



WILDWOOD

CITY COUNCIL WORK SESSION AGENDA

COUNCIL CHAMBERS
6:00 - 7:20 PM
Monday, February 22, 2016

I. 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]

II. MAYOR'S COMMENTS/ANNOUNCEMENTS/APPOINTMENTS

III. CITY ADMINISTRATOR DISCUSSION ITEMS

- III.I. The Development Finance Group's Report And Recommendation Regarding A Public Financing Proposal From Payne Family Homes (Main Street Crossing Project) (Ward – Eight)

Documents: [WS-REPORT AND REC-PUBLIC FINANCING PROPOSAL-PAYNE.PDF](#)

- III.II. Letter From City Council To The Planning And Zoning Commission Regarding The Postponement Of Action On P.Z. 1 And 1a-99 Claymont Development (Strecker Forest) (Ward – Two)

Documents: [WS-CITY COUNCIL LETTER TO PZ RE POSTPONMENT OF ACITON-CLAYMONT DEV.PDF](#)

- III.III. Presentation Regarding St. Louis County Pooled Sales Tax – City Attorney Golterman (Wards – All)

Documents: [WS -PRESENTATION ON POOLED SALES TAX.PDF](#)

IV. COMMITTEE ACTION ITEM(S)/RECOMMENDATION(S)

IV.I. Update On Rural Internet Access Project (Wards - All)

Documents: [WS-UPDATE ON RURAL INTERNET ACCESS.PDF](#)

IV.II. Board Of Public Safety

IV.II.A. Speed Limit Reduction For State Route 109 (Wards – One, Five, And Eight)

Documents: [WS - SPEED LIMIT REDUCTION ON ROUTE 109.PDF](#)

V. ADJOURNMENT

If you would like to submit a comment regarding an item on this meeting agenda, please visit the [Form Center](#).

City Council 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 City Council 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]; 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]

The City of Wildwood Is Working to Comply with the Americans with Disabilities Act Mandates. Individuals Who Require an Accommodation to Attend a Meeting Should Contact City Hall, (636) 458-0440 at Least 48 Hours in Advance.



WILDWOOD

PUBLIC FINANCING PROPOSAL

Proposal 2015-01

Payne Family Homes

(Main Street Crossing Project)

City of Wildwood, Missouri

Development Finance Group's Report and Recommendation

Issue Date - February 22, 2016

"Planning Tomorrow Today"

I. History of Zoning Process

In accordance with the procedures established by the City Council in 2006, the Development Finance Group has been reviewing the information provided by the developer of this twenty-eight (28) acre site that is interested in constructing one hundred four (104) single family dwellings on individual lots. This developer, Payne Family Homes, began the City's rezoning process in 2014 and received approval for a change in the property's zoning district designation in late 2015, along with an accompanying Planned Residential Development Overlay District (PRD). During this period of time, approximately one year, the developer and City staff worked to address a number of issues relating to this use of the property, including the extent of infrastructure needed to provide efficient, safe, and appropriate levels of improvements for traffic utilizing the surrounding system of State and City roadways, along with addressing other important considerations relating to the City's Town Center Plan, since this site is located within this special area of Wildwood. These additional issues included the level of roadway and site improvements within the property itself for the purposes of service to the intended users, the pedestrian connections and related system of improvements to meet the walkability standards of the Town Center Plan, the architecture of the built environment, the treatment of stormwater runoff from the development, public space provisions, and the design of landscaping and lighting. Additionally, the land use designation of the portion of the property abutting Eatherton Road was also studied thoroughly, given its classifications were requested for changes (Downtown District/Neighborhood General District to Neighborhood Edge District).

A portion of this one year timeframe was spent with the developer, City staff, and representatives of the Missouri Department of Transportation (MoDOT) working on what changes to State Route 109 would be needed to handle the extent of anticipated traffic generated by this development. Numerous meetings were held, the traffic study reviewed, and modifications made to the proposed design to incorporate traffic calming features and facilities for both pedestrians and bicyclists. Funding of these improvements to the State right-of-way, as well as for the City's required

improvements to Main Street and Eatherton Road were also discussed during this time. The outcome of these discussions was a plan that was presented to City officials and the community in 2015, prior to the zoning change request before the Planning and Zoning Commission was acted upon. This plan called for constructing a roundabout on State Route 109, widening its current configuration, and adding multi-modal transit options. As mentioned above, this level of improvement within the State's right-of-way did not take into account the on-site roadways needed and required by the City, which were substantial, given the proximity of this site to two of the four major streets in the Wildwood Town Center Area (State Route 109 and Old Manchester Road).

Internal roadway improvements included the construction of Main Street, one of the most significant roadways in the Town Center Area, in terms of width, amenities, and design considerations and the planning, engineering, and dedication of land area for a roundabout at the intersection of Eatherton Road and Main Street. The Main Street improvements internal to the site included two stub street connections from Cambury Subdivision, while connecting another from Old Grover Estates. These required roadway improvements were identified in the Town Center Plan, given this site has always been designated for a number of mixed districts and development allowances since its adoption. All of these roadway considerations were reviewed, along with the Traffic Study for this project, and needed to meet the City's and State's goals of providing a system of streets and pedestrian facilities that were safe, efficient, and appropriate for this purpose.

Along with the designs of the roadways themselves, these roadways had to also meet the streetscape requirements of the City's Town Center Area. These requirements include the standard set of street trees, lights, and grates, stormwater improvements, and pedestrian amenities, like trash receptacles, signage, and benches. These features make this public environment very special and add to the character of the project and enhance the overall architecture of the buildings. These features are integral to the success of a Town Center project and must be provided as part of any design.

Once all of the roadway issues had been studied, presented to the interested parties, and agreed upon, the developer began assessing costs for these identified items. After study, the developer determined an overall cost of over three million dollars (\$3,000,000) for all of these roadway items. This figure includes both State and City-mandated items. City officials, from the start of the zoning process on this property, anticipated a significant cost.

As mentioned, the zoning of the property was completed in late 2015 and, since that time, the developer has been working on several considerations relating to this project. One of the primary considerations includes the preparation of the Site Development Plan for submittal to the Planning and Zoning Commission. This Site Development Plan process has also worked toward a better understanding of costs associated with the project's infrastructure and utilities. Specifically, during this process, the issue of the remaining outlots that directly front onto State Route 109 and their associated access were further refined for future considerations, along with the water line component needed to serve this site.

II. Other Public Finance Incentive Project (s)

This understanding of the project's cost has led the developer to consider all means to address them and allow it to move forward at this time. Acknowledging these costs and the desire to provide all improvements, as part of its construction, the developer is requesting the City consider providing a Public Finance Incentive Package for the purposes of this Town Center Area Project. This application is the third submitted to the City in the last fifteen (15) years of development within the Town Center Area. The first of those was Koman Properties' Wildwood Town Center, which is located at the intersection of State Route 100 and Taylor Road and which was submitted prior to adoption by the Council of the formal procedures. This proposal was for a Community Improvement District (CID) at an amount of approximately ten million dollars (\$10,000,000) to assist in offsetting costs for constructing Main Street, a public parking garage, street identification piers, a fountain, a public plaza, and other related infrastructure costs. This project included over 350,000 square feet of commercial and residential type activities, but only on a fifteen (15) acre site. This public finance incentive was approved by the City Council in December 2005 and is currently in place and operational. Key components of this Public Finance Incentive Package can be summarized as follows:

1. A one percent sales tax on all retail sales;
2. A property tax assessment on all real property; and
3. A special assessment on real property.

Each of these assessments are intended to ensure the bonds that were issued for monies relating to improvements on the site would provide the required return and meet the agreements set forth at the time of their offering. In many ways, the use of these three revenue sources provides a substantial safety net for the investors in this project, the City and the CID.

The Community Improvement District formed for the Wildwood Town Center Project has been in place for almost ten (10) years. The bonds for improvements were issued and the improvements constructed, inspected, and accepted by the Board of Directors, with another ten (10) year period of time left to complete the payments to the bond holders. Principally, certain streets, street identification piers, the fountain, and the parking garage have been the subject of recent requests. All of the features were considered appropriate for inclusion in the district due to the public benefit derived from them to Wildwood residents by providing a higher standard of quality in terms of the public environment. Upgrading projects in the Town Center Area, like Koman Properties' Wildwood Town Center, was ultimately the necessary justification for its support by the City Council.

The second proposal focused on the Slavik Tract that is located in the southwest quadrant of the State Route 100 and State Route 109 intersection and was submitted by the developer – The Desco Group. This proposal requested over ten million dollars (\$10,000,00.00) for the improvements to this large fifty (50) plus acre site that was to be used for a major commercial development, which included a Target Store. The funding was intended for State Route 100, State Route 109, Manchester Road, and utility improvements that were planned for this site, given its intensity of development. This project was approved by the City Council, via an Amended C-8 Planned

Commercial District Ordinance, and, thereafter, the public financing application was submitted to the City.

The Development Finance Group reviewed the application and noted the scale of this project justified the level of improvements and considerations for public financing, but had reservations, given the experience with the only other similar proposal that had been acted upon by the City for the Wildwood Town Center Project underway by Koman Properties. Concerns were identified relating to the mix of financial tools sought by the developer, which included a Community Improvement District (CID) and Industrial Revenue Bonds. Additionally, the lack of a safety net for less than anticipated sales tax revenues, the only source of payment for all of the bonds issued by this combination, also led the Development Finance Group to seek more information, before making a final recommendation. However, the group did note, in its report, that such improvements did exceed what would normally be anticipated and justified on-going and positive consideration of this application. However, after the issuance of the Group's report to City Council, the developer withdrew the request and decided not to proceed with the overall project. This decision was made in 2007, just as an economic recession was starting to make headlines across the world.

III. Current Request

The current application filed by Payne Family Homes seeks the City's support through a combination of direct sources from the City for the purposes of funding roadway and limited utility improvements. The developer provided a detailed summary of these roadway and limited utility improvements to the Development Finance Group, along with costs, as part of the official submittal package for this proposal. These improvements and costs are summarized on the next four pages and are broken down into two components, Main Street improvements and MoDOT/State Route 109 improvements:

THE **STERLING**

CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
July 27, 2015

"MAIN STREET" IMPROVEMENTS:

GRADING / SILTATION CONTROL - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.3	AC.	\$6,500	\$8,450
WASHDOWN STATION	1	EA.	\$5,750	\$5,750
TEMPORARY SEDIMENT BASIN	2	EA.	\$3,500	\$7,000
ROUGH GRADING	21,600	C.Y.	\$2.25	\$48,600
SOD WITHIN RIGHT-OF-WAY	13,068	S.Y.	\$3.50	\$45,738
HYDROSEEDING SLOPES	5,171	S.Y.	\$1.15	\$5,947
NATURAL RESOURCE PROTECTION FENCE	1,643	L.F.	\$6.00	\$9,858
SILT FENCE	2,460	L.F.	\$4.00	\$9,840
SILT FENCE MAINTENANCE	2,460	L.F.	\$1.00	\$2,460
SOIL TESTING	21,600	C.Y.	\$0.30	\$6,480
			TOTAL:	\$150,123

STREETS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ASPHALTIC CONCRETE PAVEMENT (2" c, 10"x)	3,875	S.Y.	\$59.00	\$228,625
4" TYPE 1 AGGREGATE BASE	5,861	S.Y.	\$4.40	\$25,788
22' ACCESS DRIVE ENTRANCE APRON (2" c, 10"x)	82	S.Y.	\$59.00	\$4,838
6" VERTICAL CONC. CURB & GUTTER	7,152	L.F.	\$20.70	\$148,046
5' WIDE CONCRETE SIDEWALK	3,658	L.F.	\$19.00	\$69,502
STREET SIGNS	5	S.F.	\$200	\$1,000
GUARDRAIL	532	L.F.	\$16.25	\$8,645
HANDICAP RAMP	10	EA.	\$1,035	\$10,350
			TOTAL:	\$496,795

WATER MAIN- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
8" P.V.C.	1,892	L.F.	\$70.00	\$132,440
HYDRANT AND VALVE	6	EA.	\$1,900	\$11,400
CONNECTION TO EXISTING MAIN	1	EA.	\$500	\$500
			TOTAL:	\$144,340

STORM SEWERS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STORM MANHOLE	1	EA.	\$1,350.00	\$1,350
DOUBLE CURB INLET	9	EA.	\$2,575.00	\$23,175
18" R.C.P.	460	L.F.	\$27.60	\$12,696
PIPE BEDDING (18" R.C.P.)	460	L.F.	\$4.80	\$2,208
24" R.C.P.	170	L.F.	\$35.50	\$6,035
PIPE BEDDING (24" R.C.P.)	170	L.F.	\$4.90	\$833
30" R.C.P.	140	L.F.	\$48.00	\$6,720
PIPE BEDDING (30" R.C.P.)	140	L.F.	\$5.00	\$700
24" FLARED END SECTION	1	EA.	\$1,295.00	\$1,295
30" FLARED END SECTION	2	EA.	\$1,400.00	\$2,800
JETTING	790	L.F.	\$1.50	\$1,185
GRANULAR FILL UNDER PAVEMENT	385	TN.	\$10.00	\$3,850
RIP-RAP / HEAVY STONE REVETMENT	100	S.Y.	\$47.00	\$4,700
MSD INSPECTION FEE	790	L.F.	\$3.39	\$2,678
			TOTAL:	\$70,225
ENGINEERING AND CONSTRUCTION SURVEY	LUMP SUM		TOTAL	\$45,000

LANDSCAPING - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES (Every 30 ft)	126	L.S.	\$275	\$34,650
LANDSCAPING (Waldbart Bid)	1	L.S.	\$7,240	\$7,240
			TOTAL:	\$41,890

MISC. UTILITY - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
AMEREN FACILITY RELOCATIONS *	1	L.S.	\$110,000	\$110,000
CABLE & ATT RELOCATIONS	1	L.S.	\$20,000	\$20,000
ELECTRIC - STREET LIGHTS (Every 65' both sides)	60	EA.	\$1,500	\$50,400
ELECTRIC - CONDUIT	3,945	L.F.	\$3.50	\$13,839
			TOTAL:	\$194,239

IRIGATION SYSTEM- MAIN STREET	QTY		UNIT COST	TOTAL
R/W (27'X1940') = 52,380 SQ FT	52,380	S.F.	\$0.75	\$39,285
ISLAND (11'X740') = 8,140 SQ FT	8,140	S.F.	\$0.75	\$6,105
			TOTAL:	\$45,390

"MAIN STREET" IMPROVEMENTS SUBTOTAL **\$1,188,002**

MISC. **10 %** **\$118,800**

"MAIN STREET" IMPROVEMENTS TOTAL **\$1,306,802**

* PRICE RECEIVED FROM AMEREN IN EMAIL DATED AUGUST 13, 2014 FROM BOB BAILEY

THE **STERLING**
ENGINEERS AND SURVEYORS

CO.

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
July 27, 2015

"MODOT / 109" IMPROVEMENTS:

GRADING / SILTATION CONTROL - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.4	AC.	\$6,500	\$9,100
WASHDOWN STATION	1	EA.	\$5,750	\$5,750
ROUGH GRADING	31,090	C.Y.	\$2.25	\$69,953
EARTH HAUL / IMPORT	31,090	C.Y.	\$10.00	\$310,900
SOD	7,744	S.Y.	\$3.50	\$27,104
SILT FENCE	1,275	L.F.	\$4.00	\$5,100
SILT FENCE MAINTENANCE	1,275	L.F.	\$1.00	\$1,275
SOIL TESTING	31,900	C.Y.	\$0.30	\$9,570
			TOTAL:	\$438,752

IMPROVEMENTS - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
12" P.C. CONCRETE PAVEMENT	3,030	S.Y.	\$87.50	\$265,125
ASPHALTIC CONCRETE PAVEMENT (2" c, 10"x)	1,900	S.Y.	\$59.00	\$112,100
ASPHALTIC CONCRETE PAVEMENT (Temporary)	900	S.Y.	\$59.00	\$53,100
4" TYPE 1 AGGREGATE BASE	5,330	S.Y.	\$4.40	\$23,452
FULL DEPTH SAWCUT	100	L.F.	\$5.00	\$500
8" MEDIAN ISLAND	630	S.Y.	\$62.50	\$39,375
TYPE A CURB & GUTTER	890	L.F.	\$38.00	\$33,820
6" VERTICAL CURB	550	L.F.	\$38.00	\$20,900
6" MOUNTABLE CURB	290	L.F.	\$38.00	\$11,020
8' WIDE CONCRETE SIDEWALK	995	L.F.	\$30.00	\$29,850
HANDICAP RAMP	3	EA.	\$1,035.00	\$3,105
GUARD RAIL	660	L.F.	\$16.25	\$10,725
CRASHWORTHY END TERMINAL	2	EA.	\$1,984.00	\$3,968
REMOVAL OF EXISTING ASPHALT ROADWAY	3,200	S.Y.	\$42.00	\$134,400
TEMPORARY TRAFFIC CONTROL	1	L.S.	\$10,000	\$10,000
CONSTRUCTION STAGING	1	L.S.	\$50,000	\$50,000
			SUB-TOTAL:	\$801,440
			10% Maint.	\$80,144
			TOTAL:	\$881,584

STORM SEWERS- MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
30" R.C.P.	20	L.F.	\$48.00	\$960
PIPE BEDDING (30" R.C.P.)	20	L.F.	\$5.00	\$100
30" FLARED END SECTION	1	EA.	\$1,400.00	\$1,400
JETTING	20	L.F.	\$1.50	\$30
GRANULAR FILL UNDER PAVEMENT	36	TN.	\$10.00	\$360
RIP-RAP / HEAVY STONE REVETMENT	33	S.Y.	\$47.00	\$1,551
5' x 3' CONCRETE BOX CULVERT	10	L.F.	\$210.00	\$2,100
8'x6' CONCRETE BOX CULVERT	315	L.F.	\$680.00	\$214,200
MSD INSPECTION FEE	345	L.F.	\$3.39	\$1,170
SUB-TOTAL:				\$221,871
10% Maint.				\$22,187
TOTAL:				\$244,058

LANDSCAPING:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES (Every 30 ft.)	33	EA.	\$275.00	\$9,075
LANDSCAPING ROUNDABOUT	1	L.S.	\$5,000	\$5,000
SUB-TOTAL:				\$14,075
10% Maint.				\$1,408
TOTAL:				\$15,483

DETENTION AND WATER QUALITY:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
BIORETENTION AND UNDERDRAINS	595	S.F.	\$18.00	\$10,710
CONTROL STRUCTURE	1	EA.	\$6,000	\$6,000
SUB-TOTAL:				\$16,710
10% Maint.				\$1,671
TOTAL:				\$18,381

ENGINEERING AND CONSTRUCTION SURVEYING	1	L.S.	LUMP SUM	\$50,000
--	---	------	----------	----------

MISC. UTILITY - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ELECTRIC - STREET LIGHTS	15	EA.	\$840	\$12,600
ELECTRIC - CONDUIT	1,000	L.F.	\$3.50	\$3,500
SUB-TOTAL:				\$16,100
10% Maint.				\$1,610
TOTAL:				\$17,710

MODOT / 109 IMPROVEMENTS SUBTOTAL **\$1,665,967**

MISC.	10 %	\$166,597
-------	------	-----------

MODOT / 109 IMPROVEMENTS TOTAL **\$1,832,563**

NOTE: No cost has been added to acquire the additional R/W to construct Roundabout

In defining this list of roadway and utility items, the developer has limited it to those improvements that are required by the site-specific ordinance or necessary for the project to receive needed services to function. Equally important to note is the structure of the proposal does ultimately set forth that almost all public infrastructure improvements associated with this project will be paid by either this proposed Public Finance Incentive Package or credited Traffic Generation Assessment Fees from the City of Wildwood. This analysis of funding for these public improvements is reflected in the table provided below:

1. Direct Funding from the City (Operating Revenues -?)
2. Capital Improvement Funds
3. East Trust Fund Contribution
4. West Trust Fund Contribution

Principally, the developer is requesting the allocation of over three million dollars (\$3,000,000.00) from these sources for the improvements necessary for access and water service to the site. Two important points of the developer's proposal include the desire to not participate in any of the costs for the two major street improvements or the water line extension from State Route 100 to the south. Additionally, the developer also does not distinguish from which of these four sources the funding should be directed or the requested amounts from each.

IV. Analysis

In considering this application, the Development Finance Group has determined that said application does not meet a reasonability test for its support and the members have identified the following reasons for a position of non-support in this regard:

1. The development of the property, under the current zoning district designation, required Regulating Plan changes and an accommodation to allow for the majority of the units to have front-entry garages, instead of rear-entry types, as set forth in the Town Center Plan. If the City were to provide a substantial infusion of funds to this project, it would surely seek a more compliant design to the Town Center Plan's intent for the Neighborhood Edge District, which the developer has noted on many occasions cannot be provided at this site, given its lack of experience on New Urbanism housing designs.
2. The Town Center Plan's Regulating Plan identifies this site as suitable for residential uses at a very high-density, which was intended to offset greater development costs associated with any future project due to the Town Center Area's Street Specifications and Streetscape Requirements.
3. The site is a greenfield and does not have a zoning legacy, nor other unusual development circumstances associated with it. In fact, the site has more favorable physical characteristics than most others located in Town Center and the surrounding parts of the community, which reduce certain costs.
4. The overall site's use, which includes the three Workplace District outlots, was intended to compensate for development costs. Therefore, the developer needs to address some of the costs it is seeking from the City through an agreement or reciprocity with the owner of these

outlots.

5. The planned improvements to State Route 109 are beneficial to the City and its residents by improving both the driver and pedestrian/bicycle environments along its associated length, but not immediately necessary, to the extent identified, if this site were not to develop with these new homesites. Therefore, the need for these improvements is premised on this project, not from organic traffic growth that is occurring on State Route 109.
6. The development of this property furthers the goals of the City in extending Main Street through the subject site and promoting the Street Network Map of the Town Center Plan, which is the major reason the City Council supported granting a credit to the required Traffic Generation Assessment Fee assigned to this project - \$250,000.00.
7. The limited number of community-based enhancements included in the proposal at this time offers no incentive for support of the application. In the case of Koman's Wildwood Town Center Project, a fountain, numerous street identification piers, a public plaza, and a public parking garage were included in the design of the project, which enhanced its character and created a very nice environment for employees, customers, and visitors to the site. None of these types of extras are contemplated in the current application.
8. The extent of improvements to the site and surrounding roadway system are at such a level that consideration of a public finance incentive package is not reasonable, when compared to other projects that sought no such assistance in this regard.
9. The level of the funding requested provides for almost the entire amount of these public improvements to be absorbed by outside sources, rather than the developer's own. This arrangement reflects more of a philosophical concern and the level of commitment on the part of the developer to truly make this project special.

Given these considerations, the Development Finance Group does not support this application and, unless otherwise directed by City Council, will not pursue any additional information from the developer on this matter.

V. Recommendation

The Development Finance Group appreciates the opportunity to provide this review to the City Council on such an important matter of this nature. This Group has determined, based upon the submitted application and its review process, that such an application does not have potential merit and the City Council should not proceed with further discussions, as set forth in the adopted "Procedures for the Review and Processing of Requests for Development Finance Incentives." However, given that this is only a recommendation, if the City Council believes it is worth further discussions and negotiations with the developer on the key points identified herein, the Group can certainly undertake them, under an expedited timeframe. Conversely, if the City is successful with its Transportation Improvement Program (TIP) application for State Route 109 work, the developer may not be obligated for many of those roadway improvements, but rather, could participate in such by providing the required twenty (20) percent match of funding under the program's guidelines and requirements, which the Development Finance Group believes to be very reasonable.

VI. Development Finance Group Members

Ryan S. Thomas, P.E., City Administrator

Rob Golterman, City Attorney

Rick Brown, P.E. and P.T.O.E., Director of Public Works

Joe Vujnich, Department of Planning

VII. Attachments

- Developer's Proposal
- Policy Documents for the City's Review of Public Financing Proposals
- Other Information and Background



January 11, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Development Finance Incentives Application Packet for Main Street Crossing Project
Permitted Use: One Hundred Four (104) Single Family Detached Dwellings on Individual Lots
Location: Town Center Area; east side of State Route 109, south of State Route 100
Applicant: Payne Family Homes, L.L.C.

Council Members:

Recently, the City was in receipt of a filing relating to the City's Development Finance Incentives Policy, which was first adopted by the City Council in 2006. The development of this policy, and corresponding ordinance, was in response to the outcomes and considerations of the City's first public finance project, which was Koman Properties' Wildwood Town Center Project and the anticipated submittal of future applications of a similar or like nature. Thereafter, the City Council, in developing and adopting this policy and ordinance, wanted a more formal approach followed for these types of requests, along with having more information available about it, sooner than later in this overall review process. This policy and related ordinance are attached to this letter for the City Council's review.

The applicant for this public financing request is Payne Family Homes, L.L.C. and specific to the Main Street Crossing Project that is located on State Route 109, south of State Route 100, and extends to the east to Eatherton Road. This project, as the City Council may recall, includes the extension of Main Street and work within the State Route 109 right-of-way area, which requires the installation of a roundabout. The applicant has noted in previous conversations during the rezoning process at the City Council the costs of these two (2) improvements is substantial and cannot necessarily be carried by a residential development of one hundred four (104) homesites. The most recent cost estimate has the total amount of these two (2) roadways, i.e. State Route 109 and Main Street, around three million dollars (\$3,000,000.00), which according to Payne Family Homes, L.L.C. is the reason for this application to the City.

As noted in the attached materials, the Development Finance Group will review the application. This group includes the City Administrator, City Attorney, Director of Public Works, and the Director of Planning. This group will review all of the application materials, request any additional information

that is determined to be needed for full consideration of the request, and provide a recommendation to the City Council in this regard. This process is funded by the applicant, under the requirements of the adopted policy and will take at least through February of this year for the Development Finance Group to complete its task and be prepared to present its recommendation to the City Council for its review and associated action.

If any of the City Council members should have questions or comments in regards to this process, please feel free to contact the Departments of Planning or Public Works or the City Administrator at (636) 458-0440. A presentation is planned on this matter at tonight's Work Session. Thank you for your review of this information and any input you might provide in this regard.

Respectfully submitted,
CITY OF WILDWOOD



Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Tom Cummings, Applicant for Payne Family Homes



December 29, 2015



VIA HAND DELIVERY

City of Wildwood
Attn.: Joe Vujnich
Director of Planning
16860 Main Street
Wildwood, Missouri 63040

Re: Main Street Crossing Development Financing/Funding Assistance Request

Dear Mr. Vujnich:

Payne Family Homes, LLC ("Applicant") is in receipt of your letter dated October 28, 2015 from the City of Wildwood ("City") with reference to Applicant's recent application for Development Finance Incentives and/or Development Funding Assistance for the above referenced property.

The following are Applicant's responses to the questions asked in the above referenced letter:

1. The Five Thousand and 00/100 Dollar (\$5,000.00) fee requested by City is enclosed herewith.
2. The types of assistance that Applicant is seeking include any, all, or a combination of the following:
 - a. Direct funding from the City
 - b. Capital Improvement Funds
 - c. Trust Fund East
 - d. Trust Fund West

3. Applicant hereby requests assistance in the full amount of the Two (2) projects described in Applicant's letter dated 9/30/15 (the "Infrastructure Improvements"). The total amount is \$3,139,365.00.
4. Applicant has met with the owner of the commercial property to the West of the proposed Main Street Crossing development, and the owner of that property has acknowledged the requirement to contribute the TGA's associated with that tract as/when the property is developed in accordance with City's requirements.

Applicant has not met with the owner of the Slavik tract (West of Hwy 109) regarding the Infrastructure Improvements, as this property is not yet zoned or permitted, and it is not certain as of the date of this letter whether/when any future action on that property will be taken by Applicant.

5. Applicant arranged for a meeting that was held on December 14, 2015 between Applicant, the City, and MODOT. In this meeting, waivers were discussed with respect to (a) the requirement to construct a roundabout in relation to the Hwy 109 Project, and (b) any right-of-way fees associated with said construction. MODOT declined any such waivers. Applicant has not approached any other public source.
6. The status of items A through C is as follows:
 - a. The enclosed are the most current updated cost estimates at this time, but the final costs associated with the Infrastructure Improvements may vary from the amount in the current estimates, as final improvement plans have not yet been approved by the City, MODOT, or any other applicable authority, and material/services costs are subject to changes in market conditions beyond the control of Applicant.

Furthermore, it should be noted that the enclosed cost estimates reflect cost savings, and economies of scale that would be achieved assuming that the Infrastructure Improvements are developed concurrently with the Main Street Crossings development. The final project cost may vary, if the projects are not coordinated this way.
 - b. Applicant would propose that the development be structured as a public/private project in accordance with all applicable laws, rules, and regulations.
 - c. The final contributions of costs for the Infrastructure Improvements will be the product of future discussions.
7. The most recent version of the plan has been enclosed herewith.
8. The following Master Plan goals, objectives, and policies are furthered by the proposed projects in the ways indicated below:
 - a. Transportation Element. This development finance/funding proposal complies with Goals #1, #2 and #3 in that it provides safe streets, sidewalks and trails, the

roadway project is appropriate to the character of Wildwood and it provides multi-modal options for transportation for residents, visitors, and guests and businesses.

Objectives #1 and #4 are met in that the parkway design of Main Street and the proposed roundabouts are safe, efficient and consistent with the City's character. The development of trails and extensive sidewalks encourage bicycle and pedestrian traffic and the roads and trails are being designed to connect with other aspects of the Town Center.

Policy #1 is complied with in that the roundabout designs improve the configuration of intersections and traffic flow and Policies #4 and #5 are complied with because the design connects the trails and sidewalks with the Town Center and street maintenance is appropriately planned.

- b. Economic Development Element. This development finance/funding proposal complies with Goal #4 in that the requested funding is for an expansion and development of Main Street, the upgrade to Hwy 109 and Etherton Road with roundabouts and appropriate trails, sidewalk and open space improvements.

Objective #6 is met in that the proposed capital improvements encourage the residential and commercial development within the Town Center.

- c. Open Space and Recreation Element. This development finance/funding proposal complies with Goal #1 and #3, and Policy #2 in that several small open and recreational areas throughout the development will enhance property values, promote a sense of community, and welcome and engage residents, visitors and guests. All maintenance costs for such facilities will be provided by the homeowners association.
- d. Community Services Element. This development finance/funding proposal complies with Goal #2 and Objectives #1, #4 and #7 in that the current service responsibilities for the development do not exceed available municipal service capabilities, the established character of the community will be maintained and new utilities service lines will be underground.
- e. Environmental Element. This development finance/funding proposal complies with Goal #4, Objectives #1, #3, #4 and #5 and Policies #1, #4, #8, #9, #10 and #18 in that the development is designed, approved and will be constructed in accordance with all necessary City, sewer district and Corps of Engineers guidelines, rules and regulations and approvals.
- f. Planning Element. This development finance/funding proposal complies with Goal #3 and Objective #7 in that the development planning decisions are related closely to environmental quality, community services, transportation services and open space considerations and will meet or exceed the Neighborhood Design

Standards from the Town Center Plan.

9. The following City Council Strategic Goals and Objectives are furthered by the proposed projects in the ways indicated below:
- a. Promote and Facilitate Development of the Town Center. Goal #1 and Strategic Objectives #1, #2, #3 and #4 are met in that the planned connectivity of the roads, including the Main Street extension and construction of connectors to other neighborhoods, trails and sidewalks, along with the residential development. Additionally, the development contains functional public common areas, and the common areas, including the storm water detention and rain garden areas, will be maintained by the homeowners association. Public funding for the roundabouts connection to Main Street is appropriate.
 - b. Develop a Long-term Financial Plan. Goal #2 and Objective #2 are satisfied in that the residential development will increase sales and utility tax revenues to the City.
 - c. Implement the Park and Recreation Action Plan. Goal #3 and Objective #2 are satisfied in that the development has public use areas and the trail extensions connect with the sidewalk on Hwy 109 and will connect with the Town Center.

Applicant hereby requests that City review the above information and enclosed documents, and prepare a recommendation to the City that might be heard at the next available hearing.

Please contact me at your earliest convenience, to let me know when the matter can be set for public hearing.

Sincerely yours,



Thomas E. Cummings
Vice President of Land Acquisition

Enclosures

CC via email w/o enclosures: David N. Neiers
Robert J. Golterman
Mayor Timothy Woerther
Ryan Thomas
Rick Brown

CITY OF WILDWOOD

ACKNOWLEDGEMENT OF RECEIPT

**Information Package for Consideration of
Development Finance Incentives**

I, Tom Cummings, representing Payne Family Homes, LLC (name of company, if applicable), by signing this statement, hereby acknowledges that I/we have been furnished a copy of the official policy relating to Development Finance Incentives by the City Administrator and/or the Director of Planning, along with the Procedures and Processes for Development Finance Incentives, as adopted by City of Wildwood Ordinance # 1345, and have also been offered an opportunity to ask any questions regarding them by the aforementioned personnel of the City of Wildwood, along with contact information for the same for future use.

<u>Thomas P. Cummings</u> Signature	<u>9/17/15</u> Date
_____ Signature (if needed)	_____ Date
_____ Signature (if needed)	_____ Date

Draft Date: October 19, 2006

"Planning Tomorrow Today"

SAMPLE

NOT PART OF ORDINANCE

THE

STERLING

CO.

ENGINEERS AND SURVEYORS

MAIN STREET CROSSING

14-04-126

PRELIMINARY COST ESTIMATE

July 27, 2015

"MAIN STREET" IMPROVEMENTS:**GRADING / SILTATION CONTROL - Main Street:**

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.3	AC.	\$6,500	\$8,450
WASHDOWN STATION	1	EA.	\$5,750	\$5,750
TEMPORARY SEDIMENT BASIN	2	EA.	\$3,500	\$7,000
ROUGH GRADING	21,600	C.Y.	\$2.25	\$48,600
SOD WITHIN RIGHT-OF-WAY	13,068	S.Y.	\$3.50	\$45,738
HYDROSEEDING SLOPES	5,171	S.Y.	\$1.15	\$5,947
NATURAL RESOURCE PROTECTION FENCE	1,643	L.F.	\$6.00	\$9,858
SILT FENCE	2,460	L.F.	\$4.00	\$9,840
SILT FENCE MAINTENANCE	2,460	L.F.	\$1.00	\$2,460
SOIL TESTING	21,600	C.Y.	\$0.30	\$6,480
			TOTAL:	\$150,123

STREETS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ASPHALTIC CONCRETE PAVEMENT (2"c, 10"x)	3,875	S.Y.	\$59.00	\$228,625
4" TYPE 1 AGGREGATE BASE	5,861	S.Y.	\$4.40	\$25,788
22' ACCESS DRIVE ENTRANCE APRON (2"c,10"x)	82	S.Y.	\$59.00	\$4,838
6" VERTICAL CONC. CURB & GUTTER	7,152	L.F.	\$20.70	\$148,046
5' WIDE CONCRETE SIDEWALK	3,658	L.F.	\$19.00	\$69,502
STREET SIGNS	5	S.F.	\$200	\$1,000
GUARDRAIL	532	L.F.	\$16.25	\$8,645
HANDICAP RAMP	10	EA.	\$1,035	\$10,350
			TOTAL:	\$496,795

WATER MAIN- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
8" P.V.C.	1,892	L.F.	\$70.00	\$132,440
HYDRANT AND VALVE	6	EA.	\$1,900	\$11,400
CONNECTION TO EXISTING MAIN	1	EA.	\$500	\$500
			TOTAL:	\$144,340

STORM SEWERS- Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STORM MANHOLE	1	EA.	\$1,350.00	\$1,350
DOUBLE CURB INLET	9	EA.	\$2,575.00	\$23,175
18" R.C.P.	460	L.F.	\$27.60	\$12,696
PIPE BEDDING (18" R.C.P.)	460	L.F.	\$4.80	\$2,208
24" R.C.P.	170	L.F.	\$35.50	\$6,035
PIPE BEDDING (24" R.C.P.)	170	L.F.	\$4.90	\$833
30" R.C.P.	140	L.F.	\$48.00	\$6,720
PIPE BEDDING (30" R.C.P.)	140	L.F.	\$5.00	\$700
24" FLARED END SECTION	1	EA.	\$1,295.00	\$1,295
30" FLARED END SECTION	2	EA.	\$1,400.00	\$2,800
JETTING	790	L.F.	\$1.50	\$1,185
GRANULAR FILL UNDER PAVEMENT	385	TN.	\$10.00	\$3,850
RIP-RAP / HEAVY STONE REVETMENT	100	S.Y.	\$47.00	\$4,700
MSD INSPECTION FEE	790	L.F.	\$3.39	\$2,678
			TOTAL:	\$70,225
ENGINEERING AND CONSTRUCTION SURVEY		LUMP SUM	TOTAL	\$45,000

LANDSCAPING - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES (Every 30 ft)	126	L.S.	\$275	\$34,650
LANDSCAPING (Waldbart Bid)	1	L.S.	\$7,240	\$7,240
			TOTAL:	\$41,890

MISC. UTILITY - Main Street:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
AMEREN FACILITY RELOCATIONS *	1	L.S.	\$110,000	\$110,000
CABLE & ATT RELOCATIONS	1	L.S.	\$20,000	\$20,000
ELECTRIC - STREET LIGHTS (Every 65' both sides)	60	EA.	\$1,500	\$50,400
ELECTRIC - CONDUIT	3,945	L.F.	\$3.50	\$13,839
			TOTAL:	\$194,239

IRIGATION SYSTEM- MAIN STREET	QTY		UNIT COST	TOTAL
R/W (27'X1940') = 52,380 SQ FT	52,380	S.F.	\$0.75	\$39,285
ISLAND (11'X740') = 8,140 SQ FT	8,140	S.F.	\$0.75	\$6,105
			TOTAL:	\$45,390

"MAIN STREET" IMPROVEMENTS SUBTOTAL \$1,188,002

MISC. 10% \$118,800

"MAIN STREET" IMPROVEMENTS TOTAL \$1,306,802

* PRICE RECEIVED FROM AMEREN IN EMAIL DATED AUGUST 13, 2014 FROM BOB BAILEY

THE **STERLING**
ENGINEERS AND SURVEYORS

CO.

MAIN STREET CROSSING
14-04-126

PRELIMINARY COST ESTIMATE
July 27, 2015

"MODOT / 109" IMPROVEMENTS:

GRADING / SILTATION CONTROL - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.4	AC.	\$6,500	\$9,100
WASHDOWN STATION	1	EA.	\$5,750	\$5,750
ROUGH GRADING	31,090	C.Y.	\$2.25	\$69,953
EARTH HAUL / IMPORT	31,090	C.Y.	\$10.00	\$310,900
SOD	7,744	S.Y.	\$3.50	\$27,104
SILT FENCE	1,275	L.F.	\$4.00	\$5,100
SILT FENCE MAINTENANCE	1,275	L.F.	\$1.00	\$1,275
SOIL TESTING	31,900	C.Y.	\$0.30	\$9,570
			TOTAL:	\$438,752

IMPROVEMENTS - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
12" P.C. CONCRETE PAVEMENT	3,030	S.Y.	\$87.50	\$265,125
ASPHALTIC CONCRETE PAVEMENT (2" c, 10" x)	1,900	S.Y.	\$59.00	\$112,100
ASPHALTIC CONCRETE PAVEMENT (Temporary)	900	S.Y.	\$59.00	\$53,100
4" TYPE 1 AGGREGATE BASE	5,330	S.Y.	\$4.40	\$23,452
FULL DEPTH SAWCUT	100	L.F.	\$5.00	\$500
8" MEDIAN ISLAND	630	S.Y.	\$62.50	\$39,375
TYPE A CURB & GUTTER	890	L.F.	\$38.00	\$33,820
6" VERTICAL CURB	550	L.F.	\$38.00	\$20,900
6" MOUNTABLE CURB	290	L.F.	\$38.00	\$11,020
8' WIDE CONCRETE SIDEWALK	995	L.F.	\$30.00	\$29,850
HANDICAP RAMP	3	EA.	\$1,035.00	\$3,105
GUARD RAIL	660	L.F.	\$16.25	\$10,725
CRASHWORTHY END TERMINAL	2	EA.	\$1,984.00	\$3,968
REMOVAL OF EXISTING ASPHALT ROADWAY	3,200	S.Y.	\$42.00	\$134,400
TEMPORARY TRAFFIC CONTROL	1	L.S.	\$10,000	\$10,000
CONSTRUCTION STAGING	1	L.S.	\$50,000	\$50,000
			SUB-TOTAL:	\$801,440
			10% Maint.	\$80,144
			TOTAL:	\$881,584

STORM SEWERS- MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
30" R.C.P.	20	L.F.	\$48.00	\$960
PIPE BEDDING (30" R.C.P.)	20	L.F.	\$5.00	\$100
30" FLARED END SECTION	1	EA.	\$1,400.00	\$1,400
JETTING	20	L.F.	\$1.50	\$30
GRANULAR FILL UNDER PAVEMENT	36	TN.	\$10.00	\$360
RIP-RAP / HEAVY STONE REVETMENT	33	S.Y.	\$47.00	\$1,551
5' x 3' CONCRETE BOX CULVERT	10	L.F.	\$210.00	\$2,100
8'x6' CONCRETE BOX CULVERT	315	L.F.	\$680.00	\$214,200
MSD INSPECTION FEE	345	L.F.	\$3.39	\$1,170
SUB-TOTAL:				\$221,871
10% Maint.				\$22,187
TOTAL:				\$244,058

LANDSCAPING:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES (Every 30 ft.)	33	EA.	\$275.00	\$9,075
LANDSCAPING ROUNDABOUT	1	L.S.	\$5,000	\$5,000
SUB-TOTAL:				\$14,075
10% Maint.				\$1,408
TOTAL:				\$15,483

DETENTION AND WATER QUALITY:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
BIORETENTION AND UNDERDRAINS	595	S.F.	\$18.00	\$10,710
CONTROL STRUCTURE	1	EA.	\$6,000	\$6,000
SUB-TOTAL:				\$16,710
10% Maint.				\$1,671
TOTAL:				\$18,381

ENGINEERING AND CONSTRUCTION SURVEYING	1	L.S.	LUMP SUM	\$50,000
---	---	------	----------	----------

MISC. UTILITY - MoDOT / 109 Improvements:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ELECTRIC - STREET LIGHTS	15	EA.	\$840	\$12,600
ELECTRIC - CONDUIT	1,000	L.F.	\$3.50	\$3,500
SUB-TOTAL:				\$16,100
10% Maint.				\$1,610
TOTAL:				\$17,710

MODOT / 109 IMPROVEMENTS SUBTOTAL **\$1,665,967**

MISC. **10 %** **\$166,597**

MODOT / 109 IMPROVEMENTS TOTAL **\$1,832,563**

NOTE: No cost has been added to acquire the additional R/W to construct Roundabout



September 30, 2015

City of Wildwood
Attn.: Mr. Ryan S. Thomas
City Administrator
16860 Main Street
Wildwood, Missouri 63040

Re: Main Street Crossing Development Financing/Funding Assistance Request

Dear Mr. Thomas:

Payne Family Homes, LLC ("Applicant") hereby requests that the City of Wildwood ("City") consider Development Finance Incentives and/or Development Funding Assistance for the above referenced property.

The tract in question is generally located East of Highway 109, West of Eatherton Rd., South of the Cambury development, and North of Old Grover Crossing. Any/all funds allocated subject to this request request would be used to construct two (2) infrastructure components crucial to the development of Wildwood Town Center (Cost estimates for the two (2) projects are attached for your reference):

- (a) Main Street (from Eatherton Westward to an intersection with Hwy 109), and
- (b) A new roundabout and associated improvements on Hwy 109

The proposed community that would be developed in conjunction with the above infrastructure improvements would consist of One Hundred Four (104) single family residences on approximately Twenty Eight (28) acres of land. In addition to the construction of Main Street through the property, Applicant has agreed to provide additional connectivity by connecting stub streets at Larksong Dr. and Kilare Ln. to the North, and at Grover Ridge Dr. to the South.

The site design preliminarily approved by City accomplishes many of the development goals important to the City. The Preliminary Development Plan calls for diverse housing offerings of

both traditional and neo-traditional architecture in the new community. This will add the desired density and design attributes to the residential properties planned for this portion of Town Center. Importantly, Main Street will be extended from Eatherton Rd. to Hwy 109.

The extension of Main Street has been identified by the Planning Department as an integral part of this development, and further achieves the goal of extending the current street network to provide for increased connectivity among the residential neighborhoods in Town Center (by means of pedestrian paths, trails, etc.), as well as connectivity of the residential areas to the commercial and municipal elements of the Town Center.

The proposed incentives and/or assistance in constructing the two (2) projects listed above and detailed in this application are in accordance with the City's Master Plan, as amended by Resolution 2015-23 which was passed on September 14, 2015 with relation to the development of the subject tract (and the current zoning as approved by Ordinance No. 2116 on the same date). Furthermore, the requests made in this application are consistent with the Policy on Development Finance Incentives in that they would fund a project that is of significant size and nature, and provide the valued public benefits described herein.

In accordance with the procedure as outlined by City, Applicant hereby commits to pay City its entire review costs including an advanced payment in accordance with an established rate schedule.

Please contact me at your earliest convenience, so that we might schedule a meeting to further discuss the details of this application.

Sincerely yours,



Thomas E. Cummings
Vice President of Land Acquisition

CITY OF WILDWOOD

APPLICATION FOR CONSIDERATION

Development Finance Incentives

Applicant Information:

Name: PAYNE FAMILY HOMES, LLC ATTN: TOM CUMMINGS
Address: 10407 BAUK, SUITE B ST LOUIS, MO 63132
City: St Louis State: MO Zip Code: 63132
Work Telephone: (314) 996-0355
Mobile Telephone: (314) 287-3110
E-Mail Address: tec@paynefamilyhomes.com

Property Information:

Address of Subject Property: 2401 EATHERTON RD
Locator Number of Subject Property: 23V 12 08 94
Size of Subject Property: +/- 35.8 ac
Current Zoning of Subject Property: R-4
Town Center Regulating Plan Designation of the Subject Property: NEIGHBORHOOD EDGE

Incentive Information:

Type of Requested Incentive (i.e. TDD, NID, CID, or other): OTHER FINANCIAL ASSISTANCE
Amount of Incentive: TBD

Total Allocation of Funds Derived from Requested Incentive (Please complete under applicable headings):

Remediation of site (brownfield): SEE ATTACHED COST ESTIMATES

Roads/Streets:		
Bridges:		
Pedestrian Facilities:		
Stormwater Management Facilities:		
Parking Garage:		
Public Space, including art: Streetscape (including lights, benches, grates, bicycle racks, etc.):		
Other Public Improvements:		

Important Considerations/
Justifications Relating Request
to the City's Master Plan and
Strategic Goals (as Identified
by the Applicant):

SEE ATTACHED DESCRIPTION OF
IMPORTANT CONSIDERATIONS &
JUSTIFICATIONS

Please feel free to attach expanded explanation/justification.

By signing this form, the applicant acknowledges that he/she has received a copy of the PROCEDURES FOR THE REVIEW AND PROCESSING OF REQUESTS FOR DEVELOPMENT FINANCE INCENTIVES, has been advised by City staff of its requirements, and understands and agrees to comply with its provisions.

 Signature	9/30/15 Date
_____ Signature (if needed)	_____ Date
_____ Signature (if needed)	_____ Date

Draft Date: October 19, 2006

"Economic Development Fund"

Important Considerations/Justifications:

As outlined in the attached application, Applicant has provided City with cost estimates for the improvements proposed in the two (2) projects that are the subject of this application. These estimates were current as of the date they were originally delivered to City.

Applicant and City have discussed the possibility of public assistance with the proposed infrastructure improvements, but further discussions will be needed to determine the following:

- (a) Updated cost estimates (based on any scope changes, unit cost changes, etc.)
- (b) Project development type (public bid vs. direct award, public project administration vs. private project management, etc.)
- (c) Final allocation of costs to the parties.
- (d) Other matters as the parties may identify

It is important to note that Applicant acknowledges a benefit bestowed on the Main Street Crossings project by the proposed infrastructure improvements, and Applicant has accordingly expressed a willingness to work with City to fund a fair and equitable portion of the construction of these improvements.

P.Z. Number(s): _____
(as assigned by department)

PETITION

before the
CITY OF WILDWOOD'S
PLANNING AND ZONING COMMISSION
FOR THE PURPOSE OF HEARING REQUESTS
FOR ONE OR A COMBINATION OF THE FOLLOWING:
(PLEASE CHECK THOSE ITEMS WHICH ARE APPLICABLE)

- Change in Zoning
 Conditional Use Permit
 Approval of a Planned District or other special procedure (C-8/M-3/PRD)

APPLICANT/OWNER INFORMATION

Applicant's Name: Payne Family Homes
Mailing Address: 10407 Baur Blvd suite B
St. Louis, Mo. 63132
Telephone Number, with Area Code: 314-996-0341
Fax Number, with Area Code: _____
E-Mail Address: jgd@paynefamilyhomes.com
Interest in Property (Owner or Owner Under Contract):
Owner under Contract

If owner under contract, please attach a copy of the contract.

Copy attached

Owner's Name (if different than applicant):
Mildred E. Schneider, Trustee
Address: 15 Wilderness Lane
Defiance, Mo. 63341
Telephone Number, with Area Code: 636-798-2145
Care of David Schneider

SITE INFORMATION

Postal Address of the Petitioned Property(ies):

2461 Eatherton Road
Wildwood, Mo. 63040

Locator Number(s) of the petitioned Property(ies):

23V120094

Total Acreage of the Site to the Nearest Tenth of an Acre:

34.8

Current Zoning District Designation: MU (Town Center)

Proposed Zoning District Designation: Commercial and R-4 with PRD

Proposed Planned District or Special Procedure: PRD Planned Residential District

USE INFORMATION

Current Use of Petitioned Site: two single family homes

Proposed Use of Site: Detached single family residential

lots and Commercial with common ground/
Public space

Proposed Title of Project: Main Street Crossing

Proposed Development Schedule (include approximate date of start and completion of the project):

We anticipate developing spring 2015 and start home
construction late summer 2015

CONSULTANT INFORMATION

Engineer's/Architect's Name: Sterling Engineering and Surveying Co.

Address: 5055 New Baumgartner Rd, St Louis, Mo.
63129

Telephone Number, with area code: 314-487-0440

Fax Number, with area code: 314-487-8944

E-Mail Address: mfalkner@sterling-eng-sur.com

Soil Scientist/Forester's Name: SCI

Address: 130 Point West Blvd
St. Charles, Mo. 63301

Telephone Number, with area code: 636-949-8200

Fax Number, with area code: 636-949-8269

E-Mail Address: sharding@sciengineering.com

ACKNOWLEDGEMENT INFORMATION

The petitioner(s) state(s) they (he) (she) will comply with all the requirements of the city of wildwood with regard to the procedures relating to its administration of land use and development controls within its boundaries, including the payment of all applicable fees.

The petitioner(s) further represent(s) and agree(s) that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Wildwood with respect to this application.

The petitioner(s) hereby certify(ies) that (indicate one):

- I (we) have a legal interest in the hereinabove described property.
- I am (we are) the duly appointed agent of the petitioner(s) and that all information given and represented on this application is an accurate and true statement of fact. Any misrepresentation of information on this application or accompanying information shall constitute grounds for the City of Wildwood, Missouri to terminate review of this petition and return all materials, minus any fees, associated with its review up to and through that point.

SIGNATURE: [Signature]
 NAME (PRINTED): Jerry Dwyer
 ADDRESS: 10407 Baur Blvd suite B
St Louis, Mo. 63132
jad@payne-familyhomes.com
 TELEPHONE NUMBER: 314-996-0341

[PLEASE NOTE: THE ABOVE NAMED PERSON SHALL RECEIVE ALL OFFICIAL NOTICES REGARDING THIS REQUEST, INCLUDING THE PUBLIC HEARING NOTICE.]

SUBSCRIBED AND SWORN BEFORE ME THIS
6th DAY OF October, 2014

SEAL: NANCY COPLING
 Notary Public, Notary Seal
 State of Missouri
 St. Charles County
 Commission # 11250033
 My Commission Expires October 04, 2015

SIGNED: Nancy Copling
 (NOTARY PUBLIC)
 NOTARY PUBLIC NANCY Copling
 STATE OF MISSOURI.

MY COMMISSION EXPIRES 10/4/15

FOR OFFICE USE ONLY

1ST SUBMITTAL DATE: _____
 FEE: _____; RECEIVED BY: _____
 PRELIMINARY DEVELOPMENT PLAN: YES NO
 PACKET COMPLETE: YES NO

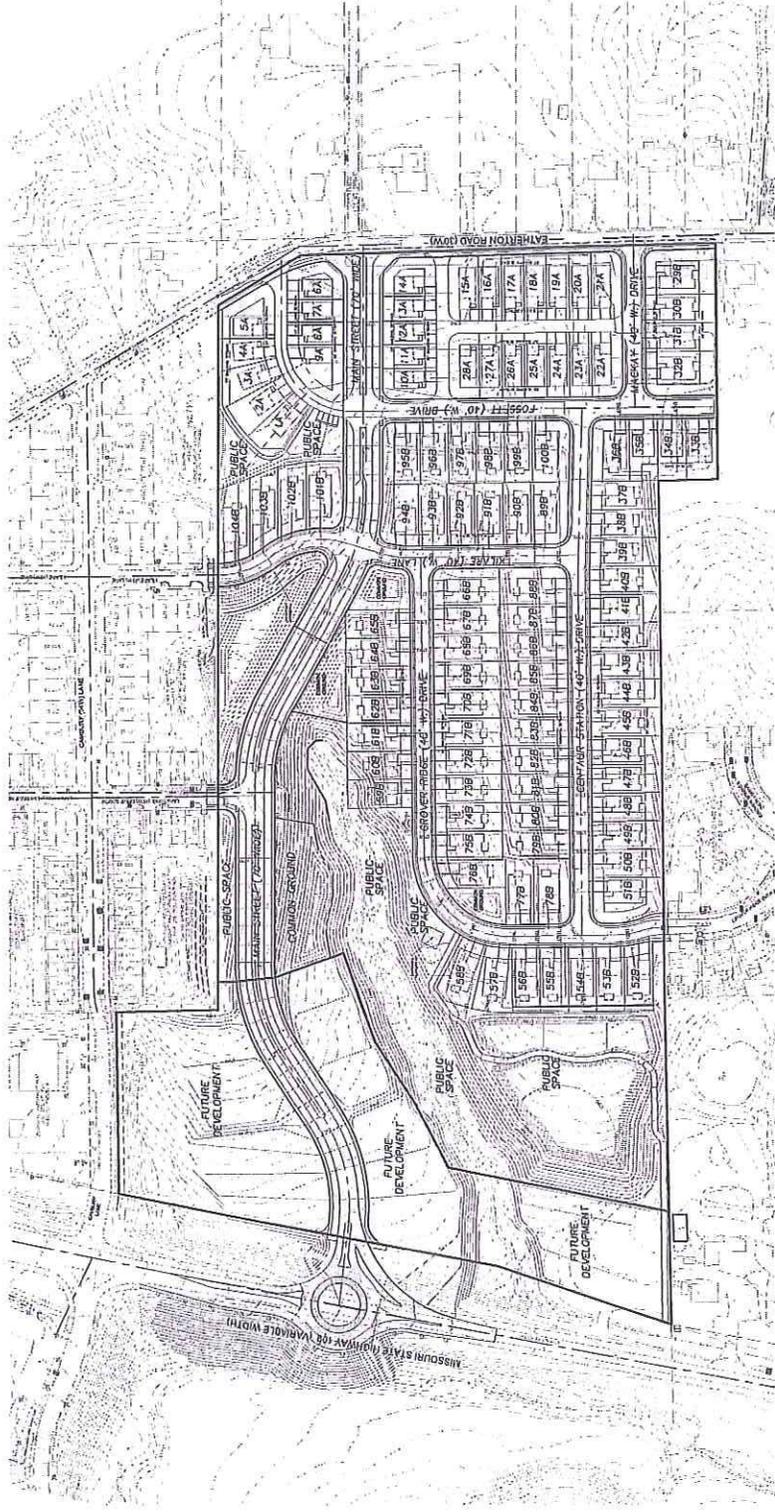
2ND SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____
 PACKET COMPLETE: YES NO

THE UNDERSIGNED WILL CEASE TO BE A SURVEYOR OF THE STATE OF MISSOURI IF HE FAILS TO COMPLY WITH THE REQUIREMENTS OF THE MISSOURI SURVEYING ACT, CHAPTER 292, R.S.M.O. AS AMENDED, AND IF HE FAILS TO COMPLY WITH THE REQUIREMENTS OF THE MISSOURI SURVEYING ACT, CHAPTER 292, R.S.M.O. AS AMENDED, AND IF HE FAILS TO COMPLY WITH THE REQUIREMENTS OF THE MISSOURI SURVEYING ACT, CHAPTER 292, R.S.M.O. AS AMENDED.

Project: 14-04-126, Main Street Crossing, 2411 KAYENTHOM, WALKERMO, MO, SITE DEVELOPMENT PLAN



MSD Base Map - 2011

Job Number	14-04-126
Date	Dec 29 2015
Drawn	1
Check	1
Client	SDP

FILED 12/29/2015
MICHAEL C. WILSON
Civil Engineer

Main Street Crossing
2411 KAYENTHOM, WALKERMO, MO
SITE DEVELOPMENT PLAN

THE STERLING CO.
ENGINEERS & SURVEYORS
5555 Newburg Road
St. Louis, Missouri 63123
Ph: 314-437-4344 Fax: 314-437-4344
www.sterlingco.com

PAYNE FAMILY HOMES
1007 BAVIER BLVD., SUITE B
ST. LOUIS, MO 63112
Ph: 314-996-0411
www.paynefamilyhomes.com

1	10-20-2015	FINAL SUBMITTAL
2	11-18-2015	CLIENT REVISIONS
3		
4		
5		
6		
7		
8		
9		
10		

3	11/18/2015	CLIENT REVISIONS
2	11/18/2015	REVISIONS
1	11/18/2015	INITIAL

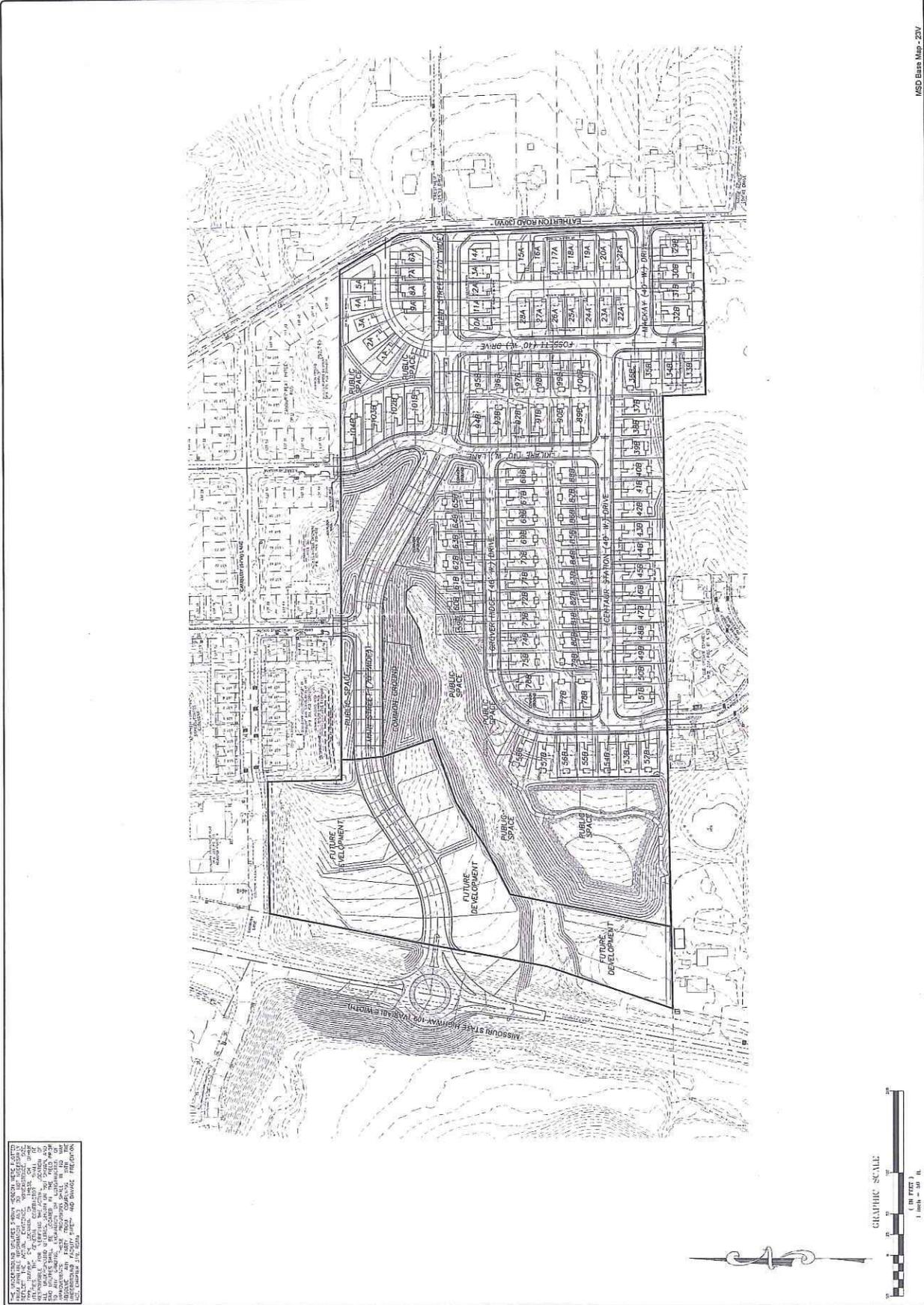
PAYNE FAMILY HOMES
 1007 BAUER BLVD., SUITE B
 ST. LOUIS, MO 63122
 Ph. 314-999-0341
 www.paynefamilyhomes.com

THE STERLING CO.
 ENGINEERS & SURVEYORS
 8555 Olive Street, Suite 100
 St. Louis, Missouri 63115
 Ph. 314-742-2400 Fax 314-432-2444
 Corporate Certificate of Authority #001345

Main Street Crossing
 2441 FATHERTON RD., WILWOOD, MO
 SITE DEVELOPMENT PLAN

Date: 12/29/2015
 License No. E-20043
 Civil Engineer

Job Number: 14-04-126
 Title: Dec. 29, 2015
 Drawing No.: 1.1
 Sheet: 1
 Checked: SDP



THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CALCULATIONS SHOWN ON THIS PLAN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR OMISSIONS MADE TO THIS PLAN AFTER THE DATE OF ISSUANCE.

MSD Base Map 220V

City of Wildwood

September 11, 2006

DEVELOPMENT FINANCE INCENTIVE POLICY STATEMENT

1. The use of public finance alternatives, in conjunction with development proposals, must exhibit a clear, compelling public purpose that advances identified strategic objectives of the City, as may be established by the City Council from time to time, and consistent with the Master Plan Goals, Objectives and Policies.
2. Public finance alternatives¹ that the City may consider in conjunction with a development proposal include the following:
 - a. Neighborhood Improvement Districts (NID)
 - b. Transportation Development Districts (TDD)
 - c. Community Improvement Districts (CID)
 - d. Other public financing options allowed under Missouri State Statute, such as Special Assessment Districts and Special Business Districts
3. In the instance of public finance alternatives, which require the establishment of a separate political subdivision (i.e. TDD's and CID's), the City will only accept an agreement that allows it to exercise appropriate control over the establishment of the district and on-going jurisdiction and oversight of its operation and administration.
4. Public finance proposals, which envision the use of public bond financing, must be of a size and nature that is financially practical and feasible in the determination of the City.
5. Public finance proposals must be of a significant nature and offer valued public benefits to justify their establishment and administration.
6. The City will not consider use of public finance options to fund construction, improvement, or renovation of privately-owned, subdivision physical assets owned in common, including private roadways.

City Council Adoption Date: SEPTEMBER 25, 2006

¹ Tax Increment Financing (TIF), in conjunction with land development proposals, will not be considered under any circumstances.

**AN ORDINANCE ADOPTING PROCEDURES FOR THE
REVIEW AND PROCESSING OF REQUESTS FOR
DEVELOPMENT FINANCE INCENTIVES**

WHEREAS, Missouri State Statutes provide authority to municipalities to utilize various public financing mechanisms that may be used as economic development incentives to fund, plan, design, construct, maintain and operate public improvements which include but are not limited to Neighborhood Improvement Districts (NID), Transportation Development Districts (TDD), Community Improvement Districts, and

WHEREAS, as the City of Wildwood (the "City") continues to grow, it has experienced and can expect to experience inquiries and requests from development interests seeking public participation and development financing incentives to fund various public improvements associated with development proposals, and

WHEREAS, the City of Wildwood has adopted a Development Finance Incentives Policy governing the forms of development finance incentives it will consider, and

WHEREAS, because "ad hoc" consideration of such requests invites uncertainty and inconsistency in the manner with which such inquires and requests are addressed, the City desires to adopt a formal written procedure for the comprehensive, coordinated and thorough review and consideration of all such requests in order to protect the interests of the City, facilitate clear, open and consistent communications between City officials and developer representatives, ensure full knowledge of critical issues by the City Council necessary for public decision making, and provide developer/applicants with the certainty of a defined procedure for the processing and consideration of such requests.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI as follows:

Section One. The "Procedures for the Review and Processing of Requests for Development Finance Incentives", attached to this Ordinance as Exhibit 'A', governing the conduct of all elected and appointed officials of the City having involvement in the reviews and decisions within the scope of these Procedures are hereby approved and adopted.

Section Two. This Ordinance shall not be subject to the general penalties for violation as established by City Code. Instead, violations of the Procedures herein shall constitute a basis for denial by the City Council of the development incentive request.

Section Three. This Ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 23rd day of October, 2006 by the City Council of the City of Wildwood, Missouri after having been read by title or in full two times prior to passage.

Edward L. Marshall
Presiding Officer

Edward L. Marshall
Edward L. Marshall, Mayor

ATTEST:

ATTEST:

Lynne Greene Beldner
City Clerk

Lynne Greene Beldner
City Clerk

'EXHIBIT A'

PROCEDURES FOR THE REVIEW AND PROCESSING OF REQUESTS FOR DEVELOPMENT FINANCE INCENTIVES

The following process and procedures are to apply to all development project proposals that include or appear to contemplate any request for economic development finance incentives, funding assistance or other incentives requiring City Council approval not already set forth by ordinance. This procedure shall not apply to incentives or variances already within the authority of City staff and not requiring City Council approval.

1. Upon inquiry or expression of intent on the part of a property owner, developer or their representative(s) that the City consider some form of development finance incentive or funding assistance, a copy of this Procedure, together with the City's "Development Finance Incentive Policy Statement [see attached] shall be provided to the inquiring party by the City Administrator or Director of Planning and Parks. Acknowledgement of receipt of this information by the inquiring party shall be provided in writing on a form furnished by the City.
2. Development finance incentive requests will be considered only in those instances where a development proposal and application including preliminary plans and other details necessary to understand the nature of the project and community benefit to be derived from it have been submitted and are under active review by the Department of Planning.
3. Each development proposal for which any form of development finance incentives or funding assistance is requested shall be made in writing on application forms provided by the City containing at a minimum the following information:
 - a. A copy of the filed development application and preliminary plan.
 - b. A summary of the type(s) and amount(s) of development finance incentives or assistance requested.
 - c. A conceptual allocation of funds for the development depicting the specific uses of the finance incentive(s).
 - d. A comprehensive explanation and rationale for the contemplated uses(s) to be made of the requested finance incentive(s) and how they conform to the City's Master Plan and Policy on Development Finance Incentives.

- e. A commitment to pay to the City its entire review costs including an advanced payment in accordance with an established rate schedule.
 - f. A written acknowledgement from the developer/applicant that they have received a copy of the Procedure, and that they understand and agree to abide by its provisions.
4. Upon receipt of an application for a development finance incentive or funding assistance, the City Development Finance Group, composed of the City Administrator, City Attorney, Director of Planning and Director of Public Works, shall be convened to initially review and evaluate the proposal. The Director of Planning shall serve as Proposal Coordinator responsible for informing the Mayor and City Council of all application, on-going dissemination of information to and obtaining input from other members of the Development Finance Group, and coordinating contacts with the developer/applicant. The Development Finance Group shall meet with representatives of the developer/applicant to review the proposal and clarify matters, and shall consult with such additional City officials, legal advisors and finance advisors as may be appropriate.
 5. The Proposal Coordinator shall then oversee preparation of a Report and Recommendation on behalf of the Development Finance Group to the Mayor and City Council on whether the application is consistent with and serves to advance the City's development goals as set forth in the Master Plan, the "Development Finance Incentives Policy", strategic goals and objectives of the City, and other policies established by the City Council. The report and recommendation to the City Council shall also contain any alternate or differing views expressed by members of the Development Finance Group and its legal or finance advisors.
 6. The City Council shall then meet with the developer/applicant and Development Finance Group members to confer on the proposal and the Report and Recommendation. If the City Council determines that the proposal has potential merit, it shall authorize proceeding to the next steps in the review procedure process. City Council may at this time also initially consider such preliminary business terms (term sheet) as deemed appropriate to guide future negotiations. Nothing in any initial decision, authorization or direction of the City Council shall be considered or relied upon as an approval for any development finance incentives. Approval of any development finance incentive occurs only upon final ordinance approval after all steps in this Procedure have been completed.. No further action on the part of the Development Finance Group or other City officials shall be taken on an application if City Council does not authorize proceeding with subsequent procedural steps. In that event, any funds advanced for the costs of the City's review that remain unexpended shall be refunded to the developer/applicant.
 7. If so authorized by City Council, the Development Finance Group shall then proceed to negotiate the terms and conditions of a draft development agreement

with the developer/applicant setting forth, among other things, the details, scope and limitations on proposed development incentives. The City Attorney shall serve as the Lead Negotiator on behalf of the Development Finance Group and City unless otherwise directed by the City Council. Additional City officials, legal and finance advisors may be included during the negotiations as appropriate.

IMPORTANTLY, from this point in the process until negotiations are finalized and City Council legislative actions take place, all direct contacts and communications concerning development finance incentives or funding assistance between City officials and the developer/applicant representative(s) shall be directed through the Lead Negotiator who shall be responsible for coordinating communications among Development Finance Group members, other City advisors, and the designated developer/applicant representative(s).

8. It is anticipated that development agreement negotiations will occur contemporaneous and in coordination with the overall planning development review process including typical procedural requirements by the Planning and Zoning Commission and City Council.
9. All contemplated variances or exceptions from established development procedures, standards and requirements that may arise through the course of the project planning review or development agreement negotiations must be expressly identified in writing and acted upon by the City Council prior to related development incentive legislative actions.
10. Upon conclusion of development agreement negotiations and in coordination with other development review procedural requirements, the City Council shall conduct required Public Hearings on the proposal and engage in such review and deliberations as necessary to thoroughly comprehend the proposal prior to taking final legislative action(s).

CITY OF WILDWOOD

ACKNOWLEDGEMENT OF RECEIPT

**Information Package for Consideration of
Development Finance Incentives**

I, _____, representing _____ (name of company, if applicable), by signing this statement, hereby acknowledges that I/we have been furnished a copy of the official policy relating to Development Finance Incentives by the City Administrator and/or the Director of Planning, along with the Procedures and Processes for Development Finance Incentives, as adopted by City of Wildwood Ordinance #_____, and have also been offered an opportunity to ask any questions regarding them by the aforementioned personnel of the City of Wildwood, along with contact information for the same for future use.

_____ <i>Signature</i>	_____ <i>Date</i>
_____ <i>Signature (if needed)</i>	_____ <i>Date</i>
_____ <i>Signature (if needed)</i>	_____ <i>Date</i>

Draft Date: October 19, 2006

"Planning Tomorrow Today"

SAMPLE

NOT PART OF ORDINANCE

CITY OF WILDWOOD

APPLICATION FOR CONSIDERATION

Development Finance Incentives

Applicant Information:

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Telephone: _____

Mobile Telephone: _____

E-Mail Address: _____

Property Information:

Address of Subject Property: _____

Locator Number of Subject Property: _____

Size of Subject Property: _____

Current Zoning of Subject Property: _____

Town Center Regulating Plan

Designation of the Subject Property: _____

Incentive Information:

Type of Requested Incentive
(i.e. TDD, NID, CID, or other): _____

Amount of Incentive: _____

Total Allocation of Funds Derived from Requested Incentive (Please complete under applicable headings):

Remediation of site (brownfield): _____

Roads/Streets: _____

Bridges: _____

Pedestrian Facilities: _____

Stormwater Management Facilities: _____

Parking Garage: _____

Public Space, including art: _____

Streetscape (including lights,
benches, grates, bicycle racks, etc.): _____

Other Public Improvements: _____



WILDWOOD

February 22, 2016

The Planning and Zoning Commission
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Consideration of P.Z. 1 and 1a-99 - Claymont Development

Commission Members:

Recently, the City Council had requested the Planning and Zoning Commission review this development again, following the submittal of Amended Site Development Plan. This request of City Council was also based upon conversations and documents that had been provided to it by the Environmental Protection Agency (EPA) relating to this site. These conversations and documents related to the latest cleanup efforts at this site, as well as the adjoining Bliss Property, which were prompted by the efforts of the City over the past eight (8) years. The outcome of this testing, according to the Environmental Protection Agency (EPA), is the site is suitable for residential use, with the establishment of the environmental covenant on the site (in its northeastern corner).

More recently, however, the City Council has sought more clarification from the federal government in this regard, but has not received complete responses to these appropriate inquiries, which has led it to seek outside assistance. With this effort underway at this time, the City Council now feels it would be premature to have any action undertaken on this proposed residential subdivision, until the results of these additional inquiries are made available to the City and all interested parties can review it. Therefore, the City Council is respectfully requesting the Planning and Zoning Commission not take any further action relative to this matter, until this new information is provided, studied, and disseminated to all parties for use in any future discussions. The cooperation of the Planning and Zoning Commission on this request is very much appreciated.

If you should have any questions or comments on this request and the information being developed at this time, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your understanding and cooperation.

Respectfully submitted,
CITY OF WILDWOOD

Timothy Woerther, Mayor

Cc: Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Bruce Morrison, Special Counsel to the City of Wildwood
Carrie Hermeling, Attorney for Claymont Development



MEMORANDUM

To: Mayor Woerther and City Council Members

From: Ryan S. Thomas, City Administrator

Date: February 19, 2016

Re: **Presentation Regarding St. Louis County Pooled Sales Tax**

As part of the February 22, 2016 City Council Work Session, City Attorney Golterman has offered to provide an informational presentation of the history of the County Sales Tax Law, including the original purpose, amendments, previous legal challenges and the current case.

RST

Planning Tomorrow Today™

16860 Main Street ♦ Wildwood, Missouri 63040 ♦ 636-458-0440 phone ♦ 636-458-6969 fax



WILDWOOD

February 22, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Update on the City's Rural Internet Access Project

Council Members:

The Department contacted Wisper ISP about the next steps in restarting efforts in the north half of the City, including the option of fiber-optic service to the Wild Horse Creek Road Area, prior to both the January 25, 2016 and February 8, 2016 City Council meetings, and requested direction in this regard. Thereafter, prior to the February 8, 2016 City Council meeting, a Wisper ISP representative responded and noted the following in regard to the company's future efforts in Wildwood:

1. The owner of Wisper ISP is preparing information relating to the fiber-optic option on Wild Horse Creek Road and it will be delivered to the City this week (week of February 8, 2016).
2. The negotiations regarding the use of the St. Louis County E-911 Emergency Tower are ongoing and Ms. Heuring spoke with some optimism about their outcome.

The next day, after the February 8, 2016 City Council meeting, Nathan Stooke provided information regarding a meeting that was planned with an installer of fiber-optic service and hoped to have information to the City regarding the feasibility of its use within certain areas of the north half of the City, timelines, and costs. This detailed information is still not available. The Department has attached Mr. Stooke's e-mail for the City Council's review.

Given the efforts of Bays ET in the south half of the City, the Department is seeking to gain momentum within the north half of the City, since there are a number of residences not served at this time. This area now appears to be generating the greatest amount of contacts to the City regarding service.

As this update notes, the companies, residents, and the City continue to work very hard to find as many connection solutions for unserved households in Wildwood as possible. If any of the Council members should have questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. A brief summary of this information is planned for

tonight's Work Session. Thank you for your continued support of this project and the overall effort to bring high-speed internet to the rural areas of this community.

Respectfully submitted,
CITY OF WILDWOOD



Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Chris Bay, Malinda Heuring, and Nathan Stooke, Service Providers - Bays ET and Wisper ISP

From: **Nathan Stooke** nstooke@wisperisp.com
Subject: Wisper Update
Date: February 9, 2016 at 5:00 PM
To: **Joe Vujnich** JVujnich@cityofwildwood.com
Cc: mcgwildwood@att.net



Hello,

I left you a voice mail while I was driving, but I wanted to type up an email update too.

I had a good detailed talk with the contractor we are going to use to do the fiber project in Wildwood this morning. He is coming to town next week to review another small project we are working on. We will then walk the Wild Horse Creek fiber plan to get more exact pricing from him for installing fiber. We will also look at running it east to 109 to pickup the fiber connection from Charter or ATT. If we do run fiber down the main road, anyone that lives along that fiber path would be able to get our service.

Once I have a more detailed plan and pricing I will submit those to the neighborhood board. If the costs is too much we will also submit the amount we would need to have them help finance. We are not looking for a grant, just a loan if needed. The fiber contractor said we would be willing to finance part of of the buildout as we are working with him on a few other fiber projects too.

Once we have the money needed secured we will order the fiber and schedule the install. Best case would be around end of March we could start the install, but that would be if financing is in order soon. Worst case might be mid summer if we have to work through some details with financing or have a really wet spring.

Please let me know if you have any questions.

Thanks



MEMORANDUM

To: Mayor Timothy Woerther and City Council Members

From: Rick C. Brown, Director of Public Works

Date: February 19, 2016

Re: Speed Limit Reduction on Route 109

The Department was recently notified by the Missouri Department of Transportation of the results of a recent speed limit study that was completed for a section of Route 109. Last fall, MoDOT completed speed study measurements on Route 109, primarily in response to the completion of roadway improvements between Route 100 to Route 109.

Based on the results of the study, MoDOT is proposing to reduce the speed limit on Route 109 from 45 mph to 40 mph between Sheppard Road to New College Avenue. In order to enforce the speed limit reduction, MoDOT is requesting that the City enact an ordinance enabling the speed limit reduction.

Recommendation:

The Department supports MoDOT's request to reduce the speed limit and recommends approval of the enabling ordinance which has been prepared as Bill 2161.

This recommendation was approved by the Board of Public Safety at their February 4, 2016 meeting.

I will be available for any questions or comments at the February 22, 2016 Work Session of the City Council.

RCB

AN ORDINANCE AMENDING CHAPTER 390 TRAFFIC SCHEDULES BY ESTABLISHING A 40 MPH SPEED LIMIT ON A PORTION OF MISSOURI ROUTE 109 WITHIN THE CITY OF WILDWOOD

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI:

Section One. Chapter 390 of the City Code, Traffic Schedules, Schedule II, Speed Limits, is hereby amended by adding to Schedule II the following:

Schedule II. SPEED LIMITS

	<i>Part of Road or Street</i>	<i>Regulation</i>
Add:	Missouri Route 109, from Shepard Road to New College Ave	40 mph

Section Two. The Director of Public Works is authorized to erect appropriate signage reflecting any regulation in the Traffic Schedules existing or as may be amended herein or from time to time.

Section Three. This Ordinance shall be in full force and effect from and after its passage and approval.

This Bill was passed and approved this ____ day of _____, 2016, by the Council of the City of Wildwood after having been read by title or in full two times prior to passage.

Presiding Officer

Timothy Woerther, Mayor

ATTEST:

ATTEST:

City Clerk

City Clerk