



WILDWOOD®

## **MANCHESTER ROAD IMPROVEMENT COMMITTEE**

# **Meeting Minutes from December 6, 2017**

**6:00 p.m. to 8:00 p.m.**

**Wildwood City Hall – Community Room – 16860 Main Street**

### **I. Call to Order and Roll Call**

The meeting was called to order on December 6, 2017, at 6:08 p.m., by Chair Jeanie Hood. At her request, a roll call of attendance was taken with the following results:

#### Committee Members:

Council Member Katie Dodwell  
Council Member Glen DeHart  
Council Member Larry Goodson  
Council Member Larry McGowen  
Ms. Jeanie Hood (Three French Hens)  
Mr. Andrew Sineni (RL Jones Properties)  
Mr. Mike Whalen (Whalen Custom Homes)

#### Other Officials & City Staff:

Mr. Ryan Thomas, City Administrator  
Mr. Rick Brown, Director of Public Works  
Mr. Julian Jacquin, Economic Development Manager  
Ms. Carla Patrick, Recorder

#### Absent from Meeting:

Council Member Joe Garritano  
Ms. Nettie White (The Porch by Nettie White Interiors)

### **II. Approval of Minutes**

Chair Hood requested any comments or revisions to the submitted Minutes of the November 6, 2017 meeting. Without any, Mr. Whalen motioned for approval of the minutes as submitted. Council Member McGowen seconded the motion. A voice vote was taken with all committee members in support, excepting abstention by Council Member Goodson due to absence at that meeting. Therein, Chair Hood declared the motion passed.

### **III. Public Comments**

Chair Hood invited public comments, and there being none, continued with the next agenda item.

#### **IV. Discussion Item – Review of Planning Document**

Members were each provided copies of the City of Wildwood Master Plan, Economic Development Guide and the Town Center Regulating Plan.

Discussion points included 2016 survey results showing concern over length of time for City approval process, borrowing funds for immediate infrastructure improvements, status of Ackerley Place, developers responsibilities to infrastructure projects, requirements to keep residents and their spending dollars within the City, retail opportunities increase with residential growth, and the Kirkwood/Webster Groves retail districts as examples of successful accommodation to business owners. Mr. Whalen noted that Kirkwood and Webster Groves may not be applicable comparisons as they include greater populations, central locations, lesser cost land acquisition, business traffic and established retail buildings.

#### **Discussion Item – Review of Priority Items**

A list of Priority Items was provided to members compiling the top priorities submitted by six members upon request to the committee as an Action Item at the last meeting. City Administrator Thomas invited a review of the items and prioritization for implementation of each. It was noted that items #1, #4, #5, #6 and #7 have begun initial implementation via the streetscape plan currently in progress.

Public Parking was established as a main priority. Locations considered included continuous parking along Manchester Road and centralized lots (which could include property located in the back of lots facing Manchester Road). Members noted the high expense of some potential property purchases in that area. Chair Hood noted that the current streetscape plan including 10-15 parking spaces is too little to accommodate even the current businesses, and requested modifications to the current streetscape plan to include continuous parking along the road. Director of Public Works Brown responded that the plan was already in place and any modifications would need to be timely in order to maintain the timeline for funding requirements. He reported that easements are in the process of being acquired for the current plan, and modifications may require additional easements to be obtained. He requested specifics on how many parking spaces should be considered in planning. Suggestions included adding a survey question as to preference between communal or street parking. Chair Hood noted that anticipating future needs is critical in overall parking strategy.

Sidewalk parameters included the desire for wider sidewalks with benches and garden areas to encourage strolling. It was noted that the current streetscape plans include ten foot wide sidewalks with tree boxes, which are four feet wide interspersed along the way. It was also noted that pedestrian safety is currently an issue in areas along the Manchester corridor to include between Taylor and Eatherton Roads, as well as the Pond Elementary School area.

Funding through Special District Tax, CID and NID options were discussed. Discussion also included who should bear the cost responsibilities. City Administrator reported that there are possibly some funds available through specific revenue sources. Some municipalities have City owned lots, which are often supported by business license fees for retail businesses.

Infrastructure discussion included the critical importance of the sewer extension for those businesses further out the Manchester Road corridor. Details of the MSD sewer expansion survey should be available for review by the January meeting.

Members requested consideration of modifications to the current streetscape plan to include increased street parking, center median removal and relocation of tree/lighting for best efficiencies.

## Discussion Item – Next Steps

The Committee established that a survey relative to the needs of the area be conducted immediately, so as to be considered in prioritizing planning. It was decided that City staff would send a question survey to residents and businesses along the corridor at the end of the first week of January. After such, follow-up phone calls should be placed in order to obtain the best data on expectations and needs. Council Member Dodwell suggested that the area be described as Manchester Road/Town Center for best designation of the applicable area.

## V. Next Meeting Date

The next meeting was scheduled for **January 31, 2018 at 6:00 pm**, in the Community Room at City Hall.

Action items to be addressed will include (1) review of responses from the survey of property owners along the respective Manchester corridor. (2) It is expected that further data on the MSD sewer extension study will be available for review. (3) Additionally, Mr. Whalen requested a brief presentation from Director of Public Works Brown of the streetscape plan currently in progress.

## VI. Adjournment

In conclusion of all discussion, Council Member Goodson motioned for adjournment at 8:04 pm. Council Member DeHart seconded the motion and a voice vote was taken. All members voted in agreement, therein Chair Hood declared the motion passed.

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