolb-yes and Baker-yes.

Roll Call on Alderman Baker’s original amended motion: Baker-yes, Clutter-yes, Schwaab-yes, Martiszus-yes, Hillmer-yes and Kolb-yes.

Alderman Hillmer thanked Mr. Goldstein for his patience and agreeing to this process and moving forward.

REPORTS & COMMITTEES

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

Road Projects: Independence Road (Phase IV)

Alderman Clutter said that the City Engineer and/or back-up City Engineer will take a roll in this project and that the City Administrator will not have an active day to day role in this any longer.

City Attorney:

Mr. Wohler said that the Missouri Municipal League (MML) would like to see all the cities support proposition D (Motor Fuel Tax) and if the City wished to do that, he would bring in a resolution in support..

Planning & Zoning Commission:

No report given.

Committee Reports: Alderman Clutter handed out a summary of the last finance meeting. There was some discussion over the Neighborhood Improvement District (NID).

CERT: No report given.

RECEIPTS & COMMUNICATIONS:

There was some discussion over possible annexation areas in and around the City.

Alderman Baker said that when the RFQ for the appraiser is finished he would like to see one or two Aldermen review it before it goes out and give their input.

Mayor Lickliger said that he didn't feel that this was the Aldermen's job.

Alderman Baker said that he would like to have a Work Session sometime during the next couple of meetings so they can review and discuss the Zoning Code changes that have been completed by the City Planner.

Alderman Schwaab said that he wouldn't be able to be in attendance at the second meeting in August.

Alderman Baker said that he couldn't attend the second meeting in September.

Alderman Hillmer said that he may not be able to make the first meeting in September. There was some discussion over the Use Tax not passing at the August election.

Alderman Kolb said that she felt it didn't pass because it had the word "tax" in it.

Alderman Baker wanted to know if the City put a lien on property was there an interest provision included.

Mr. Wohler said "yes".

Mayor Lickliger said that people have been talking to him about possible development along Highway 40 and wanted to know if Weldon Spring still had the reputation of saying "NO" to new development.

WORK SESSION:

No Work Session called for.

CLOSED SESSION:

There was no closed session called for.

ADJOURNMENT:

**** Alderman Kolb moved to adjourn the meeting at 9:30 PM and Alderman Hillmer seconded the motion. The motion carried and the meeting was adjourned.*

Respectfully Submitted: _____

M. Kwiatkowski, MRCC

City Clerk