



# WILDWOOD

## MEETING OF THE COUNCIL ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, March 26, 2019 at 6:00 p.m.

WILDWOOD CITY HALL  
Community Room  
16860 Main Street  
Wildwood, Missouri 63040

### MEETING MINUTES – APPROVED (4-23-2019)

#### I. Call to Order and Roll Call of Members

The Chair called the meeting to order at 6:00 p.m. In attendance at this meeting were the following Council Members: Manton, Bertolino, Dillard, Bopp, Stephens, McGowen, Woerther, and Chair Dodwell.

Also, in attendance at the meeting was Council Member Gragnani and Dave Fick, Fick Supply Services, as the speaker. Sergeant Wendling and Jean Vedvig were also in the audience.

Julian Jacquin, Steve Cross, and Joe Vujnich were also at the meeting, as staff to the Committee.

#### II. Approval of Minutes – February 26, 2019 Meeting

A motion was made by Council Member McGowen, seconded by Chair Dodwell, to approve the minutes, as submitted. The Chair asked if there were any corrections, additions, or modifications. None were noted and the minutes were declared approved by a unanimous voice vote.

Mr. Cross provided a quick update on Carla and her fall, along with Amanda Foster and her new baby.

#### III. Public Comment(s)

None

#### IV. Discussion Item(s)

**Ready For Action** – One (1) Item

##### A. [Business Discussion – Fick Supply Service Inc.](#)

Chair Dodwell explained the process of these meet and greet sessions. Dave Fick started by thanking the Committee for the invitation to tonight's meeting and began by noting that, in planning for his business at its inception – he wasn't sure it would go. However, Mr. Fick noted that it was good to be in Wildwood and expansions have been very positive for his business. Fick Supply Services is one of the few licensed

compost facilities in the St. Louis Region. Some cities provide the service as well. Mr. Fick then noted the change in the property's zoning district designation several years ago has made a major difference at the facility. It was also stated by Mr. Fick that he has yet to fully implement all of the allowable waste streams at this location. The facility actually needs more room to expand, given it produces 10,000 cubic yards of compost per year. Scott's lawn products wants as much of the material as the facility can produce because of its clean nature.

Mr. Manton noted the facility is always clean, down to the trucks. Wildwood is proud to have as a partner. Threatened with flood waters – no not since 1993.

Mr. Fick responded the reconstruction of the levee, beyond a 500-year event, with 5 to 6 feet of freeboard, will protect his facility for almost any flood. Mr. Fick noted that, a river height of 36 feet in St. Charles, will get his attention. Mr. Fick went on to say his philosophy is to do things right. Products are recycled as they come in – wood trimmings, sawmills wastes, logging residue, and tops as well, with custom grinding (2 track grinders).

Mr. Bertolino asked about the number of employees at the business and Mr. Fick responded there are 20 full time; 30 total, with part-time. Mr. Bertolino then questioned if the Board of Public Safety's action on the traffic issue on Centaur Road had any impact on his business. Mr. Fick noted that he employs experienced drivers that know how to negotiate the roadways in the area of his facility. Small truck deliveries are still OK.

Mr. McGowen questioned the impact of emerald ash borer on the facility's waste stream. Mr. Fick noted the U.S. Department of Agriculture allows the ash trees to be ground to fine material, which negates any issues. City of Chesterfield has been aggressive in this regard.

Mr. Steve Cross asked about the closing of North Eatherton Road. Council Member Gagnani reviewed this roadway's past failures.

Chair Dodwell inquired of Mr. Fick what can Wildwood do to help his business? Are there possible expansions in the future? Mr. Fick noted that his greatest immediate need is high-speed internet, given the property is in a bubble of poor service. He noted a need for high-speed internet access.

Mr. Woerther noted all the entities involved with the levee. Mr. Fick stated he has a good relationship with the levee district. Completely great to work with from Mr. Fick's perspective. The stormwater management plan is complex in this area and would have to be studied and engineered to accommodate any future expansions of his business, since it would impact drainage and storage capacity of his current stormwater management improvements.

Mr. Stephens asked about acceptance of clean fill from all sources, residential and other. Municipal yard waste has not been targeted by his business, as of this time. Honeysuckle is acceptable. Flat fee basis and is for \$35.00 for pickup load of material.

Mr. Bertolino questioned (and pointed out) the unique shape of his property – the carve out of a finger there. Mr. Fick noted that area is almost eighty (80) percent on seepage berm for the levee. However, Lot 12 is still available.

Dr. Gragnani asked about the pre-treatment of product, which Mr. Fick noted occurs naturally – 131 degrees for three days and two turns. Organically happens, no treatments. Aerobic process. Mr. Fick thanked the Committee for the invitation.

Chair Dodwell closed the discussion and thanked Mr. Fick on behalf of the Committee.

### **For Information – Two (2) Items**

#### **A. Economic Development Manager's Report**

Mr. Jacquin presented his report. Highlights of the report included following:

1. Career Exploration Week was held recently and Mr. Jacquin presented in Architecture – an introduction into architecture and government for high school aged adults.
2. Butler Security has moved into its new building, leaving the Covert/Corsair Office Center after 30 years.
3. R.L. Jones properties – two (2) new buildings are planned and anticipated to be ready in the fall.
4. Stonecrest Senior Care is to be sold. New ownership group. More involvement in the community is planned. 60% occupancy.
5. Prime Place as transition housing. Work together with the Stonecrest facility.
6. The Community Support Agreement with Tough Mudder has been terminated.
7. New provost has been named for the Wildwood Campus. Dr. Collins will return to the Meramec Campus on July 1, 2019. Need to maintain partnership with the college.
8. KAI Design is seeking to increase the current building from four (4) to five (5) stories at the Prime Place. Larger units are being sought by buyers.
9. Craft Restaurant has the build out of the space almost complete; interior ready to go. Sign approved. April opening is now anticipated.
10. Travel Tyme has signed lease at Dierbergs Town Center.
11. Jack-In-the Box sale is underway – a preferred tenant is involved. Small lot may complicate the use of the site.
12. Regions Bank is no longer interested in the site at the Main Street and Taylor Road intersection.
13. Annual reception for businesses will be held by the City of Wildwood and is scheduled for April 30, 2019 in Community Room. Table Three will be catering the event.

#### **B. "Summer Tour of Wildwood" Passport Program**

A memorandum was provided on this subject. A February 12<sup>th</sup> meeting was held on the success of the winter program, with the business community wanting to start a summer program as well. Same general idea as winter program. Go in the facility/store this time, not just a visit and photograph. Planning committee is meeting regularly. 208 businesses received invitations to participate. Nineteen (19) businesses have signed up already. May 17<sup>th</sup> launch date is planned.

Mr. Manton asked about the publicity around the winners of the winter event, with Mr. Jacquin noting they were publicized on social media, e-newsletter, and a ribbon banner in the most recent Gazette. Mr. Bertolino asked if the cash prizes have an age limit. Mr. Jacquin noted winner(s) need to be 16 years of age.

### **Not Ready for Action – Four (4) Items**

#### **A. State Online Sales Tax Issue**

#### **B. City Promotional Video**

C. Development of Other Public Spaces in Town Center

D. Strategic Planning Goals – Main Street and Other Infrastructure and Utilities

**V. Other Business News and Updates**

**A. Review of Not Ready for Action Items**

Chair Dodwell addressed these items and asked the Committee Members what would they like to do with them?

Mr. Woerther noted that Item C – Public Spaces – does not need to be retained, given a purchase of property has been completed and the Planning and Parks Committee is working on the development of a Request for Proposals (RFP) in this regard.

Mr. Jacquin noted the Economic Development Guide will need to be reviewed and updated in 2019, consistent with the direction contained in that document.

Dr. Gragnani stated the Wildwood Historical Society will again be hosting a car show on July 14, 2019. This car show is a fund raiser for the society. Please mark it on your calendar.

Mr. Stephens noted that, with Manchester Road construction beginning, can City staff focus on the businesses within the construction zone and ensure they are not inconvenienced more than necessary and, if problems arise, they are addressed as quickly as possible. Mr. Cross assured this consideration would be a priority.

Mr. Bertolino questioned how the tour of properties on Old Manchester Road recently went with Tom Shaw Realtors. Mr. Jacquin explained the open house format and process, how it was a promotion of available spaces, targeted toward commercial brokers and title companies, and went well.

Chair Dodwell asked about the economic impact study of the merger plan and then identified that Mr. Cross was undertaking a cost analysis of its impact on the City of Wildwood. Mr. Cross noted the merger plan will have an impact on the City and intended to use some of Mr. Jacquin's resources in his analysis of it. Mr. Jacquin noted the West County Chamber of Commerce is against the merger plan and, that, of that 85% of 400 businesses, which are members of the Chamber, they are opposed to it as well. It appears that businesses oppose it, while developers support it.

Mr. Cross then noted the Wildwood Preservation Commission (WPC) will meet on Thursday and that group may address some of these issues as well. Chair Dodwell stated she hopes that group will be looking at it in its totality. Ms. Vedvig asked about the posting of this meeting. Dr. Gragnani noted the Building Council is supporting the Better Together effort and have provided funding toward it.

The last comment noted this meeting would be Larry McGowen's last. Mr. McGowen has been here from the beginning. He kindly accepted a round of applause for his service.

**VI. Next Meeting Date – Tuesday, April 23, 2019 – 6:00 p.m.**

**VII. Adjournment**

A motion was made by Council Member Woerther, and seconded by Council Member McGowen, to adjourn. The Chair called for the vote on the motion, which was approved, and the meeting adjourned at 7:10 p.m.