



WILDWOOD

CITY OF WILDWOOD

APRIL 25, 2016 RECORD OF PROCEEDINGS

CITY OF WILDWOOD
MEETING OF CITY COUNCIL
WILDWOOD CITY HALL
16860 MAIN STREET
WILDWOOD, MO 63040

The meeting was called to order at 7:50 P.M.

A roll call was taken, with the following results:

Present at Roll Call:

Mayor Tim Woerther
Council Member Greg Stine
Council Member Jeff Levitt
Council Member Debra McCutchen
Council Member Dave Bertolino
Council Member Sue Cullinane
Council Member Jim Baugus
Council Member Larry McGowen
Council Member Glen DeHart
Council Member Larry Goodson
Council Member Jim Bowlin
Council Member Jerry Porter
Council Member Marc Cox
Council Member Katie Dodwell
Council Member Ray Manton

Absent:

Council Member Joe Garritano
Council Member Ed Marshall

A quorum was present

Also present:

Mr. Ryan Thomas, City Administrator
Mr. Rob Golterman, City Attorney
Mr. Joe Vujnich, Director of Planning and
Parks
Mr. Rick Brown, Director of Public Works
Ms. Laura Rehtin, Deputy City Clerk

PLEDGE OF ALLEGIANCE

Mayor Woerther led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the April 11, 2016, City Council meeting were submitted for approval. A motion was made by Council Member Manton, seconded by Council Member McGowen, to approve the minutes. A voice vote was taken with an affirmative result and the motion was declared passed (Levitt Abstained).

PUBLIC PARTICIPATION

Mr. Mark Patterson, 18746 Bonhomme Creek Rd, spoke in favor of Bill #2173.

Mr. Dan and Mrs. Nancy Fischer, 2066 Wild Horse Creek Rd., stated there has been no change with the noise from the Lisk fish business and they were anxiously waiting to see the noise ordinance be revised.

Ms. Margo Begley, 18322 Shiloh Woods Ct., spoke regarding the noise at the Lisk farm. Ms. Begley stated she felt Mr. Lisk did not plan on doing anything to alleviate the noise.

Ms. Gil Smith, 2054 Wild Horse Creek Rd., spoke regarding his concern with the noise from the Lisk fish farm.

Dr. John Gragnani, 1510 Scofield Valley, thanked Mayor Woerther for his years of service to the City of Wildwood and wished him luck in his future endeavors.

Mayor Woerther acknowledged Mr. David Sewell and thanked him for his years on City Council and service to the City of Wildwood.

Mr. David Sewell stated he agreed with Dr. Gragnani thoughts regarding Mayor Woerther and wished him luck.

UNFINISHED BUSINESS

BILL #2170 AN ORDINANCE AMENDING CHAPTER 210, ARTICLE VI, OF THE WILDWOOD MUNICIPAL CODE RELATING TO HUNTING AND FIREARMS REGULATIONS. *Recommended by the Board of Public Safety (Second Reading)* (Wards – All)

A motion was made by Council Member Levitt, seconded by Council Member Manton, for the second reading of Bill #2170. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2170 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2170 with the following results:

Ayes – Stine, Levitt, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Bowlin, Porter, Cox, Dodwell, and Manton

Nays – None

Absent – Garritano and Marshall

Abstain – None

Whereupon Mayor Woerther declared Bill #2170 approved, passed and it became ORDINANCE #2170.

BILL #2171 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO AN AGREEMENT WITH GEORGE AND RENE' SACKETT FOR THE MANAGEMENT AND OVERSIGHT OF A CITY-SPONSORED FARMERS MARKET FACILITY, OF WHICH SAID ENTITIES SHALL ACT AS ITS MANAGERS IN ALL ASPECTS OF ITS OPERATION AND RECORD-KEEPING, SO AS ENABLING THIS COMMUNITY TO OFFER ANOTHER SERVICE THAT HAS BEEN IDENTIFIED BY RESIDENTS AS A PRIORITY. *Recommended by the Department of Planning and Parks (Second Reading) (Wards – All)*

A motion was made by Council Member Baugus, seconded by Council Member Dodwell, for the second reading of Bill #2171. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen voted Nay). Bill #2171 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2171 with the following results:

Ayes – Stine, Levitt, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Bowlin, Porter, Cox, Dodwell, and Manton

Nays – McCutchen

Absent – Garritano and Marshall

Abstain – None

Whereupon Mayor Woerther declared Bill #2171 approved, passed and it became ORDINANCE #2171.

BILL #2172 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO A CONTRACT WITH IDEAL LANDSCAPING FOR THE INSTALLATION OF APPROVED UPGRADES AT THE AL FOSTER MEMORIAL TRAILHEAD, AS INDICATED IN THE BID DOCUMENTS AND SPECIFICATIONS, ALL IN KEEPING WITH THE DOCUMENTATION SUBMITTED BY SUCH IN RESPONSE TO THE CITY'S ADVERTISEMENT IN THIS REGARD, AND THE RECOMMENDATION OF THE PLANNING/ECONOMIC DEVELOPMENT/PARKS COMMITTEE OF CITY COUNCIL REGARDING THIS PROJECT'S COMPONENTS. *Recommended by the Planning/Economic Development/Parks Committee (Second Reading) (Ward – Six)*

A motion was made by Council Member Bowlin, seconded by Council Member Porter, for the second reading of Bill #2172. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2172 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2172 with the following results:

Ayes – Stine, Levitt, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Bowlin, Porter, Cox, Dodwell, and Manton

Nays – None

Absent – Garritano and Marshall

Abstain – None

Whereupon Mayor Woerther declared Bill #2172 approved, passed and it became ORDINANCE #2172.

BILL #2173 AN ORDINANCE APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) EXISTING PARCELS OF GROUND, ALL WITHIN THE "CHRISTMAS VALLEY SUBDIVISION", KNOWN AS PARCELS 1 AND 2 [ST. LOUIS COUNTY LOCATOR NUMBERS: 20V210071 AND 20V210107, RESPECTIVELY]; EACH BEING LOCATED IN PART OF SECTION 24, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED WEST OF CHRISTMAS VALLEY ROAD AND NORTH OF YULETIDE TRAIL, FOR THE PURPOSES OF TRANSFERRING APPROXIMATELY 1.4 ACRES BETWEEN THE TWO (2) PROPERTIES. *Recommended by the Department of Planning and Parks (Second Reading) (Ward – Three)*

A motion was made by Council Member Cullinane, seconded by Council Member Baugus, for the second reading of Bill #2173. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2173 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2173 with the following results:

Ayes – Stine, Levitt, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Bowlin, Porter, Cox, Dodwell, and Manton

Nays – None

Absent – Garritano and Marshall

Abstain – None

Whereupon Mayor Woerther declared Bill #2173 approved, passed and it became ORDINANCE #2173.

BILL #2174 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD TO EXECUTE A SUCCESSOR DEVELOPER AGREEMENT WITH *THE OAKS AT WILDWOOD OWNERS ASSOCIATION* FOR COMPLETION OF REQUIRED IMPROVEMENTS FOR WILDWOOD FOREST DRIVE, A PRIVATE ROADWAY, IN ACCORDANCE WITH APPROVED PLANS, AND ALLOW FOR THE RELEASE OF FUNDS FROM DEFAULTED ESCROW, NOW HELD BY THE CITY, PER TWO (2) LETTERS OF CREDIT, WHICH WERE CALLED, AFTER THE ORIGINAL DEVELOPER COULD NO LONGER MEET SAID OBLIGATIONS CONTAINED THEREIN. *Recommended by the Department of Planning and Parks (Second Reading) (Ward – One)*

A motion was made by Council Member DeHart, seconded by Council Member McGowen, for the second reading of Bill #2174. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2174 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2174 with the following results:

Ayes – Stine, Levitt, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Bowlin, Porter, Cox, Dodwell, and Manton

Nays – None

Absent – Garritano and Marshall

Abstain – None

Whereupon Mayor Woerther declared Bill #2174 approved, passed and it became ORDINANCE #2174.

BILL #2175 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REQUESTING MONTHLY SUCCESSOR CONNECTION REPORTS FROM AMEREN MISSOURI. *Recommended by the Department of Administration (Second Reading) (Wards – All)*

A motion was made by Council Member Dodwell, seconded by Council Member Bowlin, for the second reading of Bill #2175. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2175 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2175 with the following results:

Ayes – Stine, Levitt, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Bowlin, Porter, Cox, Dodwell, and Manton

Nays – None

Absent – Garritano and Marshall

Abstain – None

Whereupon Mayor Woerther declared Bill #2175 approved, passed and it became ORDINANCE #2175.

NEW BUSINESS

Certification of April 5, 2016 Municipal Election

RESOLUTION #2016-10 CERTIFICATION OF APRIL 5, 2016 MUNICIPAL ELECTION (Wards – All)

A motion was made by Council Member Dodwell, for the reading of Resolution #2016-10, which motion was seconded by Council Member Goodson. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Resolution #2016-10 was read into the record. A voice vote was taken for the approval of Resolution #2016-10 with a unanimous affirmative result. A motion was made by Council Member Levitt, seconded by Council Member McGowen, for the adoption of the Resolution. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. A voice vote was taken for the adoption of Resolution #2016-10 with a unanimous affirmative result.

Swearing-in Ceremony

Deputy City Clerk Rehtin led the swearing-in ceremony of the newly elected Mayor and City Council Members.

ADJOURNMENT

Mayor Woerther adjourned the first session of the meeting at 8:10 p.m.

SECOND SESSION

The meeting was called to order at 8:25 P.M.

A roll call was taken, with the following results:

Present at Roll Call:

Mayor Jim Bowlin
Council Member Larry McGowen
Council Member Glen DeHart
Council Member Ray Manton
Council Member Jim Baugus
Council Member Sue Cullinane
Council Member Katie Dodwell
Council Member Marc Cox
Council Member Debra McCutchen
Council Member Dave Bertolino
Council Member Jerry Porter
Council Member Greg Stine
Council Member Jeff Levitt
Council Member Larry Goodson

Absent:

Council Member Joe Garritano
Council Member Ed Marshall

A quorum was present

Also present:

Mr. Ryan Thomas, City Administrator
Mr. Rob Golterman, City Attorney
Mr. Joe Vujnich, Director of Planning and Parks
Mr. Rick Brown, Director of Public Works
Ms. Laura Rehtin, Deputy City Clerk

MAYOR ANNOUNCEMENTS/APPOINTMENTS

Proclamation and Presentation to Mayor Timothy D. Woerther

Mayor Bowlin presented a Proclamation and gift from the City and City Council to Mayor Tim Woerther. Mayor Bowlin thanked Mayor Woerther for his years of service and dedication to the City.

Appointments

Greg Alexander – Ward Six City Council Member – Filling Unexpired Term to April 2017

Mayor Bowlin asked the City Council to approve his recommendation to appoint Mr. Greg Alexander to the City Council to represent Ward Six to fill the unexpired term. A motion was made by Council Member Manton, seconded by Council Member McGowen, to approve the Mayor's recommendation to appoint Mr. Greg Alexander to the City Council.

A roll call vote was taken with the following results:

Ayes – McGowen, DeHart, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Stine, Levitt, and Goodson

Nays – None

Absent – Marshall and Garritano

Whereupon Mayor Bowlin declared the motion passed. Deputy City Clerk Rehtin swore in Mr. Greg Alexander.

Mayor Pro Tempore

A motion was made by Council Member Goodson, seconded by Council Member Bertolino, to nominate Council Member McGowen for Mayor Pro-Tempore.

A roll call vote was taken with the following results:

Ayes – DeHart, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, and Goodson

Nays – None

Abstain – McGowen

Absent – Marshall and Garritano

Whereupon Mayor Bowlin declared Council Member McGowen Mayor Pro-Tempore.

City Council Liaison - Planning and Zoning Commission

A motion was made by Council Member Cullinane, seconded by Council Member McGowen, to nominate Council Member Manton as the City Council Liaison for the Planning and Zoning Commission.

A roll call vote was taken with the following results:

Ayes – McGowen, DeHart, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, and Goodson

Nays – None

Abstain – Manton

Absent – Marshall and Garritano

Whereupon Mayor Bowlin declared Council Member Manton the Planning and Zoning Commission City Council Liaison.

Mayor Membership - Planning and Zoning Commission

Mayor Bowlin agreed to serve on the Planning and Zoning Commission as a voting member per Mo Statute Chapter 89 Zoning and Planning Section 89.320.

Council Committee Assignments - Administration/Public Works, Planning/Economic Development/Parks, and Economic Development Task Force

Mayor Bowlin stated the City Council had received the new Committee assignments.

Council Liaisons to Citizen Committees - Architectural Review Board (1), Historic Preservation Commission (2), and Rural Internet Access Committee (2)

Mayor Bowlin stated the City Council had received the new Committee Liaison assignments.

Council Liaisons to Board of Public Safety (1)

A motion was made by Council Member Baugus, seconded by Council Member Manton, to nominate Council Member Bertolino as the Board of Public Safety City Council Liaison.

A roll call vote was taken with the following results:

Ayes – McGowen, DeHart, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Porter, Alexander, Stine, Levitt, and Goodson

Nays – None

Abstain – Bertolino

Absent – Marshall and Garritano

Whereupon Mayor Bowlin declared Council Member Bertolino the Board of Public Safety City Council Liaison.

Proclamation – Arbor Day

Mayor Bowlin read the Proclamation into the record as required by the National Arbor Day Foundation.

PUBLIC PARTICIPATION

Ms. Fran Gragnani, 1510 Scofield Valley, spoke regarding Bill #2180 and the Economic Development Plan. Ms. Gragnani stated it was her impression that the City wasn't just going to take the Houseal Lavigne report and make it the Plan. Ms. Gragnani stated it was something that would be reviewed by Staff and City Council and they would decide what will go in the plan.

PUBLIC HEARING(S)

(Postponed at the January 11, 2016 City Council Meeting – to remain postponed)

A response to a communication from Jenny Mitchell, Director of Property Management for the Desco Group, which is dated October 20, 2015, regarding St. Louis County's P.C. 219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc.; Amended MXD Mixed-Use Development District; south side of Manchester Road, east of Old Fairway Drive (Street Address: 16506 Manchester Road/Locator Number: 23U120480); seeking modifications to an existing site-specific ordinance that governs the Schnucks Wildwood Crossing Center to allow for a third freestanding monument sign along the property's Manchester Road frontage. (Ward – Seven)

A response to a correspondence from Michael Manlin, MRM Manlin Development Group, dated December 18, 2015, regarding P.Z. 15, 16, & 17-14 Bordeaux Estates at Wildwood—Plat Two; R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD); west side of East Avenue, south of Manchester Road; which seeks modifications to the governing site-specific ordinance, thereby allowing front entry garages in the Town Center Area, along with modifications to materials and other design components associated with this three (3) lot residential subdivision. (Ward – Eight)

A motion was made by Council Member Goodson, seconded by Council Member Cullinane, to postpone the public hearing until the May 9, 2016 City Council meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

A response to a correspondence from Tara L.C., c/o Julie Lafata, which is dated March 16, 2016, regarding P.C. 219-85, Alfred L. Hicks and the J.L. Mason of Missouri, Inc.; PC 69-93 The Jones Company Custom Homes, Inc.; and P.C. 105-93 J.H.B. Properties; Amended Mixed Use Development; south side of State Route 100, east of Manchester Road (Locator Number: 23U140703/Street Address: 16375 Pierside Lane); which seeks modifications to the site-specific governing ordinance (Ordinance #2061) of this property relative to permitted uses, specifically the addition of a drive-through facility in association with a financial institution. (Ward – Four)

Mayor Bowlin opened the public hearing. Deputy City Clerk Rechten read the public hearing into the record.

Director of Planning and Parks Vujnich stated the Planning and Zoning Commission received a letter from the daughter of the owner of this 1.22 acre tract of land that is located on the southeast corner of State Route 100 and Pierside Lane. Director of Planning and Parks Vujnich stated the petitioner was seeking the Planning and Zoning Commission's review of the site-specific ordinance that governs this location, with the intent for its amendment to allow for a drive-through facility to be authorized in conjunction with a requested financial institution. Director of Planning and Parks Vujnich stated the Planning and Zoning Commission has determined the addition of the requested use would be difficult to accommodate on the site and create impacts on surrounding properties that are not suitable. Director of Planning and Parks Vujnich stated the Commission was not recommending the Amended Mixed Use Development District Ordinance be modified at this time for the requested additional use on the site and drive-through facilities in association with it.

There being nothing further, Mayor Bowlin closed the public hearing.

NEW BUSINESS

BILL #2176 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI ADOPTING AMENDMENTS TO THE COMPREHENSIVE ZONING PLAN OF THE CITY OF WILDWOOD'S CHARTER, WHICH REFLECTS THE PLANNING AND ZONING COMMISSION'S ACTION OF APRIL 4, 2016, WHEN IT ADOPTED CHANGES TO THE CONCEPTUAL LAND USE CATEGORIES DESCRIPTIONS AND ACCOMPANYING MAP TO ADDRESS TWO (2) TEXT CHANGES TO THIS ELEMENT OF THE 2016 MASTER PLAN UPDATE, ENCOMPASSING AND EFFECTING A TOTAL OF THREE (3) PROPERTIES. *Recommended by the Planning and Zoning Commission (First Reading) (Wards – All)*

A motion was made by Council Member Manton, seconded by Council Member McCutchen, for the first reading of Bill #2176. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2176 was read for the first time by title only.

BILL #2177 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI REVOKING A LANDMARK AND PRESERVATION AREA (LPA) THAT WAS GRANTED UPON A THREE (3) ACRE PROPERTY THAT IS LOCATED ON THE WEST SIDE OF CENTAUR ROAD, NORTH OF WILD HORSE CREEK ROAD, THEREBY ELIMINATING THE POTENTIAL ALLOWANCES FOR ITS EXPANDED REUSE FOR COMMERCIAL ACTIVITIES; ALL BEING CONSISTENT WITH THE REPORT ON THIS MATTER THAT WAS PREPARED BY THE PLANNING AND ZONING COMMISSION AND DATED APRIL 4, 2016 – PZ. 24-14 Centaur Station, c/o Michael Phelan. *Recommended by the Planning and Zoning Commission (First Reading) (Ward – One)*

A motion was made by Council Member Cullinane, seconded by Council Member McGowen, for the first reading of Bill #2177. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2177 was read for the first time by title only.

BILL #2178 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH L. KRUPP CONSTRUCTION FOR THE RESURFACING OF ALT ROAD, ALLENTON ROAD, HARDT ROAD, AND EATHERTON ROAD (FROM ROUTE 109 TO WILD HORSE CREEK ROAD), INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS. *Recommended by the Administration/Public Works Committee (First Reading) (Wards – One, Three, and Six)*

A motion was made by Council Member Porter, seconded by Council Member DeHart, for the first reading of Bill #2178. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2178 was read for the first time by title only.

BILL #2179 AN ORDINANCE AMENDING CHAPTER 210 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE BY REPEALING AND RE-ENACTING SECTION 210.040 PERTAINING TO THE OFFENSE OF PARENTAL NEGLECT. Recommended by the Board of Public Safety (First Reading) (Wards – All)

A motion was made by Council Member Levitt, seconded by Council Member Bertolino, for the first reading of Bill #2179. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2179 was read for the first time by title only.

BILL #2180 AN ORDINANCE ADOPTING AN ECONOMIC DEVELOPMENT PLAN FOR THE CITY OF WILDWOOD. Recommended by the Planning/Economic Development/Parks Committee (First Reading) (Wards – All)

A motion was made by Council Member Manton, seconded by Council Member Cox, for the first reading of Bill #2180. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen voted Nay). Bill #2180 was read for the first time by title only.

A motion was made by Council Member McCutchen, seconded by Council Member Stine, to table Bill #2180 for approximately six weeks until a public hearing is held and after further discussion.

A roll call vote was taken with the following results:

Ayes – McCutchen, Bertolino and Stine

Nays – McGowen, DeHart, Manton, Baugus, Cullinane, Dodwell, Cox, Porter, Alexander, Levitt, and Goodson

Abstain – None

Absent – Marshall and Garritano

Motion failed.

A motion was made by Council Member Cullinane, seconded by Council Member Dodwell, to have the proposed Economic Development Plan be placed on the May 9, 2016 work session agenda for discussion. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

BILL #2181 AN ORDINANCE APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) EXISTING PARCELS OF GROUND, KNOWN AS TRACTS 1 AND 2 [ST. LOUIS COUNTY LOCATOR NUMBERS: 25X430041 AND 25Y640052, RESPECTIVELY]; BOTH BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE SOUTHWEST SIDE OF MELROSE ROAD, NORTHWEST OF STATE ROUTE 100, FOR THE PURPOSES OF TRANSFERRING APPROXIMATELY THREE (3) ACRES BETWEEN THE TWO (2) PROPERTIES. Recommended by the Department of Planning (First Reading) (Ward – Six)

A motion was made by Council Member Manton, seconded by Council Member Porter, for the first reading of Bill #2181. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2181 was read for the first time by title only.

BILL #2182 AN ORDINANCE AUTHORIZING THE VACATION OF CERTAIN EXISTING EASEMENTS, ESTABLISHED FOR UTILITY, ACCESS, AND INGRESS/EGRESS PURPOSES UPON PROPERTY KNOWN AS THE *BOUNDARY ADJUSTMENT PLAT OF CAMBURY AND CAMBURY PLAT TWO*, RECORDED IN PLAT BOOK 351, PAGE 206, OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND SAID PROPERTY BEING MORE SPECIFICALLY SITUATED ON THE SOUTH SIDE OF STATE ROUTE 100, EAST OF STATE ROUTE 109, THEREBY ELIMINATING RIGHTS TO SAID EASEMENTS, GIVEN NEWLY-ESTABLISHED EASEMENTS WERE GRANTED BY THE CAMBURY HOMEOWNERS ASSOCIATION TO THE CITY, PER *CAMBURY PLAT THREE*, AS RECORDED IN PLAT BOOK 363, PAGES 493-495, FOR THE PURPOSES OF ALLOWING BETTER PLACEMENT OF THEM RELATIVE TO THE NEWLY-PLATTED BOUNDARY LINES FOR THIS RESIDENTIAL REDEVELOPMENT PROJECT, ALL BEING APPROVED BY THE CITY COUNCIL VIA AMENDED PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2127 ON SEPTEMBER 28, 2015. *Recommended by the Department of Planning (First Reading) (Ward – Eight)*

A motion was made by Council Member Goodson, seconded by Council Member Levitt, for the first reading of Bill #2182. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2182 was read for the first time by title only.

RESOLUTIONS – None

OTHER

Approval of Expenditures (Wards – All)

A motion was made by Council Member Cullinane, seconded by Council Member Manton, to approve the expenditures. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Pond-Grover Loop Road Committee Composition (Ward – Five)

Mayor Bowlin stated he would not serve as Chair of the Pond-Grover Loop Road Committee but he would participate as a non-voting Member. Mayor Bowlin stated he would place a vote in the event of a tie.

Event Partnership Agreement Request (Ward – Eight)

Director of Planning and Parks Vujnich stated a resident, whose son is graduating from Lafayette High School in May, contacted the Department of Planning and Parks last week about an event he would like to hold in Town Center. Director of Planning and Parks Vujnich stated instead of having a traditional graduation party for his son, the new graduate has asked to have an event that would provide its proceeds to a charitable cause. Director of Planning and Parks Vujnich stated the organizer of the event was asked to complete the required Event Partnership Agreement. Director of Planning and Parks Vujnich stated the Department is recommending the Event Partnership Agreement be supported by the City Council and that it authorize staff to advise the applicant of this favorable action.

A motion was made by Council Member Baugus, seconded by Council Member Cullinane, to approve the Event Partnership Agreement. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Other

A motion was made by Council Member Stine, seconded by Council Member McCutchen, to direct the Department of Planning to hold a public hearing on the Economic Development Plan.

Discussion was held regarding the following: think public should be allowed to weigh-in on this; the document is available to the public; let's get public input on this issue; there is public participation at the Economic Development Task Force meetings; we did have people give their input; no one is saying that there was no public input; need to be transparent and allow those that weren't there to come to City Council.

Council Member Baugus called the question.

A roll call vote was taken with the following results:

Ayes – McGowen, DeHart, Manton, Baugus, Cullinane, Dodwell, Cox, Bertolino, Porter, Stine, Levitt, and Goodson

Nays – None

Abstain – McCutchen and Alexander

Absent – Marshall and Garritano

A voice vote was taken on the original motion to direct the Department of Planning to hold a public hearing on the Economic Development Plan with an negative result and the motion failed (McCutchen and Stine voted Aye).

ADJOURNMENT

A motion was made by Council Member Dodwell, seconded by Council Member Cullinane, to adjourn the meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. There being no further business to come before the City Council; the meeting was adjourned at 9:40 p.m.

Approved this _____ day of _____, 2016.

James R. Bowlin, Mayor

ATTEST:

City Clerk

**COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS**

**WILDWOOD CITY HALL
16860 Main Street
City of Wildwood, Missouri 63040**

**MONDAY, APRIL 25, 2016
6:00 P.M.**

Present	Absent
Stine	Garritano
Levitt	Marshall
McCutchen	
Bertolino	
Cullinane	
Baugus	
McGowen	
DeHart	
Goodson	
Bowlin	
Porter	
Cox	
Dodwell	
Manton	

EXECUTIVE [CLOSED] SESSION with regard to 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]; sealed bids and related documents, until the bids are opened and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected [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]

A motion was made by Council Member Stine, seconded by Council Member Baugus, to go into Executive Session at 6:00 p.m. with regard to legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys [RSMO 610.021(1) 1994].

A roll call vote was taken with the following results:

Ayes – Stine, Levitt, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Bowlin, Porter, Cox, Dodwell and Manton

Nays – None

Absent – Garritano and Marshall

Whereupon Mayor Woerther declared the motion passed.

A motion was made by Council Member Manton, seconded by Council Member Cullinane, to go out of Executive Session at 6:50 p.m. with regard to legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys [RSMO 610.021 (1) 1994].

A roll call vote was taken with the following results:

Ayes – Stine, Levitt, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Bowlin, Porter, Cox, Dodwell and Manton

Nays – None

Absent – Garritano and Marshall

Whereupon Mayor Woerther declared the motion passed.

MAYOR'S COMMENTS/ANNOUNCEMENTS/APPOINTMENTS - None

CITY ADMINISTRATOR DISCUSSION ITEMS

Final Report of the Development Finance Group Regarding a Public Financing Proposal from Payne Family Homes (Main Street Crossing Project) (Ward – Eight)

City Administrator Thomas stated the Development Finance Group has held meetings with Payne Family Homes over the course of the past few weeks to discuss project costs, proposed allocation of funding and other considerations to improve the financial viability of the development. City Administrator Thomas stated the Development Finance Group has reached a final recommendation to the City Council for its consideration. City Administrator Thomas stated the recommendation was organized in two separate parts for costs associated with MO Route 109 Improvements and Main Street Improvements. City Administrator Thomas stated if the City Council wanted to support the recommendation, the next step would be to hold a public hearing to consider the request further.

Discussion was held regarding the following: what does the City typically do with TGA funds; typically they are for traffic related projects; usually road improvement projects; scope of Route 109 project would remain the same, City would pay 20%; think group has come up with what is the best solution; so Payne would receive a refund; what about the waiver of TGA funds; waive their payment of the TGA that would normally be a requirement with their permits; that money would help support their cost for Main Street; concerned about the \$250,000 waiver/credit; only plus I see is that no taxpayer dollars are being used; if federal funding does not come through, then all bets are off; we are bending over backwards and my concern is that down the road other developers are going to use this as a precedent; Payne has an option on the Slavik property right across from this roundabout; still over \$600,000 unfunded; they plan to pursue that through other avenues like approaching the Planning Department about design modifications to reduce cost; zero from taxpayer dollars; Wildwood is not anti-development, encourage developers to come talk to us; support the recommendation.

A motion was made by Council Member Dodwell, seconded by Council Member Manton, to hold a public hearing supporting the recommendation from the Development Finance Group. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMITTEE ACTION ITEM(S)/RECOMMENDATION(S)

Update on Rural Internet Access Project

Draft Letter to St. Louis County Emergency Communications Commission (Wards – All)

Director of Planning and Parks Vujnich noted a memorandum had been provided for the City Council's review and that he was available to answer any questions they may have regarding the Rural Internet Access Project. Director of Planning and Parks Vujnich stated the Department of Planning completed the draft letter to the St. Louis County Emergency Communications Commission regarding this tower matter for the City Council to review before it is sent to the respective parties in this regard.

Discussion was held regarding the following: there is a meeting scheduled for April 29 with the ECC; should we hold off on sending the letter until we know the outcome of meeting; agree, wait until after the meeting.

Administration/Public Works Committee

2016 Asphalt Resurfacing Bids (Wards – One, Three, and Six)

Director of Public Works Brown reviewed the memorandum regarding the asphalt resurfacing bids. Director of Public Works Brown stated there was a Bill on the agenda awarding the project to L. Krupp construction. Director of Public Works Brown stated the Committee was not in favor of moving forward with the bid alternate.

Board of Public Safety

Parental Neglect Ordinance (Wards – All)

Director of Public Works Brown reviewed the memorandum regarding amending the Parental Neglect Ordinance. Director of Public Works Brown stated our current City of Wildwood Parental Neglect Ordinance (210.040) does not conform with current St. Louis County Code or State Law, and thus in its current form may not withstand legal review. Director of Public Works Brown stated the Board was recommending that Section 210.040 of the Wildwood Municipal Code relating to the offense of parental neglect be amended in order to conform to the St. Louis County Code (716.176) and State law on the subject.

Planning/Economic Development/Parks Committee

City of Wildwood Economic Development Plan – Final Adoption (Wards – All)

City Administrator Thomas stated there was a Bill on the agenda to adopt the final Economic Development Plan.

Discussion was held regarding the following: of the four recommendations, the first is the recommendation to adopt the plan, 2-4 are just to review and consider; the Houseal Lavigne report was a recommendation report, it is not the economic development plan; I suggest we hold off and designate an economic development plan where we have taken our plan as well as comments from the public; we need to come up with something with our own name on it, not Houseal Lavigne; during the Master Plan process, I had 3 concerns; appreciate the work of the Economic Development Task Force.

Community Park – Phase One Additions – Swings (Ward – One)

Director of Planning and Parks Vujnich stated the Committee was recommending an expenditure for two (2) additional swings at Community Park be authorized. Director of Planning and Parks Vujnich stated the Committee members noted the desire for these additional swings, since the park's opening last summer, and the relatively low cost of this addition.

Community Park – Erosion Control Project in Bonhomme Creek (Ward – One)

Director of Planning and Parks Vujnich stated to address the Committee's concern, the Department met with the general contractor and project engineer from Phase One of Community Park, so their opinions and recommendations on this matter could be provided. Director of Planning and Parks Vujnich stated the consensus on this matter was the western side of the creek bank should be armored to preserve the remaining area between the centerline of the creek and the pavilion. Director of Planning and Parks Vujnich stated the Committee was recommending Gershenson Construction be selected for this project.

A motion was made by Council Member Baugus, seconded by Council Member Cox, to authorize the Department of Planning to prepare the necessary legislation supporting the recommendation of the Planning/Economic Development/Parks Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Belleview Farms Concept/Design Contract (Wards – All)

Director of Planning and Parks Vujnich stated the City has an on-going lease agreement with St. Louis County for property abutting its far southeast corner, which was approved by the City Council on December 8, 2014. Director of Planning and Parks Vujnich stated the property, known as Belleview Farm, consists of two (2) parcels of ground totaling nearly one hundred (100) acres and is accessed from St. Paul Road. Director of Planning and Parks Vujnich stated as part of the lease agreement, certain improvements must be installed on the property by the City. Director of Planning and Parks Vujnich stated the Committee was recommending DG2 Design, be selected for this project.

A motion was made by Council Member Cullinane, seconded by Council Member Manton, to authorize the Department of Planning to prepare the necessary legislation supporting the recommendation of the Planning/Economic Development/Parks Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

On-Going and Long-Term Maintenance Costs for Parks and Trail Facilities (Wards – All)

Director of Planning and Parks Vujnich noted a memorandum had been provided for the City Council’s review and that he was available to answer any questions they may have regarding the On-Going and Long-Term Maintenance Costs for Parks and Trail Facilities.

Work Session was adjourned at 7:40 p.m.

DRAFT