



WILDWOOD

MEETING OF THE WILDWOOD PRESERVATION COMMISSION

Thursday, May 2, 2019 at 6:30 p.m.
Community Room – 16860 Main Street
This meeting will be Livestreamed

Agenda

I. Roll Call

II. Approval Of Minutes (May 2, 2019 Meeting)

Documents:

[5-2-2019 DRAFT MINUTES WILDWOOD PRESERVATION COMMISSION.PDF](#)

III. Public Participation

IV. Update Of Better Together Initiative

V. Discussion Regarding Prioritization Of Objectives

Documents:

[5-2-19 WPC MEETING UPDATE.PDF](#)

A. Archaeological Study To Identify Areas Near The Creek Beds That May Be Subject To Protection

B. Utilization Of The Clean Water Act/Wetlands Protection To Protect Key Watersheds And Surrounding Areas

C. Privatization Of Wildwood

D. A Wildwood “Super HOA” With Indentures To Protect Our Zoning And Public Properties

E. A Last-Ditch Effort To Allowing The City’s Parks To Be Entrusted To Adjacent HOA’s Before The Effective Date Of A Merger

F. Utilizing Conservation Easements To Prevent Development And/Or Road Widening

G. Secession From St. Louis County

H. Engaging NPO's To Potentially Entrust Resources To Their Care/Ownership Before A Merger Effective Date (Open Spaces Council, Equestrian Societies, Audubon Society, Trail Net)"

VI. Develop Plan For Informational Marketing Efforts

VII. Miscellaneous

A. Terry Jones – Guest Speaker At 5/30/19 WPC Meeting

VIII. Next Meeting: May 30, 2019

IX. Adjournment

The Council Wildwood Preservation Commission Will Consider and Act upon the Matters Listed above and Such Others as May Be Presented at the Meeting and Determined to Be Appropriate for Discussion at That Time.

Notice is hereby given that the Wildwood Preservation Commission may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: Legal Actions, Causes of Action, Litigation or Privileged Communications Between the City's Representatives and its Attorneys [RSMO 610.021(1) 1994]; Lease, Purchase or Sale of Real Estate [RSMO 610.021 (2) 1994]; hiring, firing, disciplining or promoting employees by a public governmental body [RSMO 610.021 (3) 1994]; bidding specification [RSMO 610.021 (11) 1994]; Bidding Specifications [RSMO 610.021 (12) 1994]; and/or individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment [RSMO 610.021 (13) 1994].

The City of Wildwood will provide reasonable accommodations for persons attending Wildwood Preservation Commission Meetings. Requests for reasonable accommodations should be made by contacting Jessica Stirmlinger, Deputy City Clerk at 636-458-0440 or email at jessica@cityofwildwood.com at least 48 hours prior to the start of the meeting.



WILDWOOD

AD-HOC WILDWOOD PRESERVATION COMMISSION RECORD OF PROCEEDINGS

CITY OF WILDWOOD
COMMUNITY ROOM
16860 MAIN ST., WILDWOOD, MO 63040

THURSDAY, MAY 2, 2019
6:30 P.M.

The meeting was called to order at 6:30 P.M.

I. ROLL CALL:

Present	Absent
Paul Bernache, Ward 2	Patrick McGinnis, Ward 1
Dave Jenkins, Ward 3	Molly Rundquist, Ward 6
Jack Clark, Ward 4	
Andy Hough, Ward 5	
William Munroe, Ward 7	
Dennis Hrubes, Ward 8	
Ray Manton, Council Liaison	
Steve Taylor, Council Liaison	

Also present:

- Tim Woerther, Council Member Ward 7
- Steve Cross, Co-Interim City Administrator
- Joe Vujnich, Co-Interim City Administrator and Director of Planning and Parks
- Bree Kelchen, Meeting Recorder
- Justina Hudak, Accounting Clerk

II. APPROVAL OF MINUTES

A motion was made by Commission Member Clark, seconded by Commission Member Hrubes to approve the April 18, 2019 minutes. A voice vote was taken, with all in favor, and the motion was declared passed.

III. PUBLIC PARTICIPATION

Council Member Tim Woerther provided an update of the Municipal League of Metro St. Louis, and their efforts regarding the 'Better Together Plan'.

IV. INFORMATIONAL DOCUMENTS

The following informational documents were provided:

- A. Municipal League Resolution Adopted March 28, 2019
- B. Better Together Initiative Petition – Version 3
- C. The Better Together Proposal: Governance Issues by Terry Jones
- D. Report of the Fiscal Analysis Team on the Better Together Consolidation Plan

Mr. Vujnich provided a brief overview of the following documents, which were provided at the April 28th Wildwood Preservation Commission meeting:

- A. City Event Calendar
- B. Street Map (with Parks & Watersheds)
- C. Trail Guide
- D. Visitor's Guide

Discussion advanced to the City's watersheds and archeological assets, and possible ways to preserve such assets.

V. DISCUSSION REGARDING PRIORITIZATION OF OBJECTIVES

The Commission discussed the prioritization of the City's assets, some of the following assets mentioned were:

- A. Parks and Recreation
- B. Watersheds
- C. Zoning
- D. Architectural Standards
- E. Terrain

The Commission will further research the possibility of Archaeological research to preserve assets. They would also like to consider reaching out to Non-Profit Organizations who utilize the City's streets and trails to gain support.

Much discussion occurred regarding other possibilities for the City's future, i.e. HOA involvement, Privatization, Succession/New County and discussing these with the City Attorney.

A. DEVELOP PLAN FOR INFORMATIONAL MARKETING EFFORTS

The Commission would like to create a before and after report of how the City of Wildwood will look and operate if 'Better Together' is approved. The Commission would also like to check with the City Attorney regarding the legality of such a report and the possibility of an information booth at City events.

VI. MISCELLANEOUS

No discussion.

VII. NEXT MEETING

The Committee would like to continue with meeting every 2 weeks, with the next meeting scheduled for May 16, 2019 at 6:30 p.m. Mr. Cross will double check on the availability of the meeting rooms as well as Terri Jones' availability.

VIII. ADJOURNMENT

A motion was made by Council Member Manton, seconded by Commission Member Dennis Hrubes, to adjourn the meeting. A voice vote was taken, with all in favor, and the motion was declared passed. There being nothing further, the meeting was adjourned at 8:06 p.m.

Steve Cross

From: Steve Cross
Sent: Wednesday, May 15, 2019 4:04 PM
To: Steve Cross
Subject: WPC Update

From: <wildwoodwilliam@gmail.com>

Subject: WPC Update

Date: May 7, 2019 at 6:11:18 PM CDT

To: <wildwoodwilliam@gmail.com>, "Molly Rundquist" <rundquistmolly@gmail.com>, <ahough616@gmail.com>, <davejenkins46@gmail.com>, "Jack Clark" <jackclark41@yahoo.com>, <drhrubes@gmail.com>, <pat.mcginis@me.com>, <plbernache@aol.com>

Cc: "Ray Manton" <RManton@cityofwildwood.com>, "Steve Taylor" <staylor@cityofwildwood.com>, "Joe Vujnich" <JVujnich@cityofwildwood.com>, "Jim Bowlin" <JBowlin@cityofwildwood.com>

Team,

A quick update from last week's meeting and some great news.

At last week's meeting I think the group did a great job of outlining the items we all see as essential for protection:

- Parks
- Watersheds
- Zoning/Housing Density
- Topography
- Architectural Standards
- Arterial Road Widths
- Streets
- Trails
- Grand Tree Program
- Community Events
- Revenue Streams
- Intellectual Property
- Lack of a Property Tax
- Responsiveness of Government (Police, Representation etc.)

As we brainstormed avenues of approach for preservation several ideas were presented:

- Archaeological Study to Identify Areas near the creek beds that may be subject to Protection
- Utilization of the Clean Water Act/Wetlands Protection to protect key watersheds and surrounding areas
- Privatization of Wildwood
- A Wildwood "Super HOA" with indentures to protect our zoning and public properties
- A last-ditch effort to allowing the cities parks to be entrusted to adjacent HOA's before the effective date of a merger.
- Utilizing conservation easements to prevent development and/or road widening
- Secession from St. Louis County
- Engaging NPO's to potentially entrust resources to their care/ownership before a merger effective date (Open Spaces Council, Equestrian Societies, Audubon Society, Trail Net)

In an effort to keep Wildwood better informed on what stands to change in the event of a merger under the current plan we discussed presenting:

- Before/After analysis on the effects of Better Together's initiative on the treasured features above.
- Potential of a soliciting resident surveys by mail or at events of what they most value about Wildwood with some of the items listed above for later publication in our newsletter/social media. (Wildwood Listening Post)

We also asked for Joe and Steve to engage the City Attorney as to his advice and expertise into some of the items listed above as well as clarification on the legality of distribution of before/after informational pieces and presentation of literature on actions taken by WPC, City Council and the Mayor at local events.

This was a great "whiteboarding" session to get a lot of our ideas out there and at our next meeting, scheduled for 5/16, I'd like to get these organized a bit more and get our plan together for breaking these out into some working groups for us to explore in-detail so that we can get some meaningful report-backs and then, as a group, prepare some initial recommendations for the council, especially as it relates to the informational campaign.

One idea I'd like to accelerate is that of the "Listening Post" or Wildwood survey. In listing out the above valued elements of our community I think we've captured the heart of the things that make Wildwood, Wildwood. If we can recommend a mail survey to be put to the residents ranking and/or soliciting them for the elements they like most about Wildwood, and perhaps even a question on their level of support for the city/county merger, it would both give us a good read on what elements are the highest priority of the residents, and also cause them to think critically about the great things in our community. Those survey results could be then used by the WPC and council and perhaps even published in the newsletter to raise further awareness within the city. Though we'd no doubt make this an unscientific local survey, it could still fill the dual purpose of informing our residents and soliciting their feedback and as it would be the City soliciting resident feedback rather than the City taking any positions, my initial thinking is that we're likely on solid ground. The state legislators have done these through their official offices as constituent surveys before, so I suspect that the council would be within its rights as a legislative body to do the same. I hope to have some good discussion on this next week if you feel the same.

Steve has scheduled Terry Jones for 5/30 as this was the only date Terry had available within our timeline. I look forward to speaking with him in light of the recent developments and asking him some questions regarding his analysis on the governance and finance aspects of the proposal.

So, Meeting 5/16, Meeting 5/30, great progress has been made, more work ahead of us and more to learn from the feedback of the City attorney.

Finally, in an exceptional development, the Better Together gang has pulled their proposal again and called for a pause as some of the internal members of their group have been getting heartburn about both the proposal and the local reception. I'm not ready to announce Champagne at our next meeting, but a welcome development nonetheless. Article here: https://www.stltoday.com/news/local/govt-and-politics/better-together-pulls-st-louis-city-county-merger-proposal/article_c71a51d2-998b-5e95-9926-ad3707671690.html

And lest we get too ebullient, it's likely not over; *after* it was pulled, the Post-Dispatch finally found page space sufficient to make some critical commentary about Better Together - a profile in editorial courage no doubt - but they're calling for continued effort: https://www.stltoday.com/opinion/editorial/editorial-suspending-better-together-was-smart-but-the-effort-needs/article_9f9ede85-6d3b-5ee9-9d69-ccc5fe93e15c.html I guess the Post-Dispatch would call those of us who prefer self-determination "naysayers."

Thank you,

Will