

**CITY OF WELDON SPRING  
REGULAR MEETING OF THE BOARD OF ALDERMEN  
JULY 26, 2018**

**CALL TO ORDER:** The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Thursday, July 26<sup>th</sup>, 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:**

*\*\*\* Alderman Hillmer moved to approve the minutes from the 07/10/18 (Regular) meeting as amended. Alderman Baker seconded the motion and the motion carried.*

**PUBLIC FORUM – CITIZENS COMMENTS:**

**Jeanette Vogt** (Weldon Spring) addressed the Mayor and Board by stating that her parents owned the property that Vanguard Apartments were wanting to build their complex on. She continued by saying that Planning & Zoning recommended that Vanguard donate no less than two acres to the City for park land and Vanguard has donated three plus acres of recreational space. She felt that the Aldermen should vote and follow the City Code and stated further that she felt that Vanguard has met and exceeded all requirements.

**PUBLIC HEARING:**

There were no public hearings.

**TREASURER’S REPORT:**

*\*\*\* Alderman Hillmer moved to approve the Paid Bills for the period covering July 19<sup>th</sup>, 2018 through August 7<sup>th</sup>, 2018 and the Budget report for July, 2018. Alderman Kolb seconded the motion and the motion carried.*

**OLD BUSINESS:**

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

No action taken.

**B. – BILL # 1107 – AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE SECTION PLAN FOR THE VAGUARD APARTMENTS – (Discussion/Motion) –**

**(Ald. Baker)**

*\*\*\* Alderman Baker made a motion to take Bill # 1107 off the table for discussion purposes and passage. Alderman Hillmer seconded the motion and the motion carried.*

**Alderman Clutter** said that he would like to hear any comments that the developer might have.

**Paul Langdon** (Vanguard) said that he would like to see an affirmative vote tonight but would take whatever action the Board felt appropriate.

*\*\*\* Alderman Schwaab moved to amend Bill #1107 by adding the following contingency: That as a condition of approval, the Vanguard Developer and the City of Weldon Spring agree to have an independent, registered appraiser submit the appraisal value of the 1.57 acre land donation based on property values within the City of Weldon Spring near the Vanguard Lot(s) A, B and C. The City and the Developer agree this appraised value is the amount of monetary compensation and coupled with the Lot C donation to the City of Weldon Spring to satisfy the City Codes and Ordinances regarding four (4) acre donation to the City. The City of Weldon Spring and the Vanguard Developer agree not to challenge the appraiser's appraised value. Alderman Baker seconded the motion and the motion carried.*

More discussion ensued over fair appraisals, land donation in lieu of monetary donations, requirements for appraisers and the possibility of further land purchases.

*Roll Call on amendment: Schwaab-yes, Baker-yes, Clutter-yes, Martiszus-yes, Hillmer-no and Kolb-yes.*

**Alderman Hillmer** made the following statement “I have given the Vanguard development a significant amount of consideration. This review has taken more than a year. During that time City staff, P&Z and elected officials have all been involved. I believe the developers have brought a well thought out plan to the Board and have reworked the designs and made multiple adjustments based on the feedback of all involved. My recommendations and vote on the Vanguard development are made based on several key principles including: 1. Following the City ordinances, 2. The practicality of the development, 3. Input from city staff and the community, 4. The recommendations of PZ and 5. The legal and financial implications, and, most importantly, absent of social prejudices, bigotry and self- serving behaviors. With this being said, first and foremost we, as representatives of the City of Weldon Spring, must be open minded and support controlled, thoughtful development of our City. Development can be an economic engine that brings jobs, revenue and advancement to our City. Thoughtful development is critical and includes the willingness to advocate for developments that best serve the needs of our City, advances economic and social change and provides value to our citizens both present and future. Not approving a development based on social prejudices and generalized characterizations is outright wrong. Seeking out specific wording or ordinance requirements to bolster a rationalization to vote against a development is wrong. Finally suggesting unreasonable or financially impractical solutions as contingencies to handcuff a developer must be avoided. We as representatives of the people of Weldon Spring should be above these biases. We should be willing and supportive to work with developers that present sound developments that have been well thought out and have shown flexibility to change the plans to accommodate the concerns of our citizens. After reviewing everything presented over the last several months, I cannot in good faith and conscience vote against the recommendations in front of us. The development is not perfect but no development ever is. We must vote based on a legal, ethical and moral standard. To be swayed by, what I feel are attempts to use our ordinances as tools against change, or by generalizations of what type of person the

development would attract or simply based on developments that we don't like is wrong. These acts foster exclusion behaviors and, I believe, portray a social arrogance that Aldermen must avoid. Finally I suggest that each Alderman give serious consideration to the rationale for their vote and fully digest the potential implications on voting against this development based on social prejudices and other illegal or unethical motivations."

**Alderman Clutter** thanked Alderman Hillmer for his comment and wanted the developer to understand his position. He went on to say that he believed that these apartments will be a first-class development and the best in St. Charles County. He said that he also has to listen to the residents of Weldon Spring. He said that the sticking point with him was meeting the subdivision requirements and the developer needs to come up with something that materializes into four (4) acres. He said that he wants to work with both the Board and the developer to come up with a solution.

*Roll Call on Passage of Bill #1107 as amended: Baker-yes, Hillmer-yes, Kolb-yes, Clutter-yes, Schwaab-yes and Martiszus-yes.*

Bill # 1107 passed becoming Ordinance # 18-05.

#### **NEW BUSINESS:**

##### A. – MISSOURI DEPT. OF CONSERVATION – DEER CARCASS REMOVAL – SERVICES PROVIDED BY ANIMAL CARE SERVICES – (Discussion/Motion)

**Mayor Lickliger** said that a solution to deer carcass removal has finally been resolved. He said that St. Charles County has a separate company that will pick up the carcass and the cost will be \$150.00 per pick up.

##### B. – AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE FINAL RECORD PLAT FOR THE ENCLAVES AT BLUE RIDGE TERRACE - (Discussion/Motion) – (Ald. Schwaab)

*\*\*\* Alderman Schwaab moved to introduce Bill # 1109 for its first reading. Alderman Clutter seconded the motion and the motion carried.*

Bill # 1109 was tabled in accordance with City Code.

##### C. – LIQUOR LICENSE RENEWALS:

1. – Hog's Haus
2. – T. Arcobasso's
3. – Mattingly's

*\*\*\* Alderman Baker moved to approve the liquor licenses for Hog's Haus, T. Arcobasso's and Mattingly's. Alderman Hillmer seconded the motion and the motion carried.*

#### REPORTS & COMMITTEES

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

**Mr. Padella** said that the twelve (12) chairs in the Board room needed replacement. He had a sample chair for the board to look at.

*\*\*\*Alderman Baker made a motion to purchase twelve (12) chairs as displayed from Evans Facility Consultants in an amount not to exceed \$2,784.00. Alderman Hillmer seconded the motion and the motion carried.*

**City Attorney:** No report given.

**Planning & Zoning Commission:**

No report given.

**Committee Reports:** **Alderman Clutter** mentioned that the Finance Committee had their first meeting this evening and they are working on the budget. He said that the next meeting was scheduled for 08/10/18 at 1:00 PM. He also mentioned that they would be soliciting bids for new auditors.

**CERT:** No report given.

**Parks & Recreation:** **Mr. Padella** said that the Parks Committee met and recapped the 4<sup>th</sup> of July event that was held in the park. He mentioned that Nick Baldecchi was named Chairman, Ronnie Griesenauer – Co-Chair and Vic Conlin was named Secretary. Mr. Padella also mentioned that Susan JoJola had stepped down from the committee.

**Alderman Schwaab** asked if we were ready for the Senior Day event that would be coming in the fall.

**Mr. Padella** said “yes” and that it would be scheduled for sometime in October.

**Alderman Clutter** asked if we should hire a temp to fill the Administrative Assistant’s position for now.

The **City Administrator** said that he would think about it and get back with the Board.

RECEIPTS & COMMUNICATIONS:

**Alderman Schwaab** said that he had been receiving a lot of emails regarding the Vanguard Apartments.

**Alderman Kolb** mentioned that last year when the Fire Department got their increase they started sending out flyers and brochures and she didn’t feel that it was a good way to utilize the increase. She said that she wanted to speak with them about this.

The **Mayor** said that he wanted to speak with MoDOT about donating the property (ROW) where the Weldon Spring “spring” is located. He said they have agreed to do so, but just needed to work out the schematics.

**Alderman Baker** complimented all the Aldermen, city staff and Planning & Zoning members on the due diligence that has been put in on the Vanguard Apartment issue. He said that he felt that the Board was just following ordinances and were not prejudicial and mentioned that the vote on the amended bill was unanimous. He said that many people had called him on the “Bluffs” development and wanted to know where the City stood on this. He told them that it was out of the City’s control at this point.

**Mayor Lickliger** said that State government said that a city cannot annex university ground.

WORK SESSION:

No Work Session called for.

CLOSED SESSION:

*\*\*\* Alderman Schwaab made a motion to go into Closed Session for the purpose of discussing Personnel matters. Alderman Clutter seconded the motion. The motion carried.*

*Roll Call: Schwaab-yes, Clutter-yes, Martizsus-yes, Hillmer-yes, Kolb-yes and Baker-yes.  
The Closed Meeting commenced at 8:30 PM.*

\*\*\*\*\*

The Open meeting reconvened at 9:15 PM.

ADJOURNMENT:

*\*\*\* Alderman Kolb moved to adjourn the meeting at 9:15 PM and Alderman Baker seconded the motion. The motion carried and the meeting was adjourned.*

Respectfully Submitted: \_\_\_\_\_  
M. Kwiatkowski, MRCC  
City Clerk