



# WILDWOOD

## CITY COUNCIL AGENDA

### COUNCIL CHAMBERS NEW CITY COUNCIL MEMBER ORIENTATION

5:00 - 5:45

### WORK SESSION AGENDA

6:00 - 7:20

04/25/16

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

#### 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 - None

#### III. CITY ADMINISTRATOR DISCUSSION ITEMS

##### III.I. Final Report Of The Development Finance Group Regarding A Public Financing Proposal From Payne Family Homes (Main Street Crossing Project) (Ward – Eight)

Documents: [WS - FINAL REPORT FROM DEVELOPMENT FINANCE GROUP \(MAIN STREET CROSSING\).PDF](#)

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

##### IV.I. Update On Rural Internet Access Project

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

##### IV.I.A. Draft Letter To St. Louis County Emergency Communications Commission (Wards – All)

##### IV.II. Administration/Public Works Committee

##### IV.II.A. 2016 Asphalt Resurfacing Bids (Wards – One, Three, And Six)

Documents: [WS - 2016 ASPHALT RESURFACING CONTRACT.PDF](#)

##### IV.III. Board Of Public Safety

IV.III.A. Parental Neglect Ordinance (Wards – All)

Documents: [WS - PARENTAL NEGLECT ORDINANCE.PDF](#)

IV.IV. Planning/Economic Development/Parks Committee

IV.IV.A. City Of Wildwood Economic Development Plan – Final Adoption (Wards – All)

Documents: [WS - FINAL ADOPTION OF ECONOMIC DEVELOPMENT PLAN.PDF](#)

IV.IV.B. Community Park – Phase One Additions – Swings (Ward – One)

Documents: [WS - COMMUNITY PARK ADDITION - SWINGS.PDF](#)

IV.IV.C. Community Park – Erosion Control Project In Bonhomme Creek (Ward – One)

Documents: [WS - COMMUNITY PARK EROSION CONTROL.PDF](#)

IV.IV.D. Belleview Farms Concept/Design Contract (Wards – All)

Documents: [WS - BELLEVIEW FARMS CONTRACT.PDF](#)

IV.IV.E. On-Going And Long-Term Maintenance Costs For Parks And Trail Facilities (Wards – All)

Documents: [WS - ON-GOING AND LONG-TERM MAINTENANCE COSTS FOR PARKS AND TRAILS.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.



## **PUBLIC FINANCING PROPOSAL**

### **Proposal 2015-01**

#### **Payne Family Homes (Main Street Crossing Project)**

**City of Wildwood, Missouri  
Development Finance Group's 2<sup>nd</sup> Addendum to Report and Recommendation  
Issue Date – April 25, 2016  
“Planning Tomorrow Today”**

The Development Finance Group (DFG) has been meeting on a regular basis to address the requests of City Council on a proposal by Payne Family Homes (“PFH”) to the City of Wildwood for the Main Street Crossing Project. These requests from the City Council were set forth during its meeting on this matter that was held on March 14, 2016. Specifically, the City Council was seeking more information on the costs of the roadway improvements prompting the developer's request and how these costs could be allocated to the parties in a more clear and concise fashion.

To this end, the DFG has held meetings with PFH over the course of the past few weeks, first on April 5, 2016 and then again on April 19, 2016, to discuss project costs, proposed allocation of funding and other considerations to improve the financial viability of the development. As a result, the DFG has reached a final recommendation to the City Council for its consideration at the April 25, 2016 City Council Work Session. This recommendation is organized in two separate parts for costs associated with MO Route 109 Improvements and Main Street Improvements.

#### **PART ONE: MO ROUTE 109 IMPROVEMENTS**

Principally, the MO Route 109 Improvements include the construction of a roundabout to accommodate the intersection of Main Street with MO Route 109, including associated right-of-way improvements within the State right-of-way. An application for federal transportation funding has been submitted to the East-West Gateway Council of Governments, which, if awarded, would fund 80% of the cost of these improvements, in addition to an upgrade from a single-lane to multi-lane roundabout and additional improvements to the north and south along MO Route 109.

<b>Current Cost Estimate:</b>	<b>\$1,518,225</b>
Federal Share of Cost (80%):	\$1,214,580
Local Share of Cost (20%):	<b>\$ 303,645</b>

**DFG Recommendations for Local Share of Cost for MO Route 109 Improvements:**

1. \$303,645 funded 100% by the City of Wildwood
2. Sources of City funding:
  - a. Current East Area and West Area TGA Fund Balances: \$165,000
  - b. Future Collected East Area and West Area TGA Funds: \$138,645
3. Recommendation subject to the approval of the City’s application for federal funding

**Reasons for Recommendation:**

1. Although required as a condition of the rezoning of the Main Street Crossing site, the improvements to MO Route 109 serve a regional benefit, and would be desired with or without the Main Street Crossing development.
2. With the construction phase of the federally-funded project not scheduled until the Year 2019, adequate time remains to increase the balance of the East Area and West Area TGA Funds from funds collected from other planned developments, thereby making it possible to fund the improvements without necessitating the use of general revenue and/or capital project funds.

**PART TWO: MAIN STREET IMPROVEMENTS**

Principally, the Main Street Improvements include the construction of Main Street, including associated streetscape improvements, between Eatherton Road and MO Route 109.

<b>Current Cost Estimate:</b>	<b>\$1,471,517</b>
Committed Developer Funding:	\$ 400,000
Unfunded Cost:	<b>\$1,071,517</b>

**DFG Recommendations for Unfunded Cost of Main Street Improvements:**

1. Waiver of the TGA Funds to be collected from the Main Street Crossing development (approximately \$250,000)
2. Refund to PFH of TGA Funds collected by the City at the time the commercial outlots are developed (approximately \$200,000)
3. Remaining unfunded cost (\$621,517) to be funded by Payne Family Homes, except as it may be reduced through identified design modifications, if approved by the appropriate divisions of City Government, including the Planning & Zoning Commission and/or Department of Public Works [not a function of the DFG and outside the scope of this review]

**Reasons for Recommendations:**

1. The waiver of the TGA Funds to be collected from the Main Street Crossing development is justified, in light of the off-site improvements provided across the commercial outlots and as acknowledged in the conditions of the rezoning.
2. Completing the improvements to both Route 109 and Main Street, as provided herein, should spur development of the commercial outlots, justifying the refund of the to-be collected TGA Funds.
3. A number of potential design modifications have been identified, which involve lighting, utilities and contributions by other parties, which could reduce the remaining identified unfunded cost [not a function of the DFG and outside the scope of this review].

4. Notwithstanding any further cost reductions due to approved design modifications, the total unfunded cost of \$621,517 would result in a minimal additional cost of less than \$6,000 per residential lot.

**SUMMARY OF RECOMMENDED CITY CONTRIBUTION:**

Route 109 Improvements:	\$303,645
Main Street Improvements:	\$450,000
<b>Total Recommended Contribution:</b>	<b>\$753,645</b>
<b><i>Percentage funded by current/future TGA funds:</i></b>	<b>100%</b>

If any of the City Council members should have questions or comments in this regard, please feel free to contact any of the members of the DFG. A presentation is planned on this matter at tonight's City Council meeting. Thank you for your consideration of this information and action on the same.

**Attachments:**

- Letter from Payne Family Homes, identifying cost saving opportunities (April 21, 2016)
- Updated Cost Estimate – Main Street (April 19, 2016)
- Updated Cost Estimate – MO Route 109 Improvements (April 12, 2016)
- Updated Cost Estimate – Eatherton Road (April 12, 2016)
- DFG's 1<sup>st</sup> Addendum to Report and Recommendation (March 14, 2016)
- DFG's Original Report and Recommendation (February 22, 2016)



April 21, 2016

**VIA ELECTRONIC MAIL**

City of Wildwood  
Department of Planning  
Attn.: Mr. Joe Vujnich  
16860 Main Street  
Wildwood, MO 63040

**RE: Main Street Crossing Development Cost Saving Opportunities**

Dear Mr. Vujnich:

During our meeting with the Development Finance Group (DFG) on 4/5/16, the Payne Family Homes (PFH) team and the DFG discussed several potential opportunities for development cost savings related to the above property.

This effort was undertaken after the Director of Public Works identified cost savings, and scope adjustments in an email dated 3/28/16. These changes are reflected in the attached cost estimates entitled "CURRENT" for each of Hwy 109 Improvements, Main Street, and Eatherton Rd.

During our subsequent meeting on 4/19/16, the DFG stated to the PFH team that the Hwy 109 Roundabout and associated Improvements are planned to be undertaken by the City as part of a project that would not require PFH financial contribution, so any reference to that portion of the table below has been removed, and the figures adjusted accordingly.

The following potential cost savings were identified in our meeting on 4/5/16 as possible ways to decrease project cost:

**[The remainder of this page was intentionally left blank.]**

### MAIN STREET CROSSING POTENTIAL COST SAVINGS

Cost item	Proposed Change	Potential Savings
Street Lights	Alternating 75' spacing; no lights in the street median	\$144,000.00
Utility Relocations	Request Ameren to absorb these costs, as they are related to development of City roads in ROW	\$130,000.00
Street Improvements (Street trees, sidewalk, handicapped ramp)	Costs to be paid by commercial outlots when developed	\$128,151.00
Water Main	Remove cost for water main per Missouri American Water email	\$144,340.00

### EATHERTON ROAD POTENTIAL COST SAVINGS

Cost Item	Proposed Change	Potential Savings
Street Lights	Alternating 75' spacing;	\$31,500.00
Utility Relocations	Request Ameren to absorb these costs, as they are related to development of City roads in ROW	\$140,000.00

### CONTINGENCY SAVINGS

Cost Item	Proposed Change	Potential Savings
Contingency	Reduction in overall project contingency as reflected by potential reduced project cost	\$71,799.10

Total potential project cost savings: ~~\$789,790.10~~

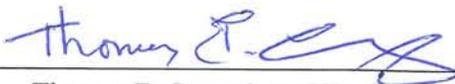
**It is acknowledged by PFH, and it should be noted here, that some of the above potential cost savings require additional City approvals, and/or the agreement and cooperation of third parties in order to be achieved—including but not limited to City entities other than the DFG, the owners of adjacent parcels, utility companies, etc. These agreements and approvals are not assumed by PFH, or guaranteed in any way by the City or the DFG, but could be obtained through PFH's continued cooperation with the City, and ongoing efforts of PFH with third parties.**

We would like to thank the DFG for its efforts in helping to identify the potential synergies and cost saving opportunities listed above, and note that we look forward to working with all parties to see as many of these opportunities implemented as possible.

Please contact me if you should have any questions, or require additional input on this very important subject.

Very truly yours,

**PAYNE FAMILY HOMES, L.L.C.**

By:   
Thomas E. Cummings, VP of Land Acquisition

Cc via email with attachments:

Hon. Tim Woerther  
Rob Golterman  
Ryan Thomas  
Rick Brown  
David Neiers  
Bill Allen  
Mike Falkner

**MAIN STREET CROSSING**

14-04-126

**PRELIMINARY COST ESTIMATE**

Revised April 19, 2016

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

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.3	AC.	\$6,500	\$8,450
WASHDOWN STATION	0	EA.	\$5,750	\$0
TEMPORARY SEDIMENT BASIN	1	EA.	\$3,500	\$3,500
ROUGH GRADING	21,600	C.Y.	\$2.50	\$54,000
SOD WITHIN RIGHT-OF-WAY	7,263	S.Y.	\$3.50	\$25,421
HYDROSEEDING SLOPES	8,070	S.Y.	\$1.15	\$9,281
NATURAL RESOURCE PROTECTION FENCE	773	L.F.	\$3.00	\$2,319
SILT FENCE	1,590	L.F.	\$2.00	\$3,180
SILT FENCE MAINTENANCE	1,590	L.F.	\$1.00	\$1,590
SOIL TESTING	21,600	C.Y.	\$0.35	\$7,560
			<b>TOTAL:</b>	<b>\$115,300</b>

**STREETS- Main Street:**

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ASPHALTIC CONCRETE PAVEMENT (2" c, 10" x)	4,033	S.Y.	\$47.00	\$189,551
4" TYPE 1 AGGREGATE BASE (PAVEMENT)	4,840	S.Y.	\$4.40	\$21,296
22' ACCESS DRIVE ENTRANCE APRON (2" c, 10" x)	0	S.Y.	\$47.00	\$0
6" VERTICAL CONC. CURB & GUTTER	7,264	L.F.	\$20.70	\$150,365
5' WIDE CONCRETE SIDEWALK	3,632	L.F.	\$19.00	\$69,008 (1)
4" TYPE 1 AGGREGATE BASE (SIDEWALK)	2,020	S.Y.	\$4.40	\$8,888 (1)
STREET SIGNS	5	S.F.	\$200	\$1,000
GUARDRAIL	635	L.F.	\$21.00	\$13,335
HANDICAP RAMP	10	EA.	\$1,035	\$10,350 (1)
			<b>TOTAL:</b>	<b>\$463,793</b>

**WATER MAIN- Main Street:**

DESCRIPTION:	QTY.		UNIT COST	TOTAL
8" D.I. / VALVES AND FITTINGS	1,892	L.F.	\$70	\$132,440
HYDRANT AND VALVE	6	EA.	\$1,900	\$11,400
CONNECTION TO EXISTING MAIN	1	EA.	\$500	\$500
			<b>TOTAL:</b>	<b>\$144,340 (1)</b>

**STORM SEWERS- Main Street:**

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STORM MANHOLE	1	EA.	\$1,640.00	\$1,640
DOUBLE CURB INLET	9	EA.	\$2,650.00	\$23,850
18" R.C.P.	460	L.F.	\$38.00	\$17,480
PIPE BEDDING (18" R.C.P.)	460	L.F.	\$4.80	\$2,208
24" R.C.P.	170	L.F.	\$48.50	\$8,245
PIPE BEDDING (24" R.C.P.)	170	L.F.	\$4.90	\$833
30" R.C.P.	140	L.F.	\$68.00	\$9,520
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.	\$11.00	\$4,235
RIP-RAP / HEAVY STONE REVETMENT	100	S.Y.	\$47.00	\$4,700
MSD INSPECTION FEE	790	L.F.	\$3.39	\$2,678
			<b>TOTAL:</b>	<b>\$81,369</b>

<b>ENGINEERING AND CONSTRUCTION SURVEY</b>	0	EA.	\$45,000.00	<b>\$0</b>
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**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
			<b>TOTAL:</b>	<b>\$41,890</b>

**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	60	EA.	\$4,500	\$270,000
ELECTRIC -2" CONDUIT	3,945	L.F.	\$6.30	\$24,854
ELECTRIC TRENCHING	3,945	L.F.	\$3.50	\$13,808
ELECTRIC PULL BOX	8	EA.	\$875.00	\$7,000
			<b>TOTAL:</b>	<b>\$445,661</b>

IRRIGATION 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
			<b>TOTAL:</b>	<b>\$45,390</b>

**"MAIN STREET" IMPROVEMENTS SUBTOTAL** **\$1,337,743**

<b>CONTINGENCY</b>	10 %	\$133,774
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**"MAIN STREET" IMPROVEMENTS TOTAL** **\$1,471,517**

- (1) Potential cost savings exist, as identified by PFH and the DFG. These cost savings require additional agreements, approvals, and/or cooperation from third parties, and are not assumed to be a part of this revised cost estimate.  
(2) Price received from Ameren in email dated August 13, 2014 from Bob Bailey

GENERAL NOTES:

- 1) This cost estimate was prepared from the preliminary plan and is not based on actual final engineering and approved plans.
- 2) This estimate is not based on actual bids from contractors and is merely an opinion of the probable cost.
- 3) No construction management fees, permits, finance fees, offsite easements, utility services, etc. are included in this analysis.
- 4) No cost for hauling additional grading material on or off site has been included. Balance onsite is anticipated.
- 5) Grading cost will vary depending on the time of year grading takes place.
- 6) Excluded items:
  - Land Cost
  - Real Estate Taxes
  - Submittal Fees

## ENGINEERS AND SURVEYORS

## MAIN STREET CROSSING

14-04-126

## PRELIMINARY COST ESTIMATE

April 12, 2016

**"MODOT / 109" IMPROVEMENTS:****GRADING / SILTATION CONTROL - MoDOT / 109 Improvements:**

DESCRIPTION:	QTY.		UNIT COST	TOTAL
CLEARING & CHIPPING	1.4	AC.	\$6,500	\$9,100
ROUGH GRADING	31,090	C.Y.	\$3.50	\$108,815
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.	\$0.35	\$11,165
			<b>TOTAL:</b>	<b>\$473,459</b>

(3)

**IMPROVEMENTS - MoDOT / 109 Improvements:**

DESCRIPTION:	QTY.		UNIT COST	TOTAL
1 3/4" SP125CLP RESURFACE OF EX. PAVEMENT	1,360	S.Y.	\$10.00	\$13,600
1 3/4" SP125CLP / 9 1/4" SP250C OVER 4" TYPE 5	3,319	S.Y.	\$49.70	\$164,954
7" STAMPED CONCRETE TRUCK APRON	370	S.Y.	\$70.00	\$25,900
ASPHALTIC CONCRETE PAVEMENT (Temporary)	900	S.Y.	\$47.00	\$42,300
4" TYPE 1 AGGREGATE BASE	1,068	S.Y.	\$4.40	\$4,699
FULL DEPTH SAWCUT	1,200	L.F.	\$6.00	\$7,200
8" MEDIAN ISLAND	630	S.Y.	\$62.50	\$39,375
TYPE A CURB & GUTTER	890	L.F.	\$20.70	\$18,423
6" VERTICAL CURB	550	L.F.	\$10.62	\$5,841
6" MOUNTABLE CURB	290	L.F.	\$27.77	\$8,053
8' WIDE CONCRETE SIDEWALK	995	L.F.	\$30.00	\$29,850
HANDICAP RAMP	3	EA.	\$1,035.00	\$3,105
GUARD RAIL (STANDARD, NOT WOOD FACED)	660	L.F.	\$21.00	\$13,860
CRASHWORTHY END TERMINAL	2	EA.	\$1,984.00	\$3,968
REMOVAL OF EXISTING ASPHALT ROADWAY	438	S.Y.	\$42.00	\$18,396
TEMPORARY TRAFFIC CONTROL	1	L.S.	\$10,000	\$10,000
CONSTRUCTION STAGING	1	L.S.	\$50,000	\$50,000
			<b>TOTAL:</b>	<b>\$459,525</b>

**STORM SEWERS- MoDOT / 109 Improvements:**

DESCRIPTION:	QTY.		UNIT COST	TOTAL
30" R.C.P.	20	L.F.	\$68.00	\$1,360
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.	\$11.00	\$396
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
10'x10' CONCRETE BOX CULVERT	315	L.F.	\$975.00	\$307,125
MSD INSPECTION FEE	345	L.F.	\$3.39	\$1,170
			<b>TOTAL:</b>	<b>\$315,232</b>

**LANDSCAPING:**

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES (Every 30 ft.)	33	EA.	\$275.00	\$9,075 (1)
LANDSCAPING ROUNDABOUT	1	L.S.	\$5,000	\$5,000 (1)
			<b>TOTAL:</b>	<b>\$14,075</b>

**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
			<b>TOTAL:</b>	<b>\$16,710</b>

<b>ENGINEERING AND CONSTRUCTION SURVEYING</b>	1	L.S.	LUMP SUM	<b>\$50,000</b>
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**MISC. UTILITY - MoDOT / 109 Improvements:**

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ELECTRIC - STREET LIGHTS (LUMP SUM)	4	EA.	\$11,926	\$47,704
ELECTRIC - TRENCHING	1,000	L.F.	\$3.50	\$3,500
NOTE: Street light unit cost includes conduit, wire, post, light and footing			<b>TOTAL:</b>	<b>\$51,204</b>

**MODOT / 109 IMPROVEMENTS SUBTOTAL** **\$1,380,204**

<b>CONTINGENCY</b>	10 %	<b>\$138,020</b>
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**MODOT / 109 IMPROVEMENTS TOTAL** **\$1,518,225**

(1) Potential cost savings exist, as identified by PFH and DFG. These cost savings require additional agreements, approvals, and/or cooperation from third parties, and are not assumed to be a part of this revised cost estimate.

(3) Grading unit cost is reflective of extra costs that will be incurred due to restricted construction zone along Hwy 109 ROW. NOTE: No cost has been added to acquire the additional R/W to construct Roundabout

GENERAL NOTES:

- 1) This cost estimate was prepared from the preliminary plan and is not based on actual final engineering and approved plans.
- 2) This estimate is not based on actual bids from contractors and is merely an opinion of the probable cost.
- 3) No construction management fees, permits, finance fees, offsite easements, utility services, etc. are included in this analysis.
- 4) Grading cost will vary depending on the time of year grading takes place.
- 5) Excluded items:
  - Land Cost
  - Real Estate Taxes
  - Submittal Fees
- 6) No cores have been taken of the existing highway 109 pavement to ensure the pavement base is suitable as a base to use in place.

## ENGINEERS AND SURVEYORS

## MAIN STREET CROSSING

14-04-126

## PRELIMINARY COST ESTIMATE

April 12, 2016

## EATHERTON ROADWAY IMPROVEMENTS PER CITY REQUEST:

## GRADING / SILTATION CONTROL - Eatherton Road:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ROUGH GRADING	1,300	C.Y.	\$2.50	\$3,250
SOD	570	S.Y.	\$3.50	\$1,995
SOIL TESTING	1,300	C.Y.	\$0.35	\$455
			TOTAL:	<b>\$5,700</b>

## IMPROVEMENTS - Eatherton Road:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
ASPHALTIC CONCRETE PAVEMENT (2" c, 10" x)	1,270	S.Y.	\$47.00	\$59,690
4" TYPE 1 AGGREGATE SUBBASE	1,533	S.Y.	\$4.40	\$6,745
FULL DEPTH SAWCUT	908	L.F.	\$6.00	\$5,448
6" VERTICAL CONCRETE CURB & GUTTER	947	L.F.	\$20.70	\$19,603
TEMPORARY TRAFFIC CONTROL	1	L.S.	\$10,000	\$10,000
CONSTRUCTION STAGING	1	L.S.	\$10,000	\$10,000
			TOTAL:	<b>\$111,486</b>

## MISC. UTILITY - Eatherton Road:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
AMEREN FACILITY RELOCATIONS	6	EA.	\$20,000	\$120,000 (1)
CABLE & ATT RELOCATIONS	1	L.S.	\$20,000	\$20,000 (1)
STREET LIGHTING	15	EA.	\$4,500	\$67,500 (1)
ELECTRIC - CONDUIT TRENCHING	930	L.F.	\$3.50	\$3,255
			TOTAL:	<b>\$210,755</b>

## LANDSCAPING - Eatherton Road:

DESCRIPTION:	QTY.		UNIT COST	TOTAL
STREET TREES	33	EA.	\$275	\$9,075
BUFFER (Waldbart Bid)	1	L.S.	\$16,466	\$16,466
			TOTAL:	<b>\$25,541</b>

EATHERTON ROAD IMPROVEMENTS SUBTOTAL **\$353,482**

CONTINGENCY 10 % \$35,348

EATHERTON ROAD IMPROVEMENTS TOTAL **\$388,830**

(1) Potential cost savings exist, as identified by PFH and the DFG. These cost savings require additional agreements, approvals, and/or cooperation from third parties, and are not assumed to be a part of this revised cost estimate.



## WILDWOOD

### **PUBLIC FINANCING PROPOSAL**

#### **Proposal 2015-01**

#### **Payne Family Homes (Main Street Crossing Project)**

**City of Wildwood, Missouri**

**Development Finance Group's Addendum to Previous Report and Recommendation**

**Issue Date – March 14, 2016**

**“Planning Tomorrow Today”**

The Development Finance Group (DFG) has continued its review of the application that was submitted by Payne Family Homes (“Payne”) for the Main Street Crossing Project. The group met with the applicant to address some of the referenced misunderstandings that were described by Payne at the City Council meeting on this matter, as well as to have an understanding of the applicant’s intent in terms of any payments or planned participation in regards to the cost of these collective required roadway improvements. The latter of these two (2) matters was of prime importance to the DFG, since the original application in this regard noted no participation/funding from Payne.

At this meeting, the following items were noted by the applicant relating to these improvements.

1. The applicant is funding the entirety of the Eatherton Road improvements set forth in the site-specific ordinance for the project. This amount is just less than three hundred seventy thousand dollars (<\$370,000.00).
2. The applicant had set aside in its budget for this project approximately four hundred thousand dollars (\$400,000.00) for Main Street construction, thinking of it as a collector street, not an arterial type of roadway.
3. The applicant had not budgeted any funding for State Route 109 improvements, despite being advised in its first meeting with the City on this potential project of this requirement to provide a connection to it from this site.
4. The on-going desire of the applicant for the City to offer the solution to this funding shortfall, given the housing project is a positive for Town Center.
5. The detailed discussion of cost breakdowns for these two (2) roadways, particularly the inclusion of the contingency amounts in the applicant’s request for City funding, did not result in an agreement for their removal from the submitted application (contingency amounts assigned for both roadways totals over \$286,000.00).

6. The future allocation of fees from the Traffic Generation Assessment that will be placed on the development of the three (3) commercial outlots be allocated to Payne, given that these outlots benefit from these required roadway improvements. The DFG believes that payment to Payne upon collection of TGA's for development of these outlots is a reasonable approach to offset the cost of the Main Street Improvements.
7. The fees available from the current East and West Funds of the Traffic Generation Assessment Trust Fund total under one hundred sixty-five thousand dollars (\$165,00.00), which the applicant requested be paid toward these roadway costs. The DFG believes providing the current funds that are available from the West Traffic Generation Assessment Fee (TGA) for the State Route 109 improvements is a reasonable accommodation to the applicant's request and would reduce the amount of its twenty (20) percent match to the Transportation Improvement Program (TIP) referenced below by approximately eighty-two thousand dollars (\$82,000.00). The contribution from the West TGA was found to be reasonable by DFG due to the roundabout design exceeding what would be minimally necessary for the proposed Main Street Crossing Project, i.e. western leg to roundabout, additional widening.
8. The applicant would agree to participate in the Transportation Improvement Program (TIP) for the State Route 109 improvements, thereby incurring almost three hundred thousand dollars (\$300,000.00) of its costs.

The outcome of the meeting can be summarized in the following requested terms:

Improvements (Estimated Cost)	Applicant's Contribution (\$)	City's Requested Contribution from City or Other Sources (\$)
State Route 109 (\$1,832,563.00)	284,351.33 (20% match to City's TIP Application minus TGA Contribution)	1,466,050.00 (Federal funding if awarded to City) \$82,161.67 (West TGA Fund)
Main Street (\$1,306,802.00)	400,000.00 (Amount budgeted in the project's original Pro Forma)	906,802.00
<b>Total</b>	<b>684,351.33</b>	<b>2,455,013.67</b>

The DFG still has reservations regarding this request and cannot support the City's sharing in the cost of these improvements beyond the \$82,161.67 West TGA Fund contribution and future TGA's from development of the commercial outlots. In addition, the City will be providing its efforts and expertise in proceeding with the TIP application. Finally, as noted in the DFG's initial report dated February 22, 2016, it is also recommended that the TGA's assessed for the Main Street Project itself (approximately \$250,000.00) be waived in light of the off-site improvements.

If any of the City Council members should have questions or comments in this regard, please feel free to contact any of the members of the DFG. A presentation is planned on this matter at tonight's City Council meeting. Thank you for your consideration of this information and action on the same.



# 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
<b>TOTAL:</b>				<b>\$244,058</b>

**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
<b>TOTAL:</b>				<b>\$15,483</b>

**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
<b>TOTAL:</b>				<b>\$18,381</b>

ENGINEERING AND CONSTRUCTION SURVEYING	1	L.S.	LUMP SUM	\$50,000
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**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
<b>TOTAL:</b>				<b>\$17,710</b>

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

MISC.	10 %	\$166,597
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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

A handwritten signature in blue ink that reads "Joe Vujnich".

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
			<b>TOTAL:</b>	<b>\$150,123</b>

**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
			<b>TOTAL:</b>	<b>\$496,795</b>

**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
			<b>TOTAL:</b>	<b>\$144,340</b>

**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
			<b>TOTAL:</b>	<b>\$244,058</b>

**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
			<b>TOTAL:</b>	<b>\$15,483</b>

**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
			<b>TOTAL:</b>	<b>\$18,381</b>

ENGINEERING AND CONSTRUCTION SURVEYING	1	L.S.	LUMP SUM	\$50,000
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**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
			<b>TOTAL:</b>	<b>\$17,710</b>

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

MISC.	10 %	\$166,597
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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 00 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 Trust"*

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 Dispner  
 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**

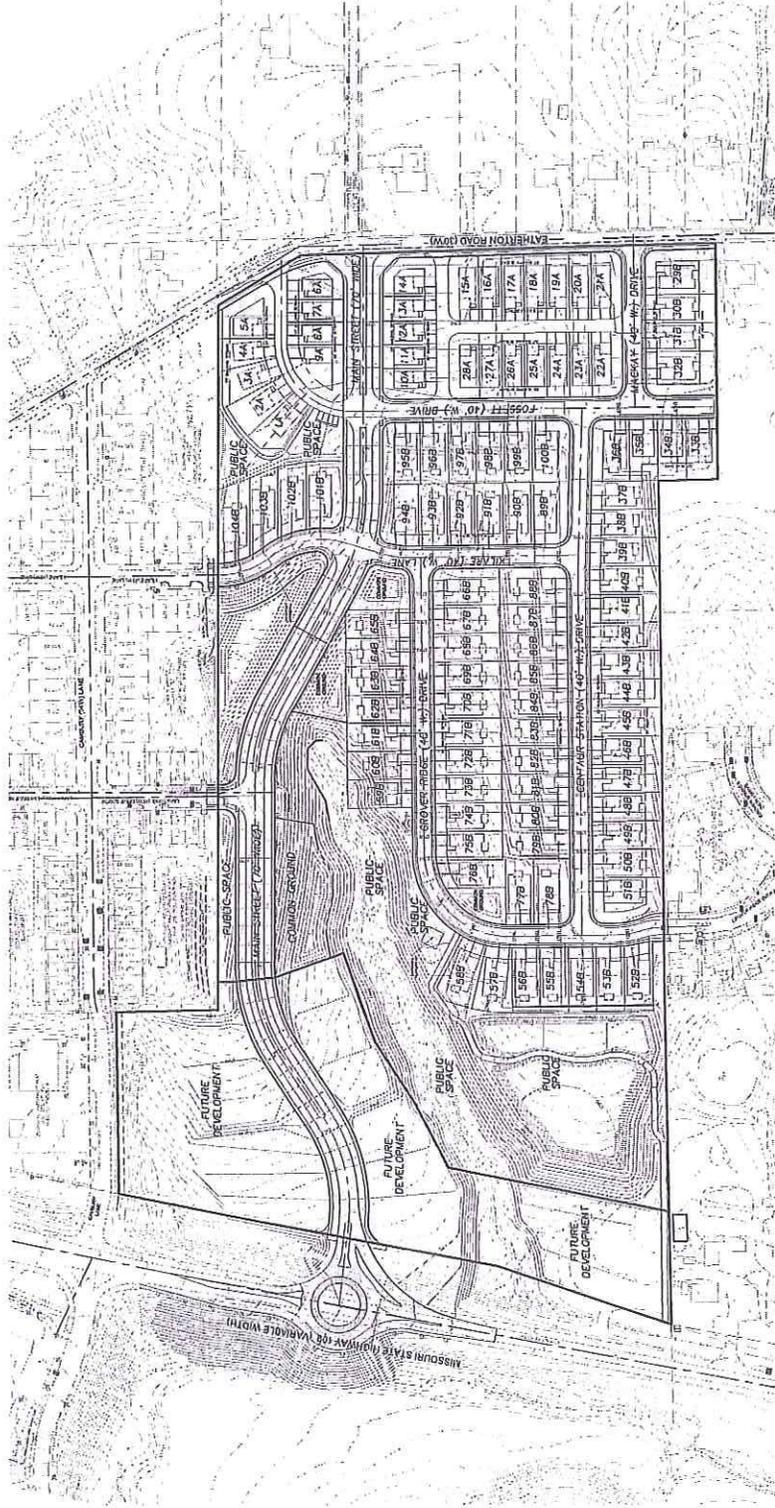
1<sup>ST</sup> SUBMITTAL DATE: \_\_\_\_\_  
 FEE: \_\_\_\_\_; RECEIVED BY: \_\_\_\_\_  
 PRELIMINARY DEVELOPMENT PLAN: YES NO  
 PACKET COMPLETE: YES NO

2<sup>ND</sup> SUBMITTAL DATE: \_\_\_\_\_  
 PACKET COMPLETE: YES NO

3<sup>RD</sup> SUBMITTAL DATE: \_\_\_\_\_  
 PACKET COMPLETE: YES NO

4<sup>TH</sup> 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.



MSD Base Map - 2011

File Number: 14-04-126  
 Date: Dec 29, 2015  
 Drawn: 1:1  
 Checked: SDP

FILE 12-29-2015  
 MICHAEL C. WILSON  
 Civil Engineer

**Main Street Crossing**  
 241 KAYENTHOM, WILCOX, MO  
 SITE DEVELOPMENT PLAN

**THE STERLING CO.**  
 ENGINEERS & SURVEYORS  
 5555 Newburg Road  
 St. Louis, Missouri 63123  
 Phone: (314) 447-4340 Fax: (314) 437-4344  
 www.sterlingco.com

**PAYNE FAMILY HOMES**  
 10407 BAVIER BLVD., SUITE B  
 ST. LOUIS, MO 63122  
 PH. 314-996-0241  
 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	REVISIONS
0		

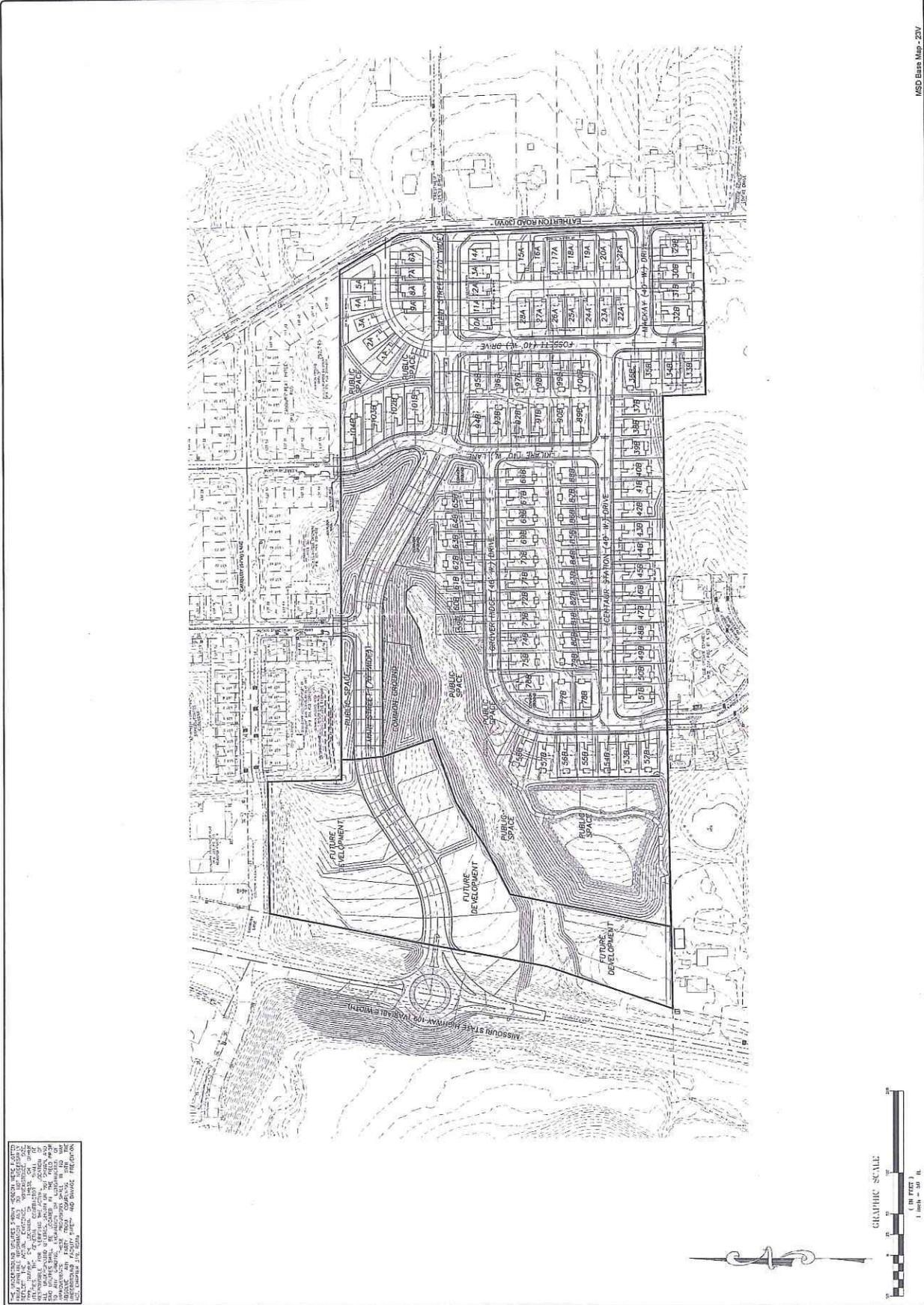
**PAYNE FAMILY HOMES**  
 1007 BAUER BLVD., SUITE B  
 ST. LOUIS, MO 63122  
 Ph. 314-999-0341  
 www.paynefamilyhomes.com

**THE STERLING CO.**  
 ENGINEERS & SURVEYORS  
 8555 Olive Street, Suite 100  
 St. Louis, Missouri 63115  
 Ph. 314-742-2400 Fax 314-742-2444  
 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  
 Sheet: 1 of 1  
 Drawn: SL  
 Checked: SDP



THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE CITY OF ST. LOUIS. THE ENGINEER AND SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE ENGINEER AND SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

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 alternatives<sup>1</sup> 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

---

<sup>1</sup> 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 23<sup>rd</sup> 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: \_\_\_\_\_





April 25, 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

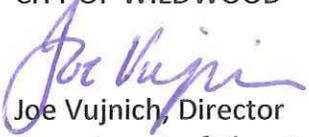
Council Members:

The Department of Planning, per the ongoing request of City Council, has prepared the following update regarding the internet access issues facing large areas of rural Wildwood. The main points of this update are as follows:

1. The Department of Planning has not received an update from Wisper ISP regarding its potential fiber optic installation in the areas of Wild Horse Creek Road and State Route 109. The last correspondence from Wisper ISP noted that something would be provided to the City by the week of March 28, 2016.
2. The representative from Wisper ISP advised the Department of Planning that it had just received a revised contract for tower access from St. Louis County the week of April 18, 2016. Ms. Huering, the Wisper ISP representative, had not yet reviewed it and could not comment on its content at that time.
3. The City Administrator contacted Chief Greg Brown of the Eureka Fire Protection District regarding the St. Louis County tower issue and access for the two (2) internet providers serving Wildwood. The results of this contact is a meeting has now been set with St. Louis County officials, the two (2) providers – Bays ET and Wisper ISP, and City staff to discuss this matter.
4. The Department of Planning has completed the draft letter to the St. Louis County Emergency Communications Commission regarding this tower matter, which was discussed by the members at the City Council meeting on April 11, 2016. The City Council requested to review the draft letter, before it would be sent to the respective parties in this regard.

If any of the City Council members should have questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your continued support of this project and the efforts to address the needs of rural Wildwood residents.

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:** Ryan Thomas ryan@cityofwildwood.com  
**Subject:** Use of County Emergency Towers  
**Date:** April 20, 2016 at 3:36 PM  
**To:** Joe Vujnich JVujnich@cityofwildwood.com

RC

Joe,

I contacted Eureka Fire Chief Greg Brown (member of the County ECC) about the use of the County towers by Bays and Wisper, and he indicated that he brought up this issue at the last meeting of the ECC, and indicated he would like to get together very soon to get this resolved for us. He also apologized that it has taken so long.

Also, FYI, Duff Barney is now retired and Captain Steve Sack is the Interim Director of the ECC.

It sounds like this might be on the right track for us.

Ryan S. Thomas, P.E.  
City Administrator  
City of Wildwood  
16860 Main Street  
Wildwood, MO 63040  
[ryan@cityofwildwood.com](mailto:ryan@cityofwildwood.com)



**Please Subscribe to the City's Weekly e-News:**  
<http://www.cityofwildwood.com/list.aspx>



## WILDWOOD

April 26, 2016

(Ret) Chief Bill Karabas, Chairman  
St. Louis County Emergency Communications Commission  
1150 Hanna Road  
Ballwin, Missouri 63021

Re: Use of the Emergency Communications Commission's Towers for High-Speed Internet Access

Dear Chief Karabas:

The City of Wildwood has been an ardent supporter of the emergency communications network, since it was first proposed by St. Louis County officials to the City of Wildwood several years ago. In these discussions with representatives of the E-911 Commission, Wildwood officials understood the need and benefits regarding the placement of towers throughout St. Louis County, including this community. This support recognized that rural residents of this community would benefit from an improved emergency network, but also being part of the larger system and a partner in this laudable effort to the benefit of the region's health, safety, and general welfare. Therefore, during the discussion on the towers that were planned for Wildwood, the City provided a detailed explanation of the problems its residents were facing in regards to communication issues as well. These communication issues dealt with high-speed internet access.

It was at this time, the City began to request access to the towers for two (2) providers it had agreements with for high-speed internet service to the unserved areas of Wildwood. These towers would provide access to locations in areas that were determined to be very difficult for the City to address with its utility pole installations, given the difficult topography and extensive woodland coverage. Accordingly, the City explained this situation to the Executive Director of the Commission and was promised all accommodations would be made to make such an arrangement work for both parties. This commitment has now continued for over three (3) years, with no end in sight. This extended delay is the reason for this letter.

The City Council and Mayor are respectfully requesting your assistance in meeting this past commitment and address this current and pressing need that could help to alleviate the current lack of high-speed internet access to at least a portion of over one thousand (1,000) households in the rural areas of Wildwood that are currently unserved or significantly underserved. This assistance to break this extended delay would be very much appreciated and be a major public service to the City.

If you should need more details regarding this matter, the City Council and Mayor would be glad to host a meeting of the Emergency Communications Commission with its members and allow the parties to explain the reasons and respective needs and positions. The meeting logistics, or general answers or details on this matter, can be handled and/or provided to you by Joe Vujnich, the City's Director of Planning at (636) 405-2030. Thank you for our consideration of this request and invitation to meet on this matter.

Respectfully submitted,  
CITY OF WILDWOOD

James R. Bowlin, Mayor

Cc: The Honorable City Council of the City of Wildwood  
Captain Steve Sack, Interim Director, St. Louis County Emergency Communications Commission  
Ryan S. Thomas, P.E., City Administrator  
Rob Golterman, City Attorney  
Kathy Arnett, Assistant Director of Planning and Parks  
Joe Vujnich, Director of Planning and Parks

DRAFT



## Department of Public Works

### MEMORANDUM

To: Mayor Timothy Woerther and Wildwood City Council Members

From: Rick C. Brown, Director of Public Works

Date: April 22, 2016

Re: 2016 Asphalt Resurfacing - Review of Construction Bids

---

#### Background

On Friday March 25<sup>th</sup>, 2016, sealed bids were opened for the 2016 Asphalt Resurfacing Project. This year's project, which has a budget of \$950,000, will provide a traditional 2" resurfacing of the following streets:

- Alt Road
- Eatherton Road (Route 109 to Wild Horse Creek Road)
- Allenton Road
- Hardt Road

This year a total of six (6) contractors submitted bids for the project. The low-bidder was L. Krupp Construction, with a base bid amount of \$831,142.16. (A complete bid tabulation is attached.)

It should be noted that this year the Department included a bid alternate with the project. The bid alternate, if awarded, would upgrade existing street signs by removing and replacing substandard warning and regulatory signs on the streets to be resurfaced.

It should be noted, any remaining budget balance will be used for either shoulder stabilization work or additional street sign replacement throughout the City using our existing maintenance contracts.

#### Recommendation

The Department is recommending award of the 2016 Asphalt Resurfacing project to L. Krupp Construction. This will include all work in the base bid; however, the Department is not recommending award of the bid alternate. Based on the price bid for the bid alternate, we plan to complete this work for less cost by utilizing our existing maintenance contractors.

*Planning Tomorrow Today™*

**Reasons for Recommendation**

1. Krupp was the low bidder for the project.
2. The Department is satisfied that we received competitive bids for the project.
3. Krupp Construction's past performance has been outstanding, and the Department is confident in their ability to complete the project with minimal difficulty

At the April 5, 2016 Administration/Public Works Committee meeting, the Committee recommended authorizing a contract with L. Krupp Construction for the street resurfacing work. Therefore, Bill #2178 has been placed on the April 25, 2016 City Council Meeting Agenda authorizing a contract with L. Krupp Construction.

I will be available for any questions or comments at the April 25, 2016 City Council Work Session.

RCB

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH L. KRUPP CONSTRUCTION FOR THE RESURFACING OF ALT ROAD, ALLENTON ROAD, HARDT ROAD, AND EATHERTON ROAD, INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS**

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

Section 1. The Mayor of the City of Wildwood is hereby authorized to execute on behalf of the City a contract with L. Krupp Construction for the resurfacing of Alt Road, Allenton Road, Hardt Road and Eatherton Road, including traffic control and other incidental items as shown on construction drawings and specifications. The contract shall be substantially in the form attached hereto and incorporated herein.

Section 2. The total expenses and liability of the City under the contract shall not exceed a contract sum of \$831,142.16, except that the Director of Public Works may, by written change order, increase the scope of the work pursuant to the same contract rates and terms in an amount not to exceed a total authorization under this ordinance of \$875,000.00.

Section 3. 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, Missouri, after having been read by title or in full two times prior to passage.

\_\_\_\_\_  
Presiding Officer

\_\_\_\_\_  
James R. Bowlin, Mayor

ATTEST:

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Clerk



**WILDWOOD**

**FY 2016 Asphalt Street Resurfacing**

Bid Item	Units	Qty	L Krupp		N.B. West		Byrne & Jones		Spencer Contracting	
			Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
Type "C" Asphalt Surface Mix	Tons	14000	\$53.60	\$750,400.00	\$55.00	\$770,000.00	\$54.85	\$767,900.00	\$60.00	\$840,000.00
Milling	Sq. Yd.	6000	\$10.15	\$60,900.00	\$8.50	\$51,000.00	\$15.50	\$93,000.00	\$6.20	\$37,200.00
striping	Ln. Ft.	152632	\$0.13	\$19,842.16	\$0.11	\$16,789.52	\$0.18	\$27,473.76	\$0.12	\$18,315.84
<b>Total</b>				<b>\$831,142.16</b>		<b>\$837,789.52</b>		<b>\$888,373.76</b>		<b>\$895,515.84</b>
Bid Alternate		200	\$275.00	\$55,000.00	\$255.00	\$51,000.00	\$430.40	\$86,080.00	\$242.00	\$48,400.00
<b>Total plus alternate</b>				<b>\$886,142.16</b>		<b>\$888,789.52</b>		<b>\$974,453.76</b>		<b>\$943,915.84</b>

	Units	Qty	Ford Aspahlt, Co.		Gershenson						
			Unit	Extended	Unit						
Type "C" Asphalt Surface Mix	Tons	14000	\$62.00	\$868,000.00	\$66.20	\$926,800.00					
Milling	Sq. Yd.	6000	\$10.50	\$63,000.00	\$9.85	\$59,100.00					
Striping	Ln. Ft.	152632	\$0.12	\$18,315.84	\$0.11	\$16,789.52					
				<b>\$949,315.84</b>		<b>\$1,002,689.52</b>					
Bid Alternate		200	\$280.00	\$56,000.00	\$253.00	\$50,600.00					
<b>Total plus alternate</b>				<b>\$1,005,315.84</b>		<b>\$1,053,289.52</b>					

Bid Opening  
March 25th 2016



## Department of Public Works

### MEMORANDUM

To: Mayor Timothy Woerther and Wildwood City Council Members

From: Rick C. Brown, Director of Public Works

Date: April 22, 2016

Re: Parental Neglect Ordinance

---

Capt. Tim Tanner, Wildwood Precinct Commander, has been notified by Wildwood Prosecuting Attorney Bart Calhoun, that that our current City of Wildwood Parental Neglect Ordinance (210.040) does not conform with current St. Louis County Code or State Law, and thus in its current form may not withstand legal review.

This matter was discussed at the February meeting of the Board of Public Safety. At that meeting, the Board recommended that Section 210.040 of the Wildwood Municipal Code relating to the offense of parental neglect be amended in order to conform to the St. Louis County Code (716.176) and State law on the subject.

Therefore, Bill #2179, amending our current City Code Section 210.040, has been prepared by City Attorney Rob Golterman, and placed on the April 25, 2016 City Council Meeting Agenda for consideration.

I will be available for any questions or comments at the April 25, 2016 City Council Work Session.

RCB

*Planning Tomorrow Today™*

**AN ORDINANCE AMENDING CHAPTER 210 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE BY REPEALING AND RE-ENACTING SECTION 210.040 PERTAINING TO THE OFFENSE OF PARENTAL NEGLECT.**

---

**WHEREAS**, the Board of Public Safety is recommending that Section 210.040 of the Wildwood Municipal Code relating to the offense of parental neglect be amended in order to conform to the St. Louis County Code and State law on the subject; and

**WHEREAS**, the City Council concurs with this recommendation and desires to amend Section 210.040 as set forth herein.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:**

**Section One.** Chapter 210 of the Code of Ordinances entitled “Offenses” is hereby amended by deleting the existing Section 210.040 (Parental Neglect - Prohibited) in its entirety and enacting in its place a new Section 210.040, including a new title, to read as follows:

210.040. Child Endangerment - Prohibited.

- A. A person commits the offense of endangering the welfare of a child if:
  - 1. He or she knowingly acts in a manner that creates a substantial risk to the life, body or health of a child less than seventeen (17) years old; or
  - 2. He or she knowingly permits, encourages, aids or causes a child less than seventeen (17) years old to commit an act which violates the statutes of the United States, the statutes of the State of Missouri or the ordinances of the City of Wildwood, Missouri; or
  - 3. He or she operates a vehicle in violation of Subdivision (2) or (3) of Subsection 1 of Section 565.024 RSMo, Subdivision (4) of Subsection 1 of Section 565.060 RSMo, Section 577.010 RSMo, Section 577.012 RSMo, or Section 342.010 or 342.020 of this Code, while knowing that a child less than seventeen (17) years old is present in the vehicle.
  - 4. He or she unlawfully possesses, sells, manufactures or uses any controlled substance or drug paraphernalia as each is defined by chapter 195 RSMo, in violation of the statutes of the United States, the statutes of the State of Missouri or Section 210.350 or 210.360 of this Code, while knowing that a child less than seventeen (17) years old is present;

B. Nothing in this Section shall be construed to mean the welfare of a child is endangered for the sole reason that he or she is being provided nonmedical remedial treatment recognized and permitted under the laws of this State.

**Section Two.** This Ordinance shall be in full force and effect after its passage and approval.

This Bill was passed and approved this \_\_\_\_ day of \_\_\_\_\_, 2016 by the City Council of the City of Wildwood, Missouri after having been read by title two (2) times prior to its passage.

\_\_\_\_\_  
Presiding Officer

\_\_\_\_\_  
JAMES R. BOWLIN, MAYOR

ATTEST:

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Clerk



INTER-OFFICE MEMORANDUM

January 27, 2016

TO: MR. RYAN THOMAS, City Administrator  
City of Wildwood

FROM: CAPTAIN TIM TANNER, Commander  
Wildwood Precinct

SUBJECT: PARENTAL NEGLECT ORDINANCE (210.040)

---

The intent of this memorandum is to request that the current City of Wildwood Parental Neglect Ordinance (210.040) be repealed and or amended.

The current Parental Neglect Ordinance was adopted from St. Louis County (Section 716.176) on September 1, 1995. Effective November 10, 2010, St. Louis County repealed and re-enacted Section 716.176 pertaining to Parental Neglect and Child Endangerment.

The City of Wildwood Prosecuting Attorney Bart Calhoun has indicated that the City of Wildwood Parental Neglect Ordinance (210.040) in its current form may not withstand the legal review on appeal.

It is recommended that the current Parental Neglect Ordinance (210.040) be repealed and re-enacted similar to the current St. Louis County Ordinance (716.176) titled Child Endangerment.

Attachments: City of Wildwood Parental Neglect Ordinance (210.040)  
St. Louis County Child Endangerment Ordinance (716.176)  
RSMO 568.050 Endangering the Welfare of a Child

**CITY OF WILDWOOD PARENTAL NEGLECT ORDINANCE**

**Section 210.040\_Parental Neglect — Prohibited.**

[Ord. No. 101 §1, 9-1-1995]

- A. *Definitions.* For the purpose of this Section, the following words and phrases are defined as follows:

**CRIMINAL ACT**

An act which violates the Statutes of the United States, the Statutes of the State of Missouri or the ordinances of the City of Wildwood, including moving traffic violations.

**MINOR**

Any person under the age of seventeen (17).

**PARENT**

Mother, father, legal guardian or any person having the care or custody of a minor.

- B. No parent shall knowingly permit, encourage, aid or cause a minor to commit a criminal act nor engage in any conduct which would be injurious to the minor's morals or health.
- C. No parent shall fail to exercise customary and effective control over a minor so as to contribute to, cause or tend to cause a minor to commit a criminal act.
- D. *Notification Of Responsibility.*
1. Whenever a minor shall be arrested or detained for the commission of any criminal act within the City of Wildwood the Police Department shall immediately notify the minor's parent of the arrest or detention and shall advise the parent of his/her responsibility under this Section.
  2. A record of said notifications shall be kept by the Police Department.

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Substitute Bill No. 1 for

BILL NO. 294, 2010

ORDINANCE NO. 24,557, 2010

Introduced by Councilmembers Fraser & Wasinger

AN ORDINANCE

AMENDING CHAPTER 716, TITLE VII SLCRO 1974 AS AMENDED, "PETTY OFFENSES CODE," BY REPEALING AND RE-ENACTING SECTION 716.176 PERTAINING TO PARENTAL NEGLECT AND CHILD ENDANGERMENT.

BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 716, Title VII SLCRO 1974 as amended, "Petty Offenses Code," is amended by repealing and re-enacting Section 716.176 as follows:

**716.176 Child Endangerment – Prohibited.-1. A person commits the offense of endangering the welfare of a child if:**

(1) He or she knowingly acts in a manner that creates a substantial risk to the life, body or health of a child less than seventeen (17) years old; or

(2) He or she knowingly permits, encourages, aids or causes a child less than seventeen (17) years old to commit an act which violates the statutes of the United States, the statutes of the State of Missouri or the ordinances of St. Louis County; or

(3) He or she operates a vehicle in violation of Subdivision (2) or (3) of Subsection 1 of Section 565.024 RSMo, Subdivision (4) of Subsection 1 of Section 565.060 RSMo, Section 577.010 RSMo, Section 577.012 RSMo, or Sections 1212.010 or 1212.015 of this Code, while knowing that a child less than seventeen years old is present in the vehicle.

(4) He or she unlawfully possesses, sells, manufactures or uses any controlled substance or drug paraphernalia as each is defined by Chapter 195 RSMo, in violation of the statutes of the United

States, the statutes of the State of Missouri or Sections 716.170 or 716.172 of this Code, while knowing that a child less than seventeen years old is present:

2. Nothing in this section shall be construed to mean the welfare of a child is endangered for the sole reason that he or she is being provided nonmedical remedial treatment recognized and permitted under the laws of this state.

**[Section 716.176 Parental Neglect Prohibited. -1. Definitions –**

For the purposes of this ordinance the following words and phrases are defined as follows:

- (1) Parent: Mother, father, legal guardian or any person having the care or custody of a minor.
- (2) Minor: Any person under the age of seventeen (17).
- (3) Criminal Act: An act which violates the statutes of the United States, the statutes of the State of Missouri or the ordinances of St. Louis County, including moving traffic violations.

2. No parent shall knowingly permit, encourage, aid or cause a minor to commit a criminal act nor engage in any conduct which would be injurious to the minor's morals or health.

3. No parent shall fail to exercise customary and effective control over a minor so as to contribute to, cause or tend to cause a minor to commit a criminal act.

4. Notification of responsibility –

(1) Whenever a minor shall be arrested or detained for the commission of any criminal act within the unincorporated part of St. Louis County, the St. Louis County Police Department shall immediately notify the minor's parent of the arrest or detention and shall advise the parent of his responsibility under this ordinance.

(2) A record of said notifications shall be kept by the St. Louis County Police Department.]

SECTION 2. Every person found guilty of violating any of the sections of this ordinance shall be punished as provided in Section 716.180 SLCRO 1974 as amended. Note – Under certain circumstances this offense can be a felony under state law.

ADOPTED: NOVEMBER 9, 2010 BARBARA FRASER  
CHAIR, COUNTY COUNCIL

APPROVED: NOVEMBER 10, 2010 CHARLIE A. DOOLEY  
COUNTY EXECUTIVE

ATTEST: GENEVIEVE M. FRANK  
ADMINISTRATIVE DIRECTOR

APPROVED AS TO LEGAL FORM:

Patricia Redington  
COUNTY COUNSELOR

## ST. LOUIS COUNTY CHILD ENDANGERMENT AND RELATED ORDINANCES

### **716.176 - Child Endangerment—Prohibited.**

1. A person commits the offense of endangering the welfare of a child if:
  - (1) He or she knowingly acts in a manner that creates a substantial risk to the life, body or health of a child less than seventeen (17) years old; or
  - (2) He or she knowingly permits, encourages, aids or causes a child less than seventeen (17) years old to commit an act which violates the statutes of the United States, the statutes of the State of Missouri or the ordinances of St. Louis County; or
  - (3) He or she operates a vehicle in violation of Subdivision (2) or (3) of subsection 1 of section 565.024 RSMo, subdivision (4) of subsection 1 of section 565.060 RSMo, section 577.010 RSMo, section 577.012 RSMo, or section 1212.010 or 1212.015 of this Code, while knowing that a child less than seventeen (17) years old is present in the vehicle.
  - (4) He or she unlawfully possesses, sells, manufactures or uses any controlled substance or drug paraphernalia as each is defined by chapter 195 RSMo, in violation of the statutes of the United States, the statutes of the state or section 716.170 or 716.172 of this Code, while knowing that a child less than seventeen (17) years old is present;
2. Nothing in this section shall be construed to mean the welfare of a child is endangered for the sole reason that he or she is being provided nonmedical remedial treatment recognized and permitted under the laws of this state.

(O. No. 24557, 11-9-10)

### **1212.010 - Driving While Intoxicated.**

No person shall operate a motor vehicle while:(a) under the influence of alcohol; or (b) under the influence of any controlled substance as defined by RSMo Chapter 195; or (c) under the influence of model glue or any substance containing toluene, or (d) under the influence of any combination of alcohol and controlled substances, to such extent as to impair the person of full possession of normal faculties.

(O. No. 16148, 10-1-92)

### **1212.015 - Driving with Excessive Blood Alcohol Content.**

1. No person shall operate a motor vehicle upon the highways and roadways of St. Louis County with a blood alcohol content of eight one-hundredths (0.08) of one percent or more by weight of alcohol in his or her blood.
2. No person shall operate a commercial vehicle while having an alcohol concentration in his or her blood, breath, urine, or saliva of four one-hundredths (0.04) of one percent or more.

As used in this section, the term "commercial motor vehicle" shall mean any motor vehicle designed or used to transport passengers or property if:

- a) The vehicle has a gross combination weight rating of twenty-six thousand one (26,001) or more pounds inclusive of a towed unit which has a gross vehicle weight rating of ten thousand (10,000) pounds; or
  - (b) The vehicle has a gross vehicle weight rating of twenty-six thousand one (26,001) or more pounds; or
  - (c) The vehicle is designed to transport more than fifteen (15) passengers, including the driver; or
  - (d) The vehicle is transporting hazardous materials as defined in section 302.700 of the Revised Statutes of Missouri.
3. As used in this section, percent by weight of alcohol in the blood shall be based upon grams of alcohol per one hundred milliliters of blood and may be shown by chemical analysis of the person's blood, breath, saliva or urine. For the purposes of determining the alcoholic content of a person's blood under this section, the test shall be conducted in accordance with provisions of sections 577.020 to 577.041 of the Revised Statutes of Missouri.
- (O. No. 20669, 10-16-01)

**716.170 - Drugs—Prohibited.**

1. A person shall not have in his possession, custody, or control any narcotic drug or marijuana as each is defined by the laws of the State of Missouri.
  2. A person shall not sell, offer for sale, prescribe, administer, dispense, distribute, give, or offer to give to any person a narcotic drug or marijuana as defined by the laws of the State of Missouri.
  3. This section shall not apply to any person who may be specifically authorized by law to possess, sell, prescribe, administer, dispense, distribute or give away a narcotic drug or marijuana.
- (O. No. 8573, 2-3-78)

**716.172 - Possession, Manufacture, Delivery and Advertising Drug Paraphernalia.**

1. No person shall use, or possess with intent to use, drug paraphernalia to plant, propagate, cultivate, grow, harvest, manufacture, compound, convert, produce, process, prepare, test, analyze, pack, repack, store, contain, conceal, inject, ingest, inhale, or otherwise introduce into the human body a controlled substance in violation of the Controlled Substances Act.
  2. No person shall deliver, possess with intent to deliver, or manufacture with intent to deliver, drug paraphernalia, knowing, or under circumstances where one reasonably should know, that it will be used to plant, propagate, cultivate, grow, harvest, manufacture, compound, convert, produce, process, prepare, test, analyze, pack, repack, store, contain, conceal, inject, ingest, inhale or otherwise introduce into the human body a controlled substance in violation of the Controlled Substances Act.
  3. No person shall place in any newspaper, magazine, handbill, or other publication any advertisement, knowing, or under circumstances where one reasonably should know, that the purpose of the advertisement, in whole or in part, is to promote the sale of objects designed or intended for use as drug paraphernalia.
- (O. No. 10116, 3-2-81)

**716.180 - Penalties.**

Every person who shall be convicted of a violation of any of the provisions of this chapter shall be fined not more than one thousand dollars (\$1,000.00) or imprisoned in the St. Louis County Jail for not more than one year, or punished by both such fine and imprisonment.

(O. No. 3729, 10-28-65)

*Revisor's note—The revisor has supplied the word "punished" in the last clause of Section 716.180.*

**716.171 - Definitions for Section 716.172.**

For the purpose of Section 716.172, the following phrases are defined:

1. Controlled Substance as used herein shall be defined and include "Controlled Substances" as defined in and enumerated by authority of the Controlled Substances Act.
2. Controlled Substances Act means Chapter 195 of the Missouri Revised Statutes in effect upon the passage of this ordinance.
3. Drug Paraphernalia as used herein shall be defined and include all equipment, products and materials of any kind which are used, intended for use, or designed for use, in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance in violation of the Controlled Substances Act. It includes, but is not limited to:
  - a) Kits used, intended for use, or designed for use in planting, propagating, cultivating, growing or harvesting of any species of plant which is a controlled substance or from which a controlled substance can be derived;
  - b) Kits used, intended for use, or designed for use in manufacturing, compounding, converting, producing, processing, or preparing controlled substances;
  - c) Isomerization devices used, intended for use, or designed for use in increasing the potency of any species of plant which is a controlled substance;
  - d) Testing equipment used, intended for use, or designed for use in identifying, or in analyzing the strength, effectiveness or purity of controlled substances;
  - e) Scales and balances used, intended for use, or designed for use in weighing or measuring controlled substances;
  - f) Diluents and adulterants, such as quinine hydrochloride, mannitol, mannite, dextrose and lactose, used, intended for use, or designed for use in cutting controlled substances;
  - g) Separation gins and sifters used, intended for use, or designed for use in removing twigs and seeds from, or in otherwise cleaning or refining, marijuana;
  - h) Blenders, bowls, containers, spoons and mixing devices used, intended for use, or designed for use in compounding controlled substances;
  - i) Capsules, balloons, envelopes and other containers used, intended for use, or designed for use in packaging small quantities of controlled substances;
  - j) Containers and other objects used, intended for use, or designed for use in storing or concealing controlled substances; Hypodermic syringes, needles and other objects used, intended for use, or designed for use in parenterally injecting controlled substances into the human body;

- k) Objects used, intended for use, or designed for use in ingesting, inhaling, or otherwise introducing marijuana, cocaine, hashish, or hashish oil into the human body, such as:
  - 1. Metal, wooden, acrylic, glass, stone, plastic, or ceramic pipes with or without screens, permanent screens, hashish heads, or punctured metal bowls;
  - 2. Water pipes;
  - 3. Carburetion tubes and devices;
  - 4. Smoking and carburetion masks;
  - 5. Roach clips, meaning objects used to hold burning material, such as a marijuana cigarette, that has become too small or too short to be held in the hand;
  - 6. Miniature cocaine spoons, and cocaine vials;
  - 7. Chamber pipes;
  - 8. Carburetor pipes;
  - 9. Electric pipes;
  - 10. Air-driven pipes;
  - 11. Chillums;
  - 12. Bongs;
  - 13. Ice pipes or chillers.

In determining whether an object is drug paraphernalia, a court or other authority should consider, in addition to all other logically relevant factors, the following:

- (a) Statements by an owner or by anyone in control of the object concerning its use;
- (b) Prior convictions, if any, of an owner, or of anyone in control of the object, under any State or Federal Law relating to any controlled substance;
- (c) The proximity of the object, in time and space, to a direct violation of the Controlled Substances Act;
- (d) The proximity of the object to controlled substances;
- (e) The existence of any residue of controlled substances on the object;
- (f) Direct or circumstantial evidence of the intent of an owner, or of anyone in control of the object, to deliver it to persons whom he knows, or should reasonably know, intend to use the object to facilitate a violation of the Controlled Substances Act; the innocence of an owner, or of anyone in control of the object, as to a direct violation of the Controlled Substances Act shall not prevent a finding that the object is intended for use as drug paraphernalia;
- (g) Instructions, oral or written provided with the object concerning its use;
- (h) Descriptive materials accompanying the object which explain or depict its use;
- (i) National and local advertising concerning its use;
- (j) The manner in which the object is displayed for sale;
- (k) Whether the owner, or anyone in control of the object, is a legitimate supplier of like or related items to the community, such as a licensed distributor or dealer of tobacco products;
- (l) Direct or circumstantial evidence of the ratio of sales of the object(s) to the total sales of the business enterprise;
- (m) The existence and scope of legitimate uses for the object in the community;
- (n) Expert testimony concerning its use.

(O. No. 10116, 3-2-81)

# Missouri Revised Statutes

## Chapter 568 Offenses Against the Family

←568.050

### Section 568.050.2

568.052→

August 28, 2015

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#### Until December 31, 2016--Endangering the welfare of a child in the second degree.

568.050. 1. A person commits the crime of endangering the welfare of a child in the second degree if:

(1) He or she with criminal negligence acts in a manner that creates a substantial risk to the life, body or health of a child less than seventeen years old; or

(2) He or she knowingly encourages, aids or causes a child less than seventeen years old to engage in any conduct which causes or tends to cause the child to come within the provisions of paragraph (d) of subdivision (2) of subsection 1 or subdivision (3) of subsection 1 of section 211.031; or

(3) Being a parent, guardian or other person legally charged with the care or custody of a child less than seventeen years old, he or she recklessly fails or refuses to exercise reasonable diligence in the care or control of such child to prevent him from coming within the provisions of paragraph (c) of subdivision (1) of subsection 1 or paragraph (d) of subdivision (2) of subsection 1 or subdivision (3) of subsection 1 of section 211.031; or

(4) He or she knowingly encourages, aids or causes a child less than seventeen years of age to enter into any room, building or other structure which is a public nuisance as defined in section 195.130; or

(5) He or she operates a vehicle in violation of subdivision (2) or (3) of subsection 1 of section 565.024, subdivision (4) of subsection 1 of section 565.060, section 577.010, or section 577.012 while a child less than seventeen years old is present in the vehicle.

2. Nothing in this section shall be construed to mean the welfare of a child is endangered for the sole reason that he or she is being provided nonmedical remedial treatment recognized and permitted under the laws of this state.

3. Endangering the welfare of a child in the second degree is a class A misdemeanor unless the offense is committed as part of a ritual or ceremony, in which case the crime is a class D felony.

(L. 1977 S.B. 60, A.L. 1984 H.B. 1616, A.L. 1988 H.B. 1340 & 1348, A.L. 1990 H.B. 1030 merged with H.B. 1370, et al., A.L. 2005 H.B. 353 and H.B. 972 merged with S.B. 37, et al., A.L. 2005 1st Ex. Sess. H.B. 2)

Effective 9-15-05

\*This section was amended by S.B. 491, 2014, effective 1-01-17. Due to the delayed effective date, both versions of this section are printed here.

2005

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Missouri General Assembly

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# Missouri Revised Statutes

## Chapter 568 Offenses Against the Family

←568.045

### Section 568.050.1

568.050→

August 28, 2015

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#### **Beginning January 1, 2017--Endangering the welfare of a child in the second degree, penalties.**

568.050. 1. A person commits the offense of endangering the welfare of a child in the second degree if he or she:

(1) With criminal negligence acts in a manner that creates a substantial risk to the life, body or health of a child less than seventeen years of age; or

(2) Knowingly encourages, aids or causes a child less than seventeen years of age to engage in any conduct which causes or tends to cause the child to come within the provisions of paragraph (d) of subdivision (2) of subsection 1 or subdivision (3) of subsection 1 of section 211.031; or

(3) Being a parent, guardian or other person legally charged with the care or custody of a child less than seventeen years of age, recklessly fails or refuses to exercise reasonable diligence in the care or control of such child to prevent him or her from coming within the provisions of paragraph (c) of subdivision (1) of subsection 1 or paragraph (d) of subdivision (2) of subsection 1 or subdivision (3) of subsection 1 of section 211.031; or

(4) Knowingly encourages, aids or causes a child less than seventeen years of age to enter into any room, building or other structure which is a public nuisance as defined in section 579.105.

2. Nothing in this section shall be construed to mean the welfare of a child is endangered for the sole reason that he or she is being provided nonmedical remedial treatment recognized and permitted under the laws of this state.

3. The offense of endangering the welfare of a child in the second degree is a class A misdemeanor unless the offense is committed as part of an act or series of acts performed by two or more persons as part of an established or prescribed pattern of activity, in which case the offense is a class E felony.

(L. 1977 S.B. 60, A.L. 1984 H.B. 1616, A.L. 1988 H.B. 1340 & 1348, A.L. 1990 H.B. 1030 merged with H.B. 1370, et al., A.L. 2005 H.B. 353 and H.B. 972 merged with S.B. 37, et al., A.L. 2005 1st Ex. Sess. H.B. 2, A.L. 2014 S.B. 491)

Effective 1-01-17

2005	2005	2005	2005
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Missouri General Assembly

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## MEMORANDUM

To: Mayor Woerther and City Council Members

From: Ryan S. Thomas, City Administrator

Date: April 22, 2016

Re: Adoption of Economic Development Plan

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### Background

Over the course of the past year, the City's Economic Development Task Force has been working closely with the economic development consultant, Houseal Lavigne, to develop an Economic Development Plan for the City of Wildwood. Houseal Lavigne gave a public presentation of the proposed Plan at the March 14, 2016 City Council Work Session, followed by further refinement of the Plan following comments provided by City Council Members and others from the community.

At the April 12, 2016 Economic Development Task Force Meeting, a Final Plan for adoption was reviewed, and recommended for adoption by the Task Force, which was then forwarded to the Planning/Economic Development/Parks Committee for review at its April 19, 2016 Meeting.

### Recommendation

The Planning/Economic Development/Parks Committee recommends adopting the *City of Wildwood Economic Development Plan*, which has been placed on the April 25, 2016 City Council Agenda as Bill #2180.

### Reasons for Recommendation

1. The proposed *City of Wildwood Economic Development Plan* has been thoughtfully developed and is in its final form for adoption.
2. Economic development initiatives have been identified as a high priority through the development of both the 2015 City Council Strategic Goals & Objectives and proposed 2016 Master Plan Update.

### Additional Information/Next Steps

Houseal Lavigne has also prepared the attached Implementation Matrix, identifying each of the Action Items from the Plan, and the timing, responsibilities and resources needed to complete each component of the Action Items, and recommended Year One Priority Items, detailed into

*Planning Tomorrow Today*

tasks and steps. The Economic Development Task Force will continue its focus on these materials in determining the next steps for implementing the Plan. It will also be reviewing what additional resources may be needed to maximize the City's ability to proceed with the identified Action Items.

Both the Department of Planning and I will be available for any comments or questions at the April 25, 2016 City Council Work Session. Additionally, members of both the Economic Development Task Force and Planning/Economic Development/Parks Committee may have additional input to offer as well.

RST

# Implementation Matrix

Wildwood, MO

	Time Frame	Internal/External	Responsibility	Partners & Resources
*Year One priority action items noted in <b>Bold</b> (detailed on reverse side)	For Time Frame: Year One - 2016 ; Near-Term - 2017-2018 ; Mid-Term - 2019-2020 ; Long-Term - 2020-2023			
<b>Action Item #1: Establish &amp; Institutionalize a formal Business Recruitment, Retention &amp; Expansion Program</b>				
a) Actively participate in the International Economic Development Council (IEDC) and at least one member of municipal staff should be a Certified Economic Developer (CEcD); additionally private partner organizations should be encouraged to pursue training, education, and certification as well.	Near-Term	Internal	Staff Function	Internal City Function and Chamber Groups
<b>b) Identify quarterly business recruitment objectives based on IEDC best practices and local community planning and pursue such investment through strategic partnerships with the development community.</b>	Year One	Partnership	Elected & Appointed Officials, Staff	Internal City Function
<b>c) Establish a formal business retention and expansion program.</b>	Year One	Internal	Elected & Appointed Officials, Staff	Elected & Appointed Officials and Business Leaders through the Economic Development Committee
<b>d) The City’s business retention and expansion program should develop a routinely structured series of business visitation meetings that utilize a standardized survey tool.</b>	Year One	Internal	Staff Function	Community Representatives, Elected & Appointed Officials, and Chamber Groups
e) The City should work with the business community to create a dedicated business and development website.	Mid-Term	Partnership	Chamber Groups, Staff, Others	West Co, WBA, Listing Agencies
<b>Action Item #2: Begin to Build a Community of Entrepreneurs and New Business Startups</b>				
<b>a) Establish a standing economic development sub-committee that focuses on developing a local entrepreneurship community and coordinating those efforts with Wildwood’s larger economic development activities.</b>	Year One	Internal	Elected & Appointed Officials, Staff	Elected & Appointed Officials
b) Partner with the Wildwood Business Association and the West St. Louis County Chamber of Commerce to develop a local Young Entrepreneurs Organization.	Mid-Term	Partnership	Chamber Groups	Wildwood Business Association and West St. Louis County Chamber of Commerce
c) Work to organize “entrepreneur office hours” where experienced business and startup mentors host open-forum events and one-on-one advising opportunities.	Mid-Term	External	Staff to Initiate	University and Business Partners
d) Work with the local colleges, universities, and even high schools, as well as the business community, to develop a Wildwood New Venture Challenge program.	Long-Term	External	Staff to Initiate	Local Colleges, Universities, High schools, and Business Community
e) Facilitate the creation of a local chapter of the StartUp America model, tailored to local interests, strengths, and resources.	Mid-Term	External	Chamber Groups	StartUp America Model, St. Louis Economic Development Partnership (STEDP)
f) Organize a strategic planning meeting with the St. Louis Economic Development Partnership to identify shared goals and areas where Wildwood’s local entrepreneurship and economic development goals coincide with existing regional efforts.	Near-Term	Partnership	Elected & Appointed Officials and Staff to Initiate	STEDP
g) The City should evaluate opportunities to develop an IGNITE! Wildwood or partner with other communities to create an IGNITE! West County initiative, similar to other successful efforts nationally.	Long-Term	External	Chamber Groups	STEDP
h) The City should work with local entrepreneurs and businesses to participate in regional entrepreneurship events, and when reasonable and appropriate, the Wildwood community should launch local versions of such regional events in partnership with St. Louis entities.	Mid-Term	External	Staff to Initiate	Local Entrepreneurs and Businesses
i) Partner with local colleges, universities, land owners, and developers to evaluate the potential for the construction of an incubator and/or accelerator space in Wildwood (although a long-term outcome, early discussions and relationships can be considered in the near-term).	Long-Term	Partnership	Elected & Appointed Officials and Staff to Initiate	Local Colleges, Universities, Land owners, and Developers
<b>Action Item #3: Strengthen Wildwood’s Town Center as a restaurant destination</b>				
a) Form a local restaurant association to facilitate coordinated research, discussion, and policy decisions as a part of the community’s restaurant development strategy.	Mid-Term	External	Elected & Appointed Officials, Staff, Restaurant Owners	Chamber of Commerce, the Economic Development Committee and/or Restaurant Owners
b) Work with existing restaurants as well as restaurant association groups to identify approaches that would place a restaurateur in the best position to succeed in Wildwood, and to actively promote Wildwood as a St. Louis area dining destination.	Near-Term	Partnership	Staff Function	Existing Restaurants, Saint Louis Independent Restaurant Association, the Greater St. Louis Restaurant Association, and the Missouri Restaurant Association
c) Evaluate a formal recruitment and marketing campaign working with educational partners to network with emerging chefs and potential restaurateurs.	Mid-Term	Internal	Staff Function	St. Louis Community College, the Culinary Institute of St. Louis at Hickey College, and L’École Culinaire
d) Consider developing a “kitchen incubator” space in one of the buildings in the Town Center.	Long-Term	Partnership	Elected & Appointed Officials and Staff to Initiate	Developers, Colleges, and City Partnership
e) Consider partnering with the St. Louis Food Truck Association (STLFTA) to organize food truck related events, regular food truck locations, and outdoor food events as a near-term strategy to develop Wildwood as a restaurant market.	Near-Term	Partnership	Staff Function	St. Louis Food Truck Association (STFTA)
f) Identify existing commercial property owners interested in restaurant tenants as well as outline its potential approach to using public investment and/or development incentives to recruit a preferred restaurant concept to Wildwood.	Near-Term	External	Elected & Appointed Officials, Staff	Existing Commercial Property Owners
<b>Action Item #4: Begin to Evaluate Partnerships for Long-Term Retail Development</b>				
a) Approach the owners of the parcels in the area and evaluate their long-term plans and interests in their property.	Near-Term	Internal	Elected & Appointed Officials, Staff	Parcel Owners and the Development Community
<b>b) Develop a one-page “tear-sheet” to market the site directly to potential developers, which could proactively include the community’s position on infrastructure investment and the use of public financing tools.</b>	Year One	Internal	Elected & Appointed Officials and Staff with Consultant	Internal City Function
<b>c) Approach St. Louis area retail developers individually and as host a “sales pitch” presentation at City Hall and invite a diverse range of potential developers to garner industry perspective analysis about the site, the regional retail economy, and potential project concepts.</b>	Year One	Internal	Staff (Potentially with Consultant)	St. Louis Area Retail Developers, including The Desco Group, Kimco, Pace Properties, and Sansone Group
d) Conduct public meetings, surveys, and other community engagement activities to garner residents’ interest in recruiting such retailers to the community, including visual preference, urban design, and architectural character charrettes (which can be online) to determine site design approaches that the community would support and see as a benefit to Wildwood.	Near-Term	Internal	Staff (Potentially with Consultant)	Wildwood Community
<b>Action Item #5: Invest in and Leverage the “Historic Manchester Road” District as a Catalyst</b>				
a) Partner with business and property owners in the district to create a business association to help organize regular communication and collaboration between thpublic and private stakeholders in the area.	Near-Term	Partnership	Elected & Appointed Officials and Staff to Initiate	Business and Property Owners
b) Conduct a needs assessment, develop, and implement a 5 year strategic plan to elevate, enhance, and improve the district as one of the premiere destinations in West County, with the assistance and support of the City.	Near-Term	Internal	Elected & Appointed Officials and Staff (Potentially with Consultant)	Municipal Staff and Leadership
c) Participate in business-led planning and evaluate potential strategic public investments to achieve community and business goals in the district, including a dedicated City park or public plaza, special events space, gateways and additional streetscaping, public art, infill redevelopment projects, and be financed through a variety of development district tools.	Mid-Term	Internal	Elected & Appointed Officials and Staff (Potentially with Consultant)	Newly-formed Business Association
d) Partner with local businesses to develop and program new special events, promotional days, and community festivals that occur within the district and reinforce its identity and brand.	Near-Term	Partnership	Staff Function	Wildwood Business Community
e) Conduct public meetings, surveys, and other community engagement activities with the other businesses located through Wildwood to draft a 24-month action agenda to identify strategies to better leverage the foot traffic generated by this district as a benefit to the City more broadly.	Near-Term	Internal	Staff (Potentially with Consultant)	Wildwood Business Community
f) Further evaluate the zoning code and other regulatory tools to determine if overlay districts or other approaches should be applied to recognize the different built-form, character, and economic conditions of this district in comparison to other parts of the Town Center.	Mid-Term	Internal	Staff Potentially with Consultant	Internal City Function

## IDENTIFY QUARTERLY BUSINESS RECRUITMENT OBJECTIVES

**Internal/External:** Partnership

**Responsibility:** Elected & Appointed Officials, Staff

**Partners:** Internal City Function

Based on IEDC best practices and local community planning, the City should identify quarterly business recruitment objectives. This should include strategic partnerships with the development community to pursue investment and business growth.

### Next Steps

- The Task Force or new economic development committee needs to convene on retention objectives
- Establish business retention and expansion program objectives
- Identify a target number of meetings per quarter
- Identify a list of questionnaire topics
- Engage the chamber groups as a partnership

## ESTABLISH A FORMAL BUSINESS RETENTION AND EXPANSION PROGRAM

**Internal/External:** Internal

**Responsibility:** Elected & Appointed Officials, Staff

**Partners:** Elected & Appointed Officials and Business Leaders through the Economic Development Committee

The City should establish a formal program for business retention and expansion supported by adequate municipal resources. The program should be staffed by City personnel in partnership with elected and appointed officials and business leaders through the Economic Development Committee.

### Next Steps

- Establish a business retention and expansion program role for the Task Force or new economic development committee
- Identify a list of businesses ranked by priority

## DEVELOP A STRUCTURED SERIES OF BUSINESS VISITATION MEETINGS

**Internal/External:** Internal

**Responsibility:** Staff Function

**Partners:** Community Representatives, Elected & Appointed Officials, and Chamber Groups

Through the business retention and expansion program, the City should develop a structured and routinely scheduled series of business visitation meetings. These meetings should utilize a standardized survey tool to help the City better understand and communicate with the business community.

### Next Steps

- Identify a "retention team" of at least 2 to 3 individuals
- Finalize a questionnaire and data collection template
- Schedule and conduct meetings
- Identify a retention coordinator role

## ESTABLISH A STANDING ECONOMIC DEVELOPMENT SUB-COMMITTEE

**Internal/External:** Internal

**Responsibility:** Elected & Appointed Officials, Staff

**Partners:** Elected & Appointed Officials

The City should establish a standing subcommittee with a focus on economic development and business growth in Wildwood. This subcommittee should be charged with developing a local entrepreneurship community through focused programming coordinated with the efforts of Wildwood's larger economic development activities.

### Next Steps

- City Council, PEP, and the economic development task force need to coordinate with staff to establish a permanent standing body to guide and advise on economic development policy

## DEVELOP A ONE-PAGE "TEAR-SHEET" TO MARKET THE SITE

**Internal/External:** Internal

**Responsibility:** Elected & Appointed Officials and Staff with Consultant

**Partners:** Internal City Function

The City should develop a one-page "tear-sheet" to provide a concise and easy-to-use promotional material for marketing the site directly to potential developers. This could include proactive efforts to attract developers like detailing the community's position on infrastructure investment and the use of public financing tools.

### Next Steps

- Consider development marketing materials in the next 3 months
- Identify available budget funds
- Evaluate consultant proposals
- Work on "tear-sheet" through a committee and develop a draft for review

## APPROACH ST. LOUIS AREA RETAIL DEVELOPERS

**Internal/External:** Internal

**Responsibility:** Staff (Potentially with Consultant)

**Partners:** St. Louis Area Retail Developers

The City should directly approach St. Louis area retail developers and host a "sales pitch" presentation and invite a diverse range of potential developers, such as The Desco Group, Kimco, Pace Properties, and Sansone Group. These efforts should help garner industry perspective analysis about the site, the regional retail economy, and potential project concepts to better inform an interactive process about any potential opportunities for the site.

### Next Steps

- Develop "tear-sheet" marketing materials
- Through the Task Force or economic development committee, identify developers to meet with matched with timelines
- Identify a "sales pitch" team of 2 to 3 individuals



## WILDWOOD

April 19, 2016

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

Re: **Community Park Playground - Addition of Swings**

Council Members:

### INTRODUCTION >>>

Last year, in 2015, members of City Council had asked about the potential of providing additional swings at the playground within Community Park. The Planning/Economic Development/Parks Committee recognized this need as well, given the comments it had been receiving from users of the new playground facility. Almost immediately from its opening, users have requested more swings, if at all possible.

### ACTION ITEMS >>>

To address this matter, the Committee had Department staff contact All-Inclusive Rec, the provider and installer of the current playground improvements located in Community Park, and request an analysis of the area to determine if it could accommodate additional swings, while also seeking pricing for their purchase and installation, if feasible. Stewart MacKay, the playground contractor, provided an e-mail in response to the inquiry and two (2) swings can be added to the existing area, which, with the cost of installation, would total \$4,012.84. The swings include a generational type and a regular belt version as well. With the addition of these two (2) swings, the playground would have total of four (4) available for use. Information on the generational swing and this proposal are attached to this letter.

The Committee supports proceeding forward with the purchase of these two (2) swings and their installation. The cost of this addition to the Community Park's playground can be covered by the **Capital Improvement Program Budget for 2016**, which includes a line item for *Capital Equipment/Facilities Purchase and Replacement*. Therefore, with the desire to add swings to this location and the funding necessary for it being available, the Committee would like to authorize the contractor to proceed at its earliest possible time.

### SUGGESTED ACTION/RECOMMENDATION >>>

The Committee, acting at its April 19, 2016 meeting, and by a vote of 7 to 0, is recommending this expenditure for two (2) additional swings at Community Park be authorized. In making this recommendation, the Committee members would again note the desire for these additional swings, since the park's opening last summer, and the relatively low cost of this addition. This matter is being presented at tonight's meeting and, if acceptable, to provide a recommendation in this regard. With City Council's

endorsement, the contract for this project could be executed immediately, since the expenditure is less than five thousand dollars (\$5,000.00), and the City Administrator can authorize the work to begin.

**INFORMATION >>>**

If any of the City Council Members should have questions or comments before tonight's meeting about this information, please feel free to contact the Department of Planning and Parks 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 participation in tonight's discussion.

Respectfully submitted,  
**CITY OF WILDWOOD**

Jim Baugus, Chair\*  
Planning/Economic Development/Parks Committee

Cc: The Honorable Timothy Woerther, Mayor  
The Honorable James R. Bowlin, Mayor-elect  
Ryan S. Thomas, P.E., City Administrator  
Rob Golterman, City Attorney  
Kathy Arnett, Assistant Director of Planning and Parks  
Gary Crews, Superintendent of Parks and Recreation

\* The Department of Planning and Parks developed this report, in conjunction with the Planning/Economic Development/Parks Committee. Content reflects the Committee's consideration of this subject, and not necessarily an individual's position or opinion.

From: **Stewart Mackay** [stewart@allinclusiverec.com](mailto:stewart@allinclusiverec.com)  
Subject: Swing Addition - City Park  
Date: March 22, 2016 at 3:14 PM  
To: Joe Vujnich [JVujnich@cityofwildwood.com](mailto:JVujnich@cityofwildwood.com)  
Cc: Gary [Gary@cityofwildwood.com](mailto:Gary@cityofwildwood.com), Tom Cissell [Tom.Cissell@oatesassociates.com](mailto:Tom.Cissell@oatesassociates.com)



Joe,

I have attached a proposal for the additional swing option. Having been back to the site yesterday to verify measurements I have had to find a different solution to the one we discussed, one of the rocks was just in the use zone. The end result is the same number of seats (4), but we will only replace the top beams and will not require additional posts. We can configure this where we have the Inclusive seat and Tot seat in one bay and the Generation seat with a Belt seat in the second bay.

Logistically I will have the product ship to our installer and then work with you on a suitable day for the installation. We do not hang the seats until the concrete has cured for a day so there will be a couple of days without swing seats.

Many thanks again and sorry for the delay.

Stewart Mackay



Phone: 573 701 9787

Cell: 573 366 5050

Fax: 573 701 9312

<http://www.allinclusiverec.com>

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**Proposal/Order Form  
PlayPower LT Farmington C/O  
All Inclusive Rec, LLC.**

P.O. Box 72, Farmington, Missouri 63640  
Telephone: (573) 701 9787 / (866) 701 9787 Fax: (573) 701 9312  
E-mail: [stewart@allinclusiverec.com](mailto:stewart@allinclusiverec.com)

**Proposal submitted to:**  
**City of Wildwood Parks and Recreation**  
**16860 Main St**  
**Wildwood, MO 63040**  
**Attention: Joe Vujnich**  
**Quotation #: 16-S0321221**  
**Client P.O #:** \_\_\_\_\_

**Date:** 3/21/2016  
**Job Name:** Swings  
**Job Location:** City Park  
**Email:** [joe@cityofwildwood.com](mailto:joe@cityofwildwood.com)

Ref. No.	Description	Quantity	Unit Price	Total Price
909270HG	BEAM W/BEARINGS F/INCL.SWING - GREEN	2	\$ 545.00	\$ 1,090.00
200203423	Generation Swing Seat with Chain and Hardware (Color TBD)	1	\$ 749.00	\$ 749.00
200202835	Belt Swing Seat Assemebly W/Chain	1	\$ 98.00	\$ 98.00
<b>Subtotal:</b>				\$ 1,937.00
<b>Installation:</b>				\$ 1,975.00
<b>Freight:</b>				\$ 100.84
<b>Tax (if Applicable)</b>				N/A
<b>Total With(out) Tax:</b>				\$ 4,012.84

<b>Prices:</b>	Quotation good for <u>thirty (30) days</u> .
<b>Taxes:</b>	Not included (Tax Exemption Certificate Required)
<b>Ship:</b>	Minimum two weeks from date of order.
<b>Deposit:</b>	0%
<b>Terms:</b>	30 Days Net
<b>*Installation:</b>	Installation is included

**Paperwork (PO's, Signed Proposal, Etc.) Should Be Made Out to Playpower LT Farmington  
C/O All Inclusive Rec, 878 E Hwy 60, Monett, MO 65708-9210.  
All Payments Should Be sent to: PlayPower LT Farmington, Inc. PO Box 204713 Dallas, TX 75320-4713**

**Signature:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date of Acceptance:** \_\_\_\_\_

**Terms:**

1. ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. Any alterations or deviations from the above will be executed only upon written orders and will become an extra charge over and above the estimate.
2. We understand that all accounts are payable to PlayPower LT Farmington Inc. according to the terms shown on each invoice, and if not paid on or before said date, are then delinquent. We agree to pay any and all service charges added each month to past due invoices. Terms are Net 30 days upon delivery with approved credit. All charges are due and payable in full at - PlayPower LT Farmington Inc. Accounts Receivable, PO Box 204703 Dallas, TX 75320-4713 unless notified in writing to the contrary. To the extent the terms and conditions of any purchase order/contract and/or any purchase order/contract confirmations are inconsistent with the terms and conditions of this signed quote, the terms and conditions of this signed quote shall prevail.
3. The above pricing (if more than one item) is based upon a package purchase. Any adjustments may be subject to a price revision.
4. Customer is responsible for the off-loading of the equipment unless otherwise agreed to and an accurate inventory should be taken at the time and any missing or damaged parts should be noted to the Driver. You have 60 days to report any missing or damaged parts to your sales representative. Truck Driver will not unload.
5. We understand that all cancellations or return of any order(s) will result in restocking fees, related freight charges and or administration fees are clients responsibility and I/We agree to pay any and all of the charges and fees.

little tikes

COMMERCIAL

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YOUR PARK AND PLAYGROUND SPECIALISTS

Play Structures

new!

# generation swing

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Farmington, MO 63640  
(866) 701-9787  
support@allinclusiverec.com

Bring more fun and enjoyment to your park with the new parent/child, face-to-face Generation Swing. Now adults can experience the joy of swinging, along with their children. The unique design encourages social development and intergenerational play. It's even great for siblings, grandparents, and caregivers! What's the best part? The contagious smiles will last long after the ride is through.

## Generation Swing

- Face to face swinging - parents, grandparents, caregivers, siblings can swing along with a toddler
- Parent/caregivers can push two children at the same time
- Comfortable and supportive plastic seats
- Installs in an extended single seat swing bay only



# Let's Swing Together!

### Generation Swing

Price: \$749

Product #: 200203423

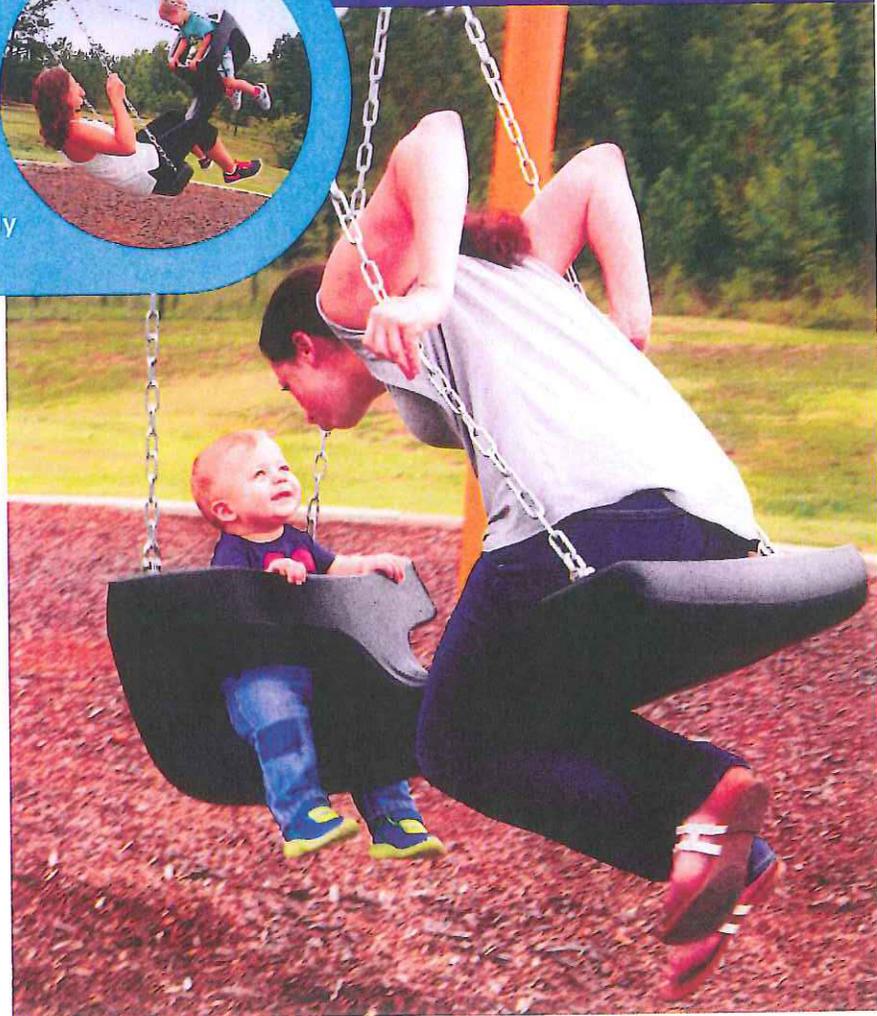
Age: Toddler Seat: 24-47 months

Weight: 30 lbs.

- Frame sold separately
- Chain included



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## WILDWOOD

April 19, 2016

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

Re: **Erosion Control Project in Bonhomme Creek (Ward - One)**

Council Members:

### **INTRODUCTION >>>**

To date, the City has been providing maintenance services within the new Community Park for over eight (8) months and attempting to ensure all of its improvements are safe, functional, and available to users during the park's hours of operation. In support of this effort, the Department of Planning and Parks staff, as directed, has also been documenting operational issues and complaints from users, so as it can address them with the City Council on a timely basis. Together, with the financial accounting being provided on a monthly basis, the costs of the City's parks and trails investments is has developed will be well managed well and within reasonable budget allowances.

A pressing concern relative to creek erosion by the new pavilion was identified to the Committee by the Department of Planning and Parks staff regarding Community Park. The Department began watching an area of Bonhomme Creek for many months, after the City's contractor sent photographs of the creek during a major rain event, while work was still underway on the Phase One improvements. These photographs are attached to this letter. These photographs clearly indicate the power of the water flow associated with this creek and the volume associated with it as well.

### **CURRENT CONDITIONS AND CONCERNS >>>**

Over the course of the last year, the issue did not appear it was going to become a problem or concern, until the flooding rains of December 2015. These rains began to expose more of the tree root systems, which led to the Department reviewing its condition on a more systematic and frequent basis. This on-going review has led to the discovery that bank erosion has accelerated and the Committee believes it is a concern warranting action at this time. This action does have costs and ramifications for the City.

### **APPROACH AND RECOMMENDATION >>>**

To address the Committee's concern, the Department met with the general contractor and project engineer from Phase One of Community Park, so their opinions and recommendations on this matter could be provided. The consensus on this matter was the western side of the creek bank should be armored to preserve the remaining area between the centerline of the creek and the pavilion. The addition of rocks and vegetation of types suitable for the velocity and volume of flow in the creek would provide the necessary

protection and accomplish this armoring of the creek. The Committee is keenly aware that fixes in one segment of the creek can lead to other issues downstream, but, at this stage, protecting the active use area of park is highest priority. The Committee would also note that the long-range plan for Community Park includes the installation of retention basins upstream from this area and, once installed in the future, should assist in the management of stormwater along the length of creek and prevent future downstream impacts from this bank stabilization project.

The Committee has received a bid from Gershenson Construction to perform this work within the creek and has included it as part of this report. The bid is for just under twenty-three thousand dollars (\$23,000.00) and would include the following items:

1. The delivery of rock to the site for use in the creek. This rock is from a roadway project in Jefferson County and being provided to the City by Gershenson Construction at no charge, except delivery. The rock is a buff color, which is much preferred over the typical white limestone type that is used extensively for this purpose.
2. The extent of the repair will include over one hundred fifty (150) feet of the creek and entail placing larger rock below the creek bed to anchor the wall and stacking the rock by size (larger to smaller), as the wall is built from the bottom up.
3. The rock layers will provide spacing for the placement of small water-adaptable species of plantings to assist in holding the bank in place over time.
4. The access into the creek is proposed at two (2) locations to minimize disturbance within it and one (1) of the two (2) locations is already in place, and has been for many years. The other location will require the removal of some trees, but is the best approach to address concerns about access within the creek.
5. The necessary permits will be obtained from the respective agencies with jurisdiction in this regard.
6. The work can be coordinated, while Gershenson Construction is on site for the construction of improvements associated with Phase Two of the Community Park.

The Committee would identify this work as a priority repair and would like to proceed with it as quickly as practical to ensure the bank of this portion of the creek is preserved to the greatest extent possible, given its proximity to the pavilion and other improvements in Community Park. To illustrate this matter, the Committee has included a set of photographs that provide a view of the area of concern within the waterway. These images and photographs indicate the variability of the park's environment, but are also factors in the City decision to purchase this site, i.e. its inherent beauty and the nature lessons it provides to all users who visit Community Park.

#### **SUGGESTED ACTION/RECOMMENDATION >>>**

The Committee, acting at its April 19, 2016 meeting, and by a vote of 7 to 0, is recommending this contractor be selected for this project. In making this recommendation, the Committee members would again note the urgency in protecting the creek bank; the reduced costs in the bid due to the donation of material and the current mobilization of the contractor for the previously authorized Phase 2 project; and the available funding for this work. This matter is being presented at tonight's Work Session to the City Council for its review and, if acceptable, to recommend legislation be drafted in this regard. With City Council's endorsement, the contract for this project could be completed by May, with construction starting in early summer.

**INFORMATION >>>**

If any of the City Council Members should have questions or comments before tonight's meeting about this information, please feel free to contact the Department of Planning and Parks 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 participation in tonight's discussion.

Respectfully submitted,  
**CITY OF WILDWOOD**

Jim Baugus, Chair\*  
Planning/Economic Development/Parks Committee

Cc: The Honorable Timothy Woerther, Mayor  
The Honorable James R. Bowlin, Mayor-elect  
Ryan S. Thomas, P.E., City Administrator  
Rob Golterman, City Attorney  
Kathy Arnett, Assistant Director of Planning and Parks  
Gary Crews, Superintendent of Parks and Recreation

\* The Department of Planning and Parks developed this report, in conjunction with the Planning/Economic Development/Parks Committee. Content reflects the Committee's consideration of this subject, and not necessarily an individual's position or opinion.













# GERSHENSON

## CONSTRUCTION CO., INC.

2 Truitt Drive Eureka, MO 63025 (636) 938-9595 FAX: (636) 938-9501

April 15, 2016

*Mr. Joe Vujnich  
Parks & Planning Director  
City of Wildwood MO  
10330 Old Olive Street Rd  
St Louis, MO 63141*

**Re: Wildwood Community Park Emergency Creek Bank Repair**

Dear Mr. Vujnich,

The following is a scope letter for the proposal that you requested last week on-site for Gershenson to import material from an off-site location, to the Community Park, and place it along the creek bank that runs through the Park.

Per the attached map that sketches out the area, we expect to need 2 access points to work on this creek bank. The Northernmost stretch near the pavilion already has a readymade access point that we can achieve with minimal disturbance to the surrounding trees. However, the Southern portion near the Flared End Section is much more difficult to access. We would spend considerable more time if we attempted to trek the Rip Rap through the creek to reach that point and inevitably tear up the creek much more than we already will.

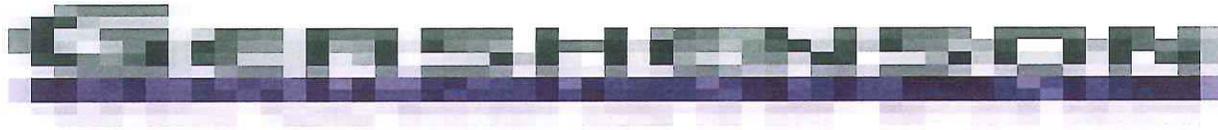
Therefore we propose to clear a path straight to the creek bend through the trees from the existing mulch trail and work off the natural sand bar opposite the bank that needs attention. We believe this is the best method because it will allow us to construct the project more efficiently and only require the removal of an area 50'x10' that only contains a few 6" trees and mostly honeysuckle. We have included the necessary cost to re-grade the area upon completion including the mulch trail and stabilize everything with straw whattle and blanket.

For your consideration, Gershenson Construction proposes to perform this work for the Lump Sum price of **\$22,229.00**. If a written change order is presented to Gershenson, we will promptly schedule to meet with Tom Cissell on-site and walk the areas of impact for his approval prior to beginning work.

Thank you for the opportunity.

**Sincerely,**

**Michael E. Gershenson, E.I.T.  
Project Manager  
Gershenson Construction Company, Inc.**



# RFP 001

Wildwood Community Park Phase 2

15034

## Furnish & Install Approx 275 CY of Rip Rap material along creek bank near Pavilion

Description	Quantity	Unit	Unit Cost	Total Cost
Mobilization	1	LS	\$550.00	\$550.00
Orange Safety Fence Along Creek Bank	1	LS	\$375.00	\$375.00
Furnish Material (with 10% waste)	276	CY	\$19.75	\$5,451.00
Install Rip Rap	276	CY	\$45.13	\$12,457.00
Misc dead tree removal, install seed & straw, straw whattle affected slopes, & final clean-up.	1	LS	\$3,396.00	\$3,396.00
				\$0.00
<b>TOTAL</b>				<b>\$22,229.00</b>

From: Tom Cissell Tom.Cissell@oatesassociates.com  
Subject: RE: Wildwood Community park Creek Bank Stabilization  
Date: April 4, 2016 at 10:08 AM  
To: jvujnich@cityofwildwood.com  
Cc: Tyler Huffman Tyler.Huffman@oatesassociates.com



Joe,

This is a fair price. If you want to proceed with this, please let Michael know. I understand this is outside of the road contract, but please copy me on your reply to Michael so that I am aware of the activity.

Thanks,  
Tom

---

**From:** Michael Gershenson [mailto:mgershenson@gershenson.com]  
**Sent:** Saturday, April 02, 2016 8:15 AM  
**To:** jvujnich@cityofwildwood.com; Tom Cissell  
**Subject:** Wildwood Community park Creek Bank Stabilization

Joe,

Attached for your viewing is a proposal to perform the work for the creek bank stabilization using the material we submitted to blanket the 2 areas you and Tom Cissell pointed out. I have also attached a site plan (please excuse the crudeness) for the work for the purpose of you understanding exactly what this pricing gets you and what I will owe you. Also attached is a RFI 001 Breakdown of the cost.

Please note this is a Lump Sum proposal but I have only shown the units on the RFI for Tom to be able to judge if my pricing is competitive or not.

Let me know what you think. We have another phase of work on Saline road that should start in 2 weeks where we anticipate hitting another 2-300 cubic yards of this material so you can rest assured that we are not going to run short if my guess is incorrect regarding my pile of rock.

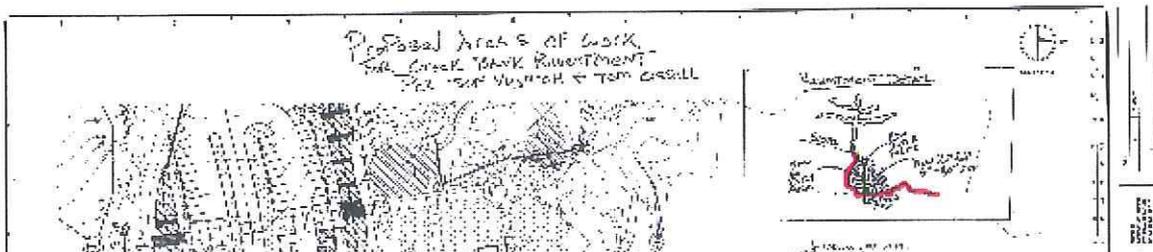
Mike Gershenson

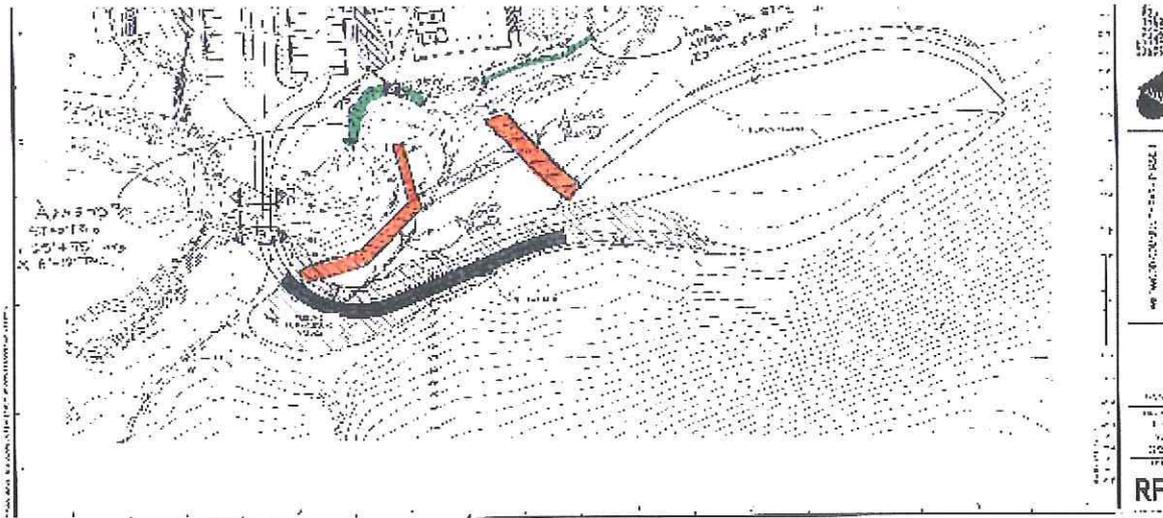
***"And this we will do if God permit" Hebrews 6:3***

Mike Gershenson  
Project Manager  
Gershenson Construction Co.  
O. 636-549-0216 ext. 115 F. 636-549-0217 C. 314-565-7647  
[mgershenson@gershenson.com](mailto:mgershenson@gershenson.com)



Creek Bank  
Proposal.doc

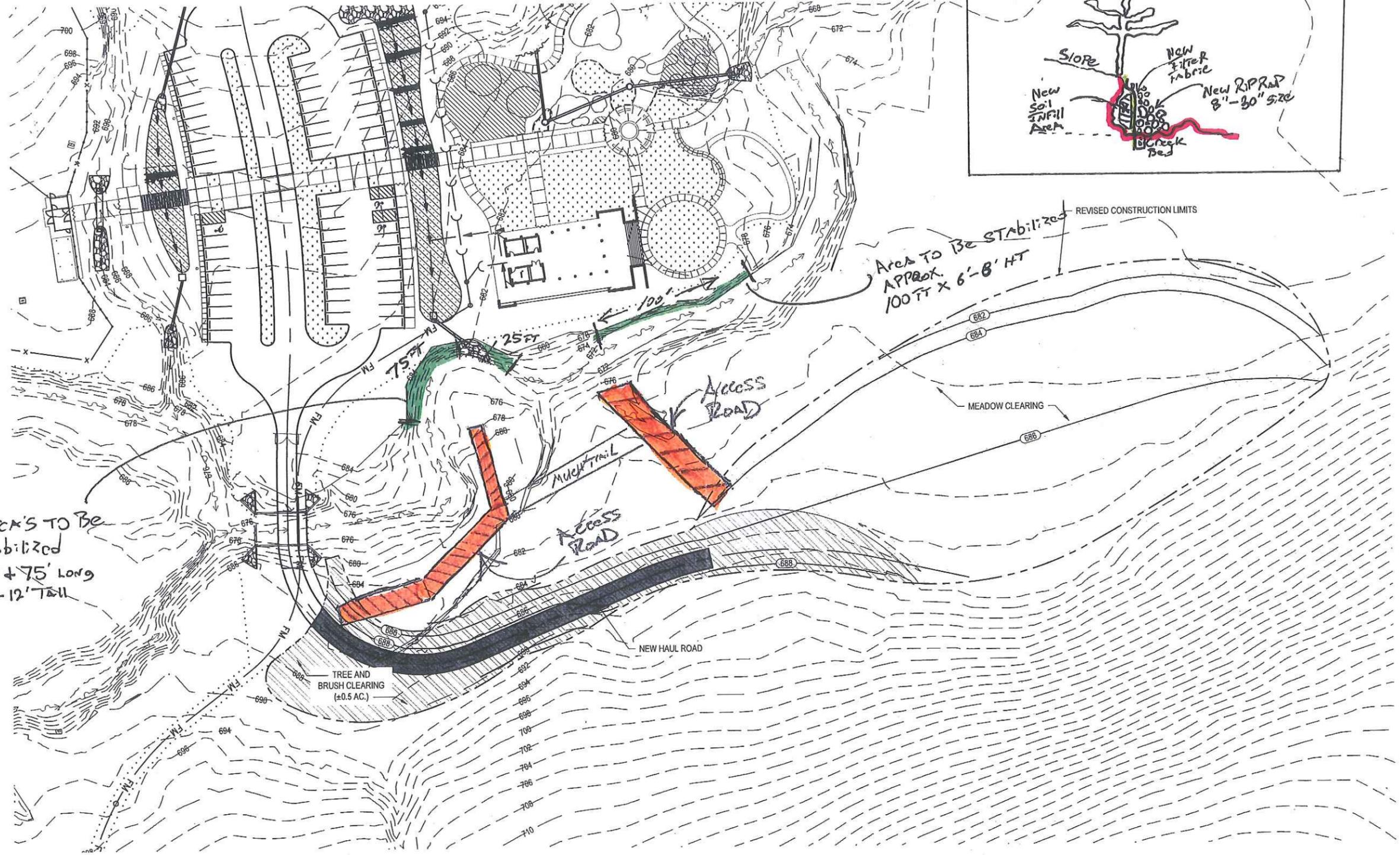
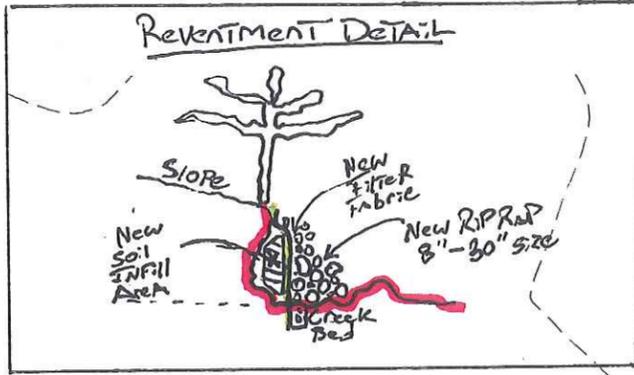




Proposed Areas of Work  
for Creek Bank Revestment  
Per SOE Vujnich + Tom Cissell



SCALE: 1" = 40'



AREAS TO BE STABILIZED  
25' + 75' LONG  
X 6'-12' TALL

Area TO BE STABILIZED  
APPROX. 100 FT X 6'-8' HT

NO.	DATE	REMARKS

MISSOURI  
Landscape Gas Building  
720 Olive, Suite 1000  
St. Louis, MO 63101  
Tel: 314.598.8888  
Fax: 314.598.8805  
www.coburnandshane.com

ILLINOIS  
Eastport Business Center 1  
100 Lamar Court, Suite 1  
Cullerville, IL 62224  
Tel: 618.346.7225  
Fax: 618.346.7225  
www.coburnandshane.com



WILDWOOD COMMUNITY PARK PHASE 1  
EARTH EXCAVATION WASTE EXHIBIT

EXP. 00/00/00  
PROJECT NO.: 12045  
DATE: 09/23/14  
EXHIBIT:

RFP1

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H:\12045\DWG\12045-CORRIDOR REVISED PLAYGROUND GRADING.DWG - 9/23/2014





## WILDWOOD

April 19, 2016

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

Re: **Bellevue Farm Project – Design Contract**

Council Members:

### INTRODUCTION >>>

The City has an on-going lease agreement with St. Louis County for property abutting its far southeast corner, which was approved by the City Council on December 8, 2014. This property, known as Bellevue Farm, consists of two (2) parcels of ground totaling nearly one hundred (100) acres and is accessed from St. Paul Road. The property has a rich history, including several historic structures, and an incredible view of the Meramec River Valley.

As part of the lease agreement, certain improvements must be installed on the property by the City.

The site development improvements that must be constructed include the following:

1. The installation of an improved asphalt access road from the front entrance into the site. This access road must be open for public use by December 31, 2016;
2. The development of a trail within the site to be constructed between June 30, 2016 and January 1, 2017; and
3. The construction of a parking area, with picnic tables, trash cans, and a bike rack.

The timeframes for this work to be underway, or completed, are quickly approaching and the Department of Planning and Parks has spent a great deal of time getting the preparatory work started. This work has included preliminary site investigations to determine best approaches to the planned work. Additionally, the Department completed the hiring of an expert in historical research to conduct an analysis of the buildings on site, several of which appear to be over a century old. Evaluation work has begun by an expert on staff with St. Louis County Department of Parks and Recreation for the layout of the trail. Most importantly, however, will be the ultimate design of new improvements and how they integrate into this unique property's features.

### ACTION ITEMS >>>

It is the Committee's hope that a cohesive and creative design can be drafted for all of the development work needed in this park. To this end, a design company, DG2 Design, was contacted and toured the property with staff members to get a first-hand look at it and begin to evaluate its possibilities.

Subsequently, a proposal has been provided for a site analysis and completion of a master plan of the property from DG2 Design. This proposal, which is attached to this letter, provides for the full design work to be completed at the cost of sixteen thousand two hundred sixty dollars (\$16,260.00).

DG2 Design has completed an extensive number of projects in the St. Louis Area, many of which were contracted by Great Rivers Greenway (GRG). The Committee had Department staff check references, and reviewed several of their design projects, and found the work to excel at being a site-sensitive blend with the surrounding environment. Based upon this research, the Committee supports proceeding forward with a contract to engage DG2 Design to create a master plan document for Belleview Farm. This design work would be funded from the Capital Improvement Program Budget, which includes a line item for Belleview Farm within its Park and Trail Development Section.

#### **SUGGESTED ACTION/RECOMMENDATION >>>**

The Committee, acting at its April 19, 2016 meeting, and by a vote of 7 to 0, is recommending this designer, DG2 Design, be selected for this project. In making this recommendation, the Committee members would again note the timelines that must be met according to the lease; the designer's previous work with GRG and ability to blend park elements into a natural setting; and the available funding in 2016 for this work. This matter is being presented at tonight's Work Session to the City Council for its review and, if acceptable, to recommend legislation be drafted in this regard. With City Council's endorsement, the contract for this project could be established by mid-May, with analysis work starting in late spring/early summer.

#### **INFORMATION >>>**

If any of the City Council Members should have questions or comments before tonight's meeting about this information, please feel free to contact the Department of Planning and Parks 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 participation in tonight's discussion.

Respectfully submitted,  
**CITY OF WILDWOOD**

Jim Baugus, Chair\*  
Planning/Economic Development/Parks Committee

Cc: The Honorable Timothy Woerther, Mayor  
The Honorable James R. Bowlin, Mayor-elect  
Ryan S. Thomas, P.E., City Administrator  
Rob Golterman, City Attorney  
Kathy Arnett, Assistant Director of Planning and Parks  
Gary Crews, Superintendent of Parks and Recreation

\* The Department of Planning and Parks developed this report, in conjunction with the Planning/Economic Development/Parks Committee. Content reflects the Committee's consideration of this subject, and not necessarily an individual's position or opinion.

DG2 Design, LLC  
4835 MO 109, Suite 102  
Eureka, MO 63025  
636-549-9007



**DG2 Design**  
Landscape Architecture

## **Proposal and Agreement for Landscape Architectural Services**

Project Name: Belleview Farms Master Plan  
Project Number: TBD

Client: City of Wildwood  
Client Contact: Joe Vujnich and Kathy Arnett  
Client Address: joe@cityofwildwood.com

Principal: Kristy DeGuire  
Project Leader: Brad Priest

This Agreement is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_, between DG2 Design, LLC ("DG2"), a Missouri limited liability company, 4835 MO 109 Suite 102 Eureka, MO 63025 and City of Wildwood (Owner/ Client) for the following project: Belleview Farms Master Plan, including potential park improvements such as, new exterior and interior entry road, parking lot, trails, overlook deck, pavilion, reuse options of buildings and barns on site, portable restroom enclosure and other passive uses of the park. The master plan will take into account the integral viewsheds, borrowed views and potential landscape restoration projects. ("Project").

**Scope of Services:** DG2 Design will work with the Client to finalize the project scope and schedule and compile an understanding of the park site and opportunities for the park development.

**Task 1: Site Analysis** Provide a clear understanding of the project scope and schedule, and a deliverable package summarizing the existing conditions, opportunities, and challenges associated with the park site. This bound submittal will include, but is not limited to, a park site plan identifying existing conditions (AutoCad/ Adobe), photo inventory of the park site, graphic and narrative summarization of opportunities and challenges identified with the park property, and summary of input and feedback from the Client. The analysis will also include a broad identification and preservation of important trees, combined with recommended areas for reduction of second-growth and invasive vegetation. (This does not include a full tree inventory).

Task 1.1 - Participate in preliminary meeting with Client to review project parameters, gather necessary materials, identify additional information required and establish project timetable.

Task 1.2 - Conduct site visit with Client and others.

Task 1.3 - Prepare a base map identifying and locating natural and man-made features, including topography, wetlands, streams, vegetation, utilities, structures, boundaries and other features as necessary. (Based on Client provided site survey)

Task 1.4 - Prepare a graphic summarizing site opportunities and constraints at an appropriate scale, using both existing and prepared maps, surveys, available GIS data and other available information.

Task 1.5 - Prepare a final report that summarizes identified opportunities and challenges.

Task 1.6 – Attend one meeting with Client to discuss the results of the inventory and analysis.

### **Meetings for Task 1**

1 Client Staff and Team "Kick-Off" Meeting

1 Client Staff and Team Inventory and Analysis Review and Coordination Meeting

### **Task 2: Conceptual Master Plan**

Design Team will create two (2) concept design alternatives for the Belleview Farm Park. These concepts will be reviewed and discussed with the Client. A preferred conceptual alternative will be developed based on input received. A preliminary cost estimate and implementation phasing plan will be developed for the selected alternative. DG2 will meet with the Client prior to final revisions and development of the Final Master Plan. A final master plan document will be provided to the Client.

Task 2.1 - Coordinate design goals with the Client, Historic Preservation Office and Gateway Off Road Cyclist.

Task 2.2 - Preparing two conceptual design alternatives based upon the approved design program.

Task 2.3 - Preparing a narrative which summarizes the existing conditions, design alternatives, broad range cost implications and identifies issues which require further study at the next stage of project development.

Task 2.4 - Meeting with Client staff to review the design alternatives.

Task 2.5 - Provide briefing(s) to City Council.

Task 2.6 - Create preferred alternative (draft Master Plan) based upon the preferred elements from the alternative designs and consistent with the approved design program

Task 2.7 - Create a draft implementation strategy/phasing program for development of the park improvements.

Task 2.8 - Identify potential scope and schedule of phase 1.

Task 2.9 - Attend meeting(s) with Client staff to review draft Master Plan and phasing program.

Task 2.10 - Refine the draft Master Plan phasing and preliminary cost estimate, incorporating gathered input from Client.

Task 2.11 - Meet with Client staff to review the refined Master Plan

Task 2.12 - Present the Final Master Plan to Client.

### **Task 2 Deliverables:**

A complete master plan document with narrative, graphics, mapping (AutoCad/ Adobe) and estimated costing (1 color print copy and one digital copy).

**Meetings for Task 2:**

- 4 Client Staff and Team Meetings
- 2 City Council /Commissions Presentation

**Not included in this proposal:**

- Surveying
- Tree Preservation/Identification Plan
- Soils/ Geotechnical Investigation
- Engineering
- Public Meetings
- Construction Documentation
- Construction Administration
- Coordinate with City Permitting

If extra services are performed by DG2, Owner shall compensate DG2 for same at DG2's standard hourly rates and for its reimbursables as set forth herein, unless otherwise specifically agreed to in writing.

**Compensation:** *(Place "X" in appropriate box.)*

The above listed Scope of Work, exclusive of extras, if any, shall be provided for a lump sum fee of \$16,260.00, sixteen thousand two hundred sixty dollars, (including reimbursable expenses, as set forth below).

The above listed Scope of Work, including extras, if any, shall be provided on an hourly basis at the following hourly rates:

Principal/ Landscape Architect III / PM	\$150
Landscape Architect II	\$110
<b>Landscape Architect I</b>	<b>\$90</b>
Landscape Designer	\$ 60
Administrative	\$50

Rates are subject to review at the end of each DG2 fiscal year.

Included in the compensation set forth above, DG2 shall be entitled to receive and Owner shall pay for DG2's reimbursable expenses as set forth herein and other out-of-pocket direct project expenses at their actual cost.

The compensation due to DG2 from Owner shall be billed by DG2 on a monthly basis and payment for same shall be made to DG2 within ten (10) days of Owner's receipt of DG2's invoice.

If the Owner fails to make payment when due, DG2 may upon seven (7) days' written notice to the Owner, suspend performance of services under this Agreement. Unless payment in full is received by DG2 within seven (7) days of the date of the notice, the

suspension shall take effect without further notice. In the event of a suspension of services, DG2 shall have no liability to the Owner for delay or damage caused to Owner because of such suspension of services. Failure of Owner to make any payment to DG2 in accordance with this Agreement shall be considered substantial nonperformance and a material breach of this Agreement and cause for termination.

**Reimbursable Expenses:**

Reimbursable Expenses are included in the Compensation set forth above and include expenses incurred by DG2 and DG2's employees and consultants in the interest of the Project, as identified in the following Clauses (unless additional items are requested):

- Expense of transportation in connection with the Project; expenses in connection with authorized out of town travel; long distance communications; and fees paid for securing approval of authorities having jurisdiction over the Project.
- Expense of reproductions, printing for Owner's use, delivery service, postage and handling of Drawings, Specification and other documents.

**Use of DG2's Drawings, Specifications and Other Documents:**

The Drawings, Specifications and other documents prepared by DG2 for the Project are instruments of DG2's service for use solely with respect to this Project and, unless otherwise provided, DG2 shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies, of DG2's Drawings, Specifications and other documents for information and reference in connection with DG2's use and occupancy of the Project. DG2's Drawings, Specifications or other documents shall not be used by Owners or others on other projects, for additions to this Project or for completion of this Project by others, unless DG2 is adjudged to be in default under this Agreement, except by agreement in writing and with appropriate compensation to DG2.

This Proposal/Agreement shall serve as a binding contract between the Parties when executed by the Parties below. "This proposal is good through May 5, 2016 11:59 pm".

DG2 DESIGN, LLC

OWNER

By: \_\_\_\_\_  
(Signature)

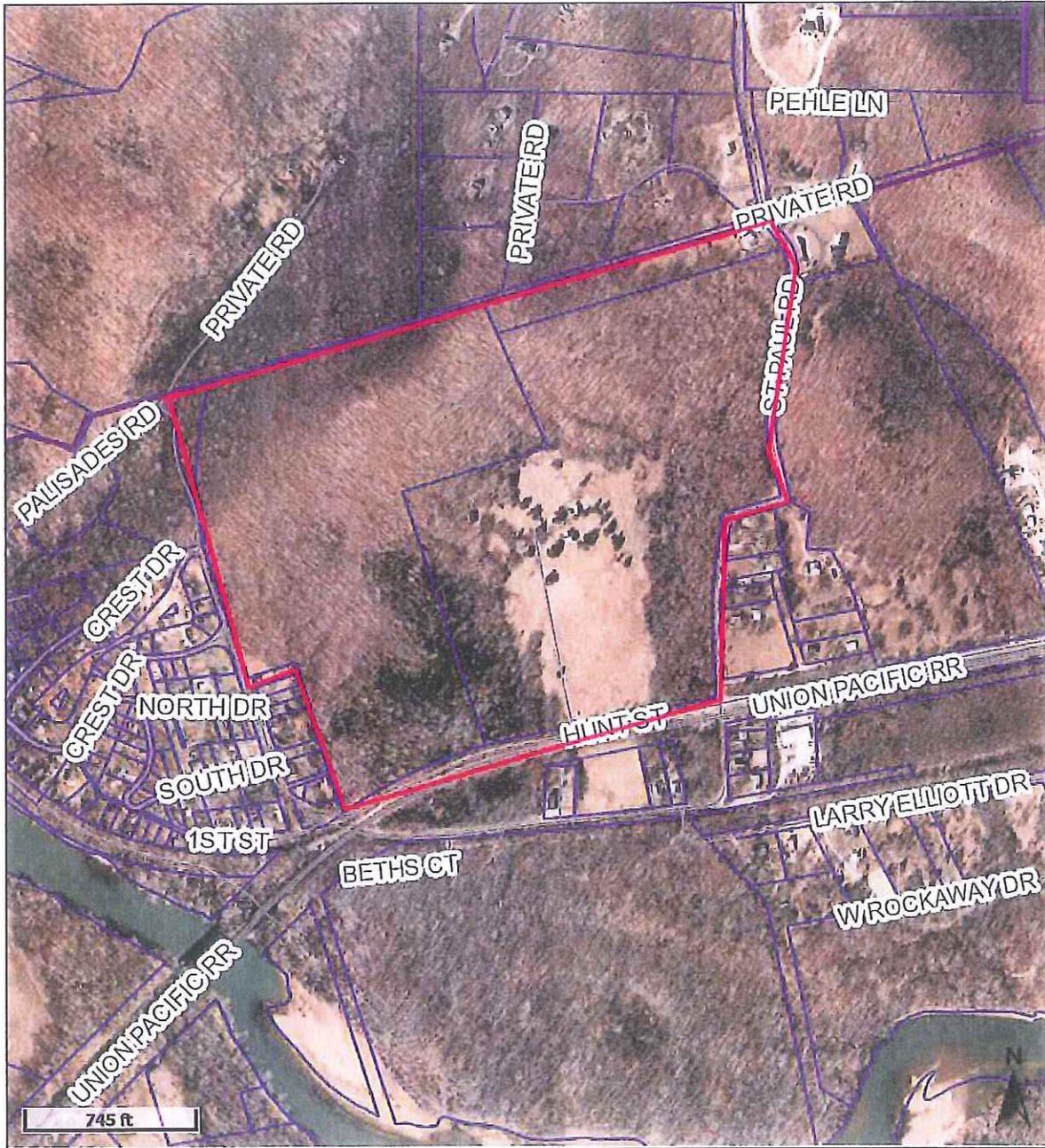
By: \_\_\_\_\_  
(Signature)

Print Name: \_\_\_\_\_

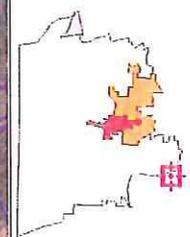
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_



Overview



Legend

- City Limits
- Street Centerlines
- Parcels

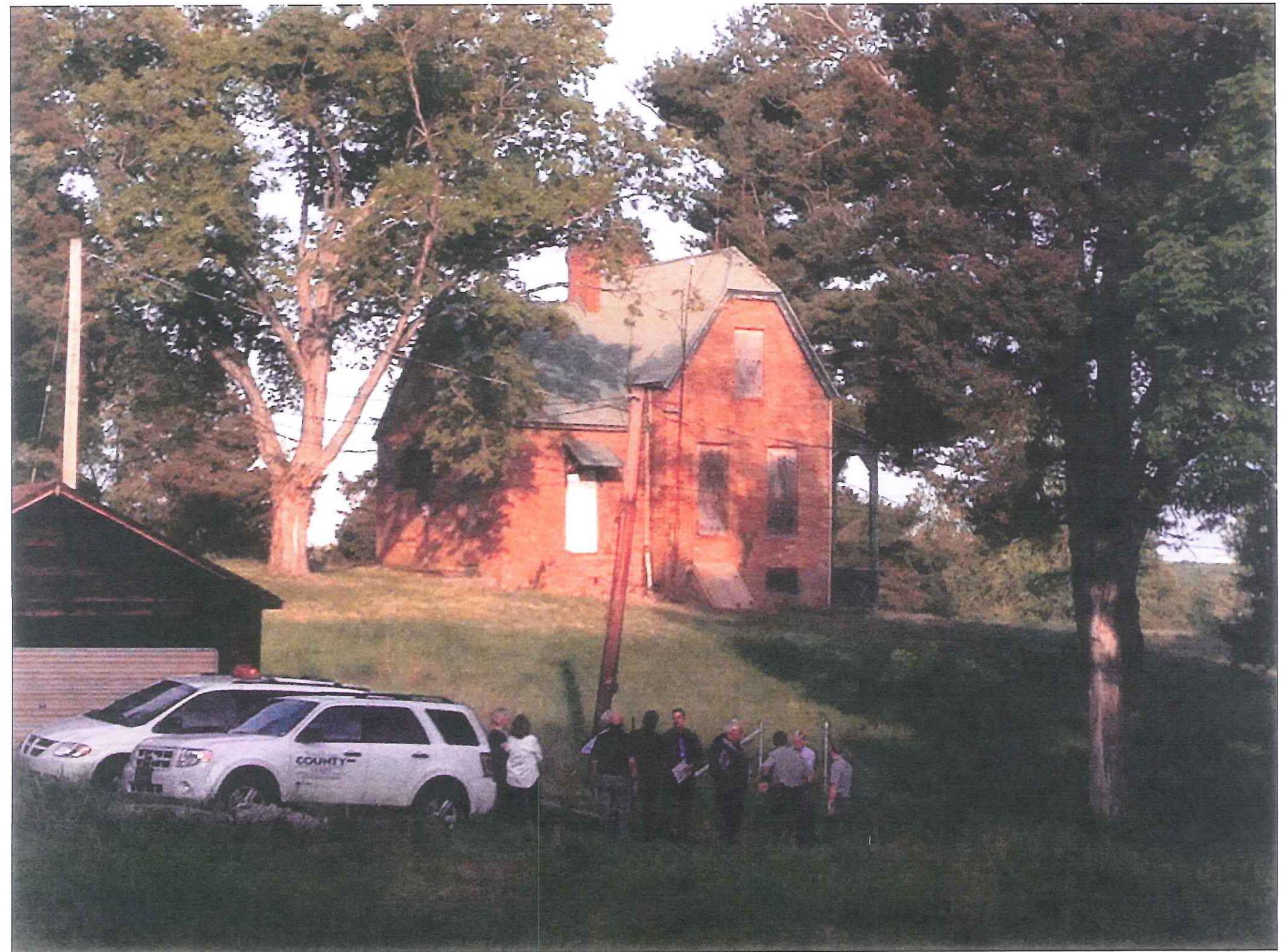
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Please obtain an officially signed/sealed survey from a registered/licensed land surveyor prior to commencing new construction &/or property improvements. Parcel data, when viewed with the aerial photography layer, will not overlay precisely as platted and should not be used for any surveying purposes.



developed by  
The Schneider Corporation  
[www.schneidercorp.com](http://www.schneidercorp.com)









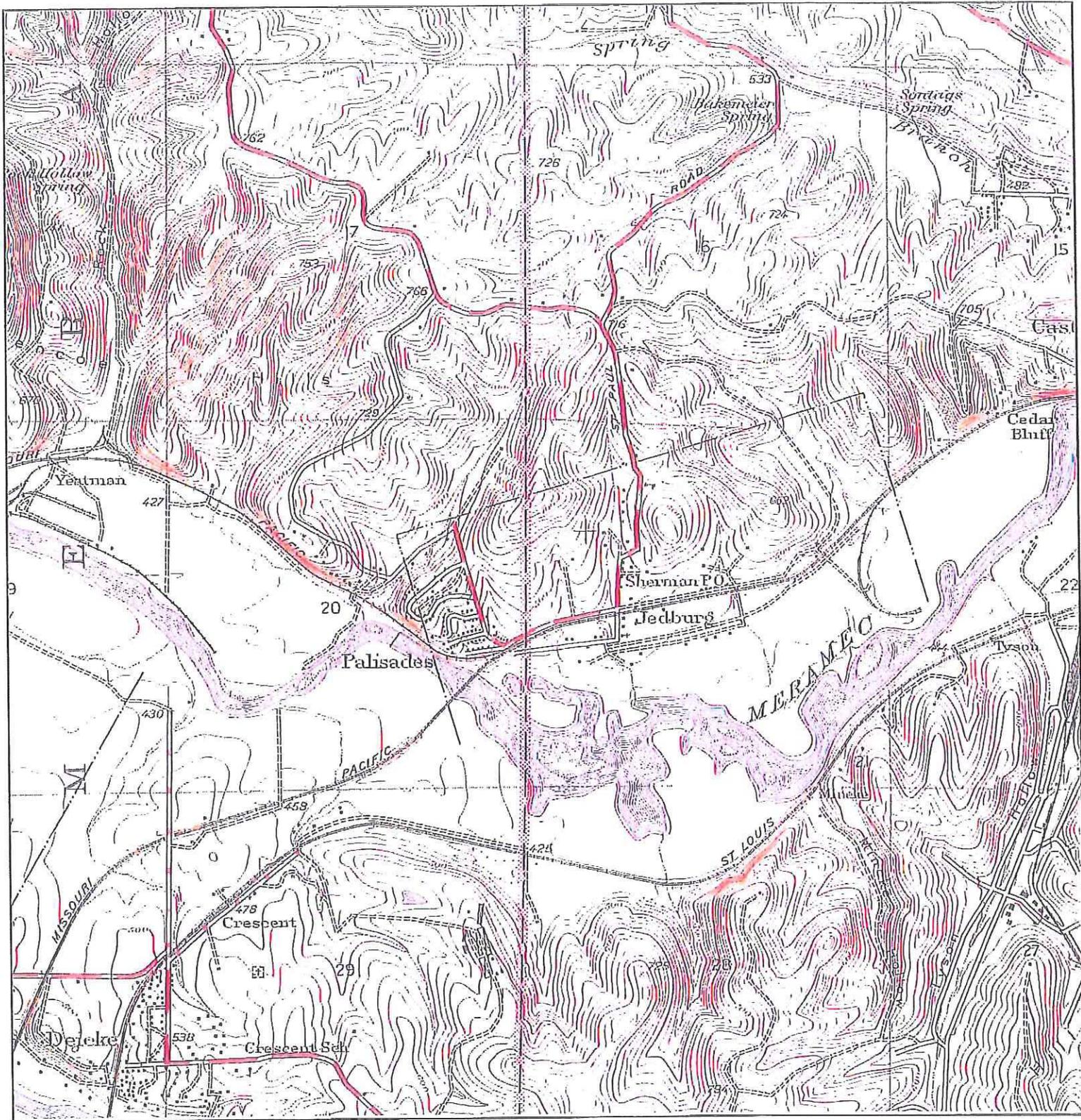


# Historical Topographic Map



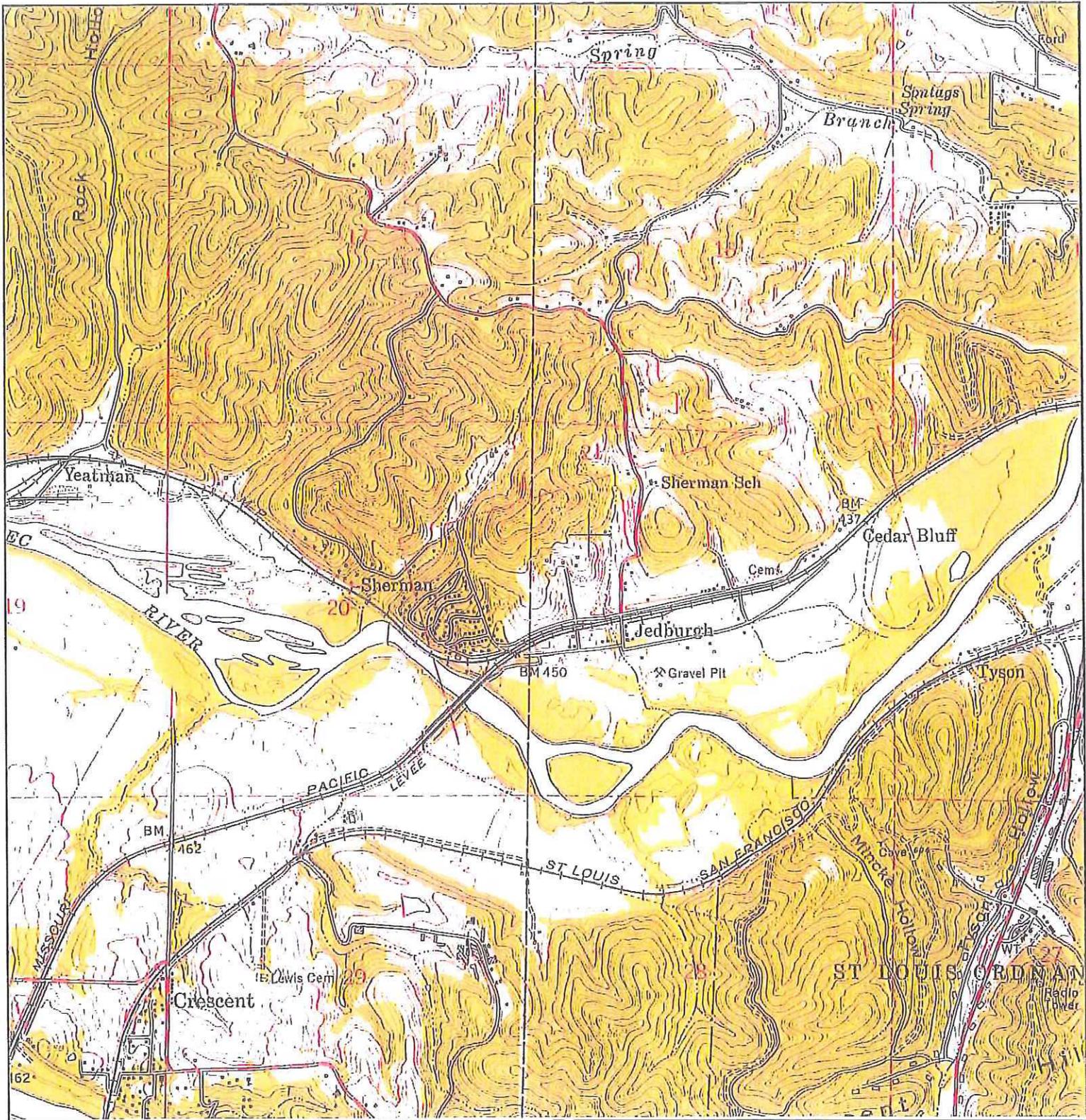
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	NAME: O FALLON	ADDRESS: 1333 Belleview Farm Rd.	CONTACT: Jim Foley
MAP YEAR: 1903	LAT/LONG: 38.5406 / -90.5855	INQUIRY#: 3842498.4	RESEARCH DATE: 01/29/2014
SERIES: 30			
SCALE: 1:125000			

# Historical Topographic Map



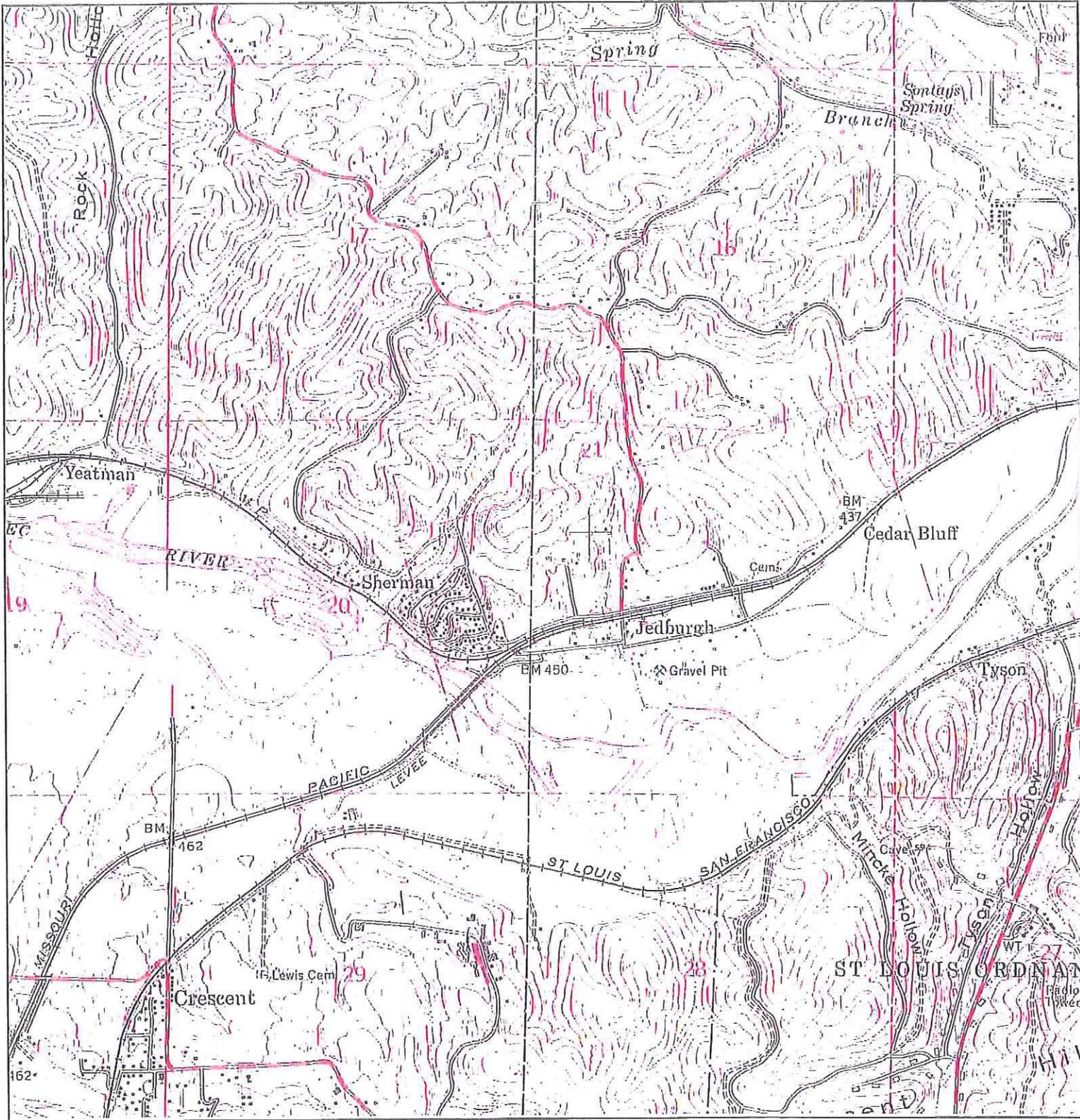
<p>N</p> 	TARGET QUAD	SITE NAME:	Sherman Properties	CLIENT:	Herlacher Angleton Associates
	NAME: MANCHESTER	ADDRESS:	1333 Belleview Farm Rd.	CONTACT:	Jim Foley
	MAP YEAR: 1947		Ballwin, MO 63021	INQUIRY#:	3842498.4
	SERIES: 7.5	LAT/LONG:	38.5406 / -90.5855	RESEARCH DATE:	01/29/2014
	SCALE: 1:24000				

# Historical Topographic Map



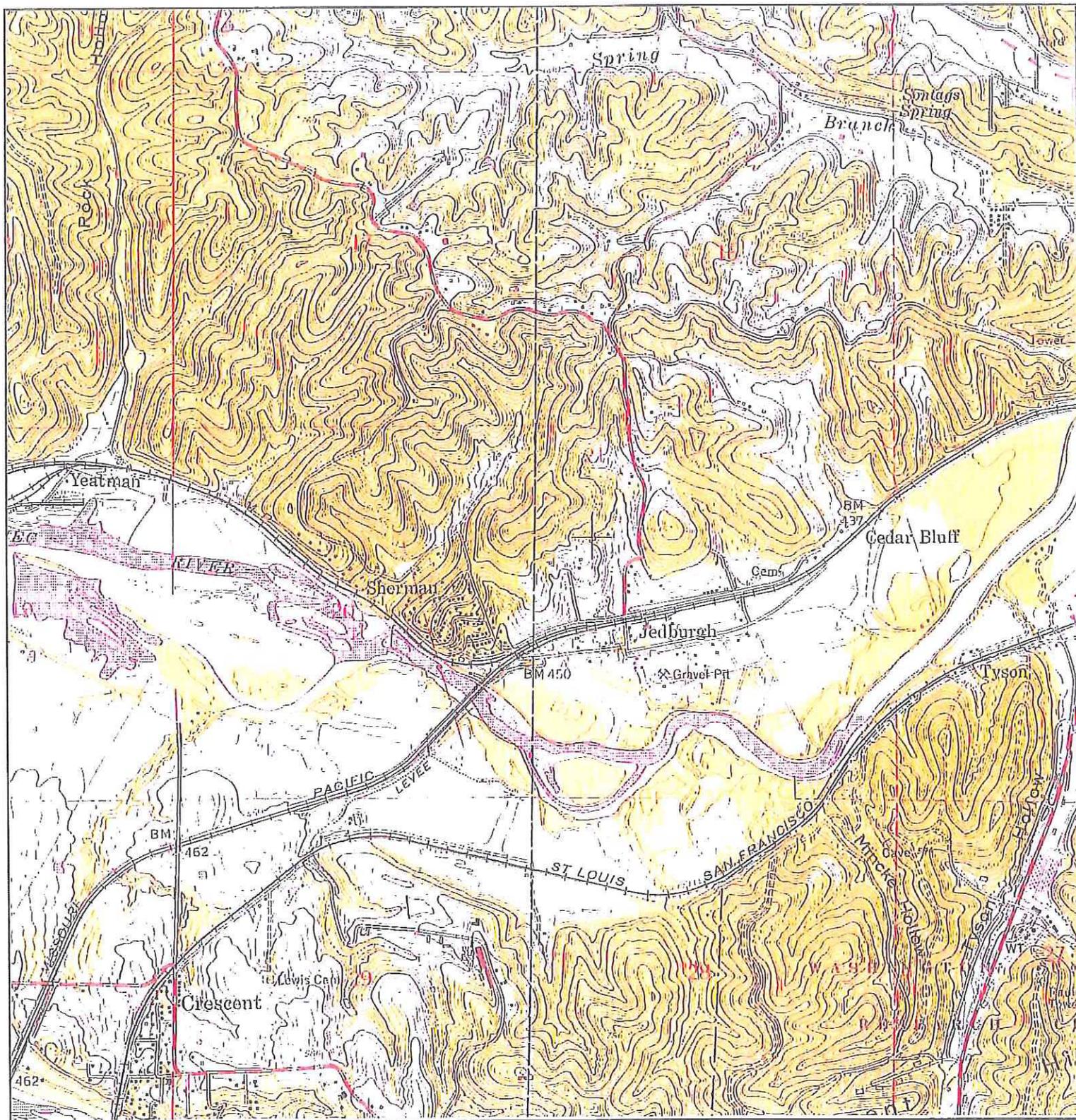
	<b>TARGET QUAD</b> NAME: MANCHESTER MAP YEAR: 1954	<b>SITE NAME:</b> Sherman Properties <b>ADDRESS:</b> 1333 Belleview Farm Rd. Ballwin, MO 63021	<b>CLIENT:</b> Herlacher Angleton Associates <b>CONTACT:</b> Jim Foley <b>INQUIRY#:</b> 3842498.4
	SERIES: 7.5 SCALE: 1:24000	<b>LAT/LONG:</b> 38.5406 / -90.5855	<b>RESEARCH DATE:</b> 01/29/2014

# Historical Topographic Map



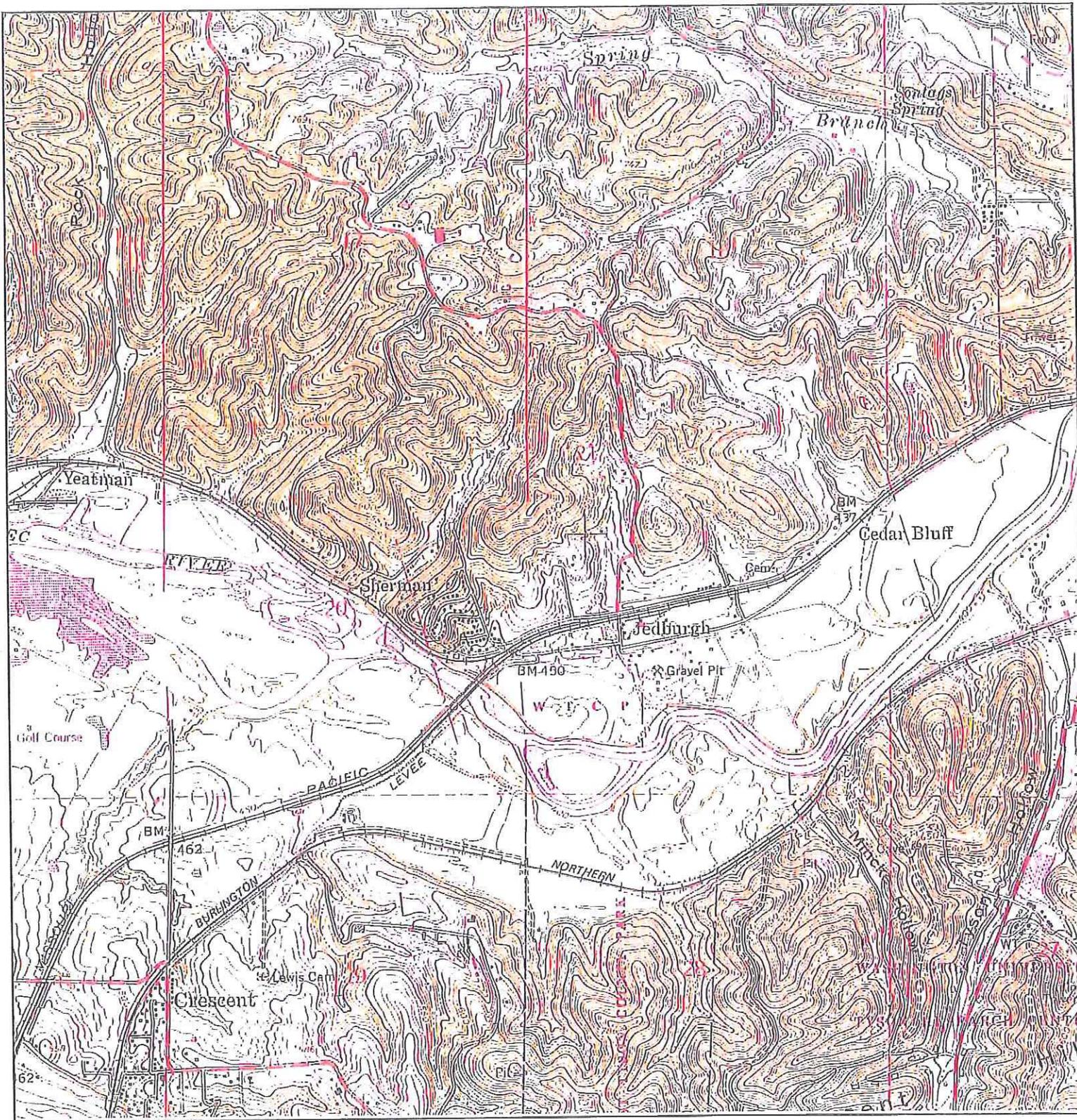
<p>N ↑</p>	TARGET QUAD	SITE NAME:	Sherman Properties	CLIENT:	Herlacher Angleton Associates
	NAME: MANCHESTER	ADDRESS:	1333 Belleview Farm Rd.	CONTACT:	Jim Foley
	MAP YEAR: 1968		Ballwin, MO 63021	INQUIRY#:	3842498.4
	PHOTOREVISED FROM :1954	LAT/LONG:	38.5406 / -90.5855	RESEARCH DATE:	01/29/2014
	SERIES: 7.5				
	SCALE: 1:24000				

# Historical Topographic Map



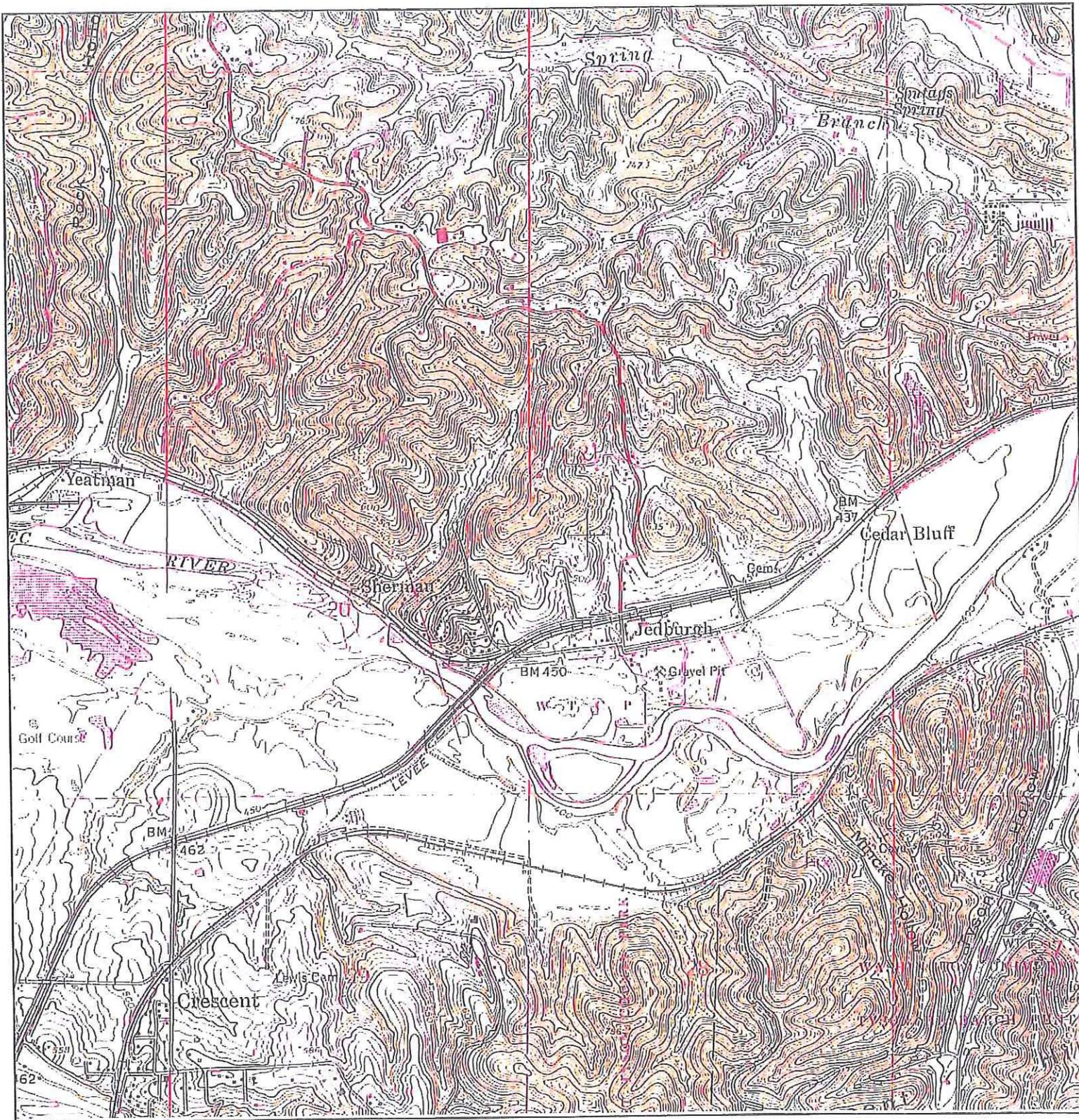
<p>N</p> 	TARGET QUAD	SITE NAME:	Sherman Properties	CLIENT:	Herlacher Angleton Associates
	NAME: MANCHESTER	ADDRESS:	1333 Belleview Farm Rd.	CONTACT:	Jim Foley
	MAP YEAR: 1974		Ballwin, MO 63021	INQUIRY#:	3842498.4
	PHOTOREVISED FROM :1954	LAT/LONG:	38.5406 / -90.5855	RESEARCH DATE:	01/29/2014
	SERIES: 7.5				
	SCALE: 1:24000				

# Historical Topographic Map



	TARGET QUAD	SITE NAME: Sherman Properties	CLIENT: Herlacher Angleton Associates
	NAME: MANCHESTER	ADDRESS: 1333 Belleview Farm Rd.	CONTACT: Jim Foley
	MAP YEAR: 1982	Ballwin, MO 63021	INQUIRY#: 3842498.4
	PHOTOREVISED FROM :1954	LAT/LONG: 38.5406 / -90.5855	RESEARCH DATE: 01/29/2014
	SERIES: 7.5		
SCALE: 1:24000			

# Historical Topographic Map



	TARGET QUAD	SITE NAME: Sherman Properties	CLIENT: Herlacher Angleton Associates
	NAME: MANCHESTER	ADDRESS: 1333 Belleview Farm Rd.	CONTACT: Jim Foley
	MAP YEAR: 1993	Ballwin, MO 63021	INQUIRY#: 3842498.4
	REVISED FROM :1954	LAT/LONG: 38.5406 / -90.5855	RESEARCH DATE: 01/29/2014
	SERIES: 7.5		
SCALE: 1:24000			

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A LEASE AGREEMENT WITH ST. LOUIS COUNTY, MISSOURI FOR THE BELLEVIEW FARMS' TRACT OF LAND, WHICH IS APPROXIMATELY NINETY-NINE (99) ACRES IN SIZE AND LOCATED WITHIN THE MERAMEC RIVER GREENWAY. (Wards - All)**

**WHEREAS**, the City of Wildwood recognizes the desirability of working cooperatively with other providers of parks and recreation services in this area of west St. Louis County to increase the amount of recreational opportunities for its residents and all visitors to this area; and

**WHEREAS**, St. Louis County, Missouri contacted the City of Wildwood, Missouri about the potential of it accepting a tract of land known as Belleview Farms to develop, use, and maintain, along with constructing the certain and limited improvements, thereby allowing public access to this tract of land for the first time, since being donated by the previous private property owner (Harold Donnelly); and

**WHEREAS**, the Belleview Farms, within the Meramec Greenway, would open for public use an additional ninety-nine (99) acres within the Meramec River Greenway and offer a new facility for trail users of all types and outdoor enthusiasts alike; and

**WHEREAS**, this lease agreement and related requirements were considered by the Honorable County Council of St. Louis County, Missouri and it authorized the necessary legislation for the lease agreement on September 30, 2014; and

**WHEREAS**, the City of Wildwood, Missouri reviewed the lease agreement and its City Attorney has determined it to be acceptable for the purposes of its conditions and related requirements; and

**WHEREAS**, this lease agreement shall be in effect from the passage of this ordinance by the City Council of the City of Wildwood, Missouri until September 30, 2039; and

**WHEREAS**, the City of Wildwood, Missouri appreciates the opportunity to work cooperatively with St. Louis County, Missouri on this lease agreement and the exciting Belleview Farms Site.

**THEREFORE, BE IT ORDAINED BY CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:**

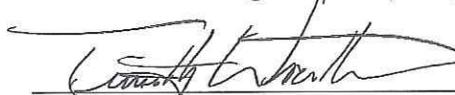
**Section One.** The City Council of the City of Wildwood, Missouri hereby authorizes the Mayor of the City of Wildwood, Missouri to execute a lease agreement with St. Louis County, Missouri for the acceptance of an area of property known as Belleview Farms for the purposes of its development, use, and maintenance. Said lease agreement and related materials are hereby attached and made a part of this ordinance herein.

**Section Two.** As part of this lease agreement, the City of Wildwood, Missouri agrees to construct and maintain the Belleview Farms for the benefit of residents of this City and all others who visit this community for the purposes of recreation, fitness, and fun.

**Section Three.** This lease agreement will terminate no sooner than September 30, 2039 by and between St. Louis County, Missouri and the City of Wildwood, Missouri.

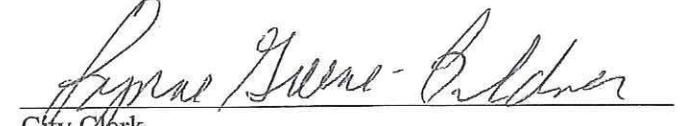
**Section Four.** Said ordinance shall be in full force and effect on and after its passage and approval by the City Council of the City of Wildwood, Missouri.

This Bill was passed and approved this 8 day of DECEMBER, 2014 by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

  
\_\_\_\_\_  
Presiding Officer

  
\_\_\_\_\_  
Timothy Woerther, Mayor

ATTEST:  
  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
City Clerk

CITY OF WILDWOOD 12 13 1

JAN 05 2015

DEPT OF PLANNING & PARKS

LEASE

THIS LEASE ("Lease") is made and entered into this 15<sup>th</sup> day of DEC., 2014, by and between ST. LOUIS COUNTY, MISSOURI ("County"), a charter county of the State of Missouri and the CITY OF WILDWOOD, MISSOURI ("City"), a municipal corporation of the State of Missouri.

WITNESS:

WHEREAS, County possesses a tract of land known as a part of Sherman Beach Park, the Belleview Farm tract, of approximately 99 acres, in St. Louis County, Missouri, such parcel shown in Exhibit A and more particularly described in Exhibit A-1 thereof (the "Premises"); and

WHEREAS, the parties hereto desire to lease the Premises as part of a plan to protect historic and archaeological features and to develop the Premises for recreational, natural and historical purposes including access roads and trails; and

WHEREAS, County is authorized to enter into this Lease by Ordinance No. 25884; and

WHEREAS, City is authorized to enter into this Lease by Ordinance No. 2073;

NOW THEREFORE, County, in consideration of the amount of One Dollar (\$1.00) to be paid annually, upon demand, and of the agreements herein contained with City, leases to City the Premises, situated in Sherman Beach Park in St. Louis County, Missouri, as more particularly described in Exhibit A and A-1 hereof.

TO HAVE AND TO HOLD the Premises, with rights and privileges thereunto attaching and belonging unto City subject to and in accordance with the terms and conditions of this Lease.

ARTICLE I – TERM OF LEASE

1.1. Original Term. The term of this Lease shall be a period of twenty-five (25) years commencing on December 15, 2014 and terminating on December 14, 2039.

50-417

1.2. Extension Option. City and County shall have the option to extend this Lease for an additional twenty-five (25) years upon written mutual agreement not less than two (2) years prior to the expiration of a then current Lease term.

## ARTICLE II – USE OF PREMISES

2.1. Site Development. The improvements to be made by City include an access road into the site, rehabbing and opening for public visitation the developed portions of the Premises for historic purposes and trails throughout the developed areas to connect to nature trails into the undeveloped portions of the Premises. Specific improvements are as follows:

- 2.1.1 An improved asphalt access road from the front entrance into the site. This access road will be open for public access to the site by December 31, 2016.
- 2.1.2 Future trail development within the site to be started by June 30, 2016 and completed by January 1, 2017.
- 2.1.3 A parking area, shade structure, picnic tables, trash cans, a bike rack and a restroom facility.
- 2.1.4 Renovation and maintenance of existing buildings, as determined by City and County.
- 2.1.5 Co-sponsored recreational events with St. Louis County Parks, as mutually agreed upon.

The Sherman Beach/Belleview Farm site will be open to the public (in part) by January 1, 2017.

2.2. Historical Significant Features. The Historic Buildings Commission has designated the caretaker's house within the Premises to be of historical significance. The Trust agreement for

this feature, attached herein as Exhibit B, stipulates that this feature must be maintained as a historical landmark.

2.3 Natural Areas. The undeveloped portions of the Premises must be maintained as a wildlife and natural preserve.

2.4 Programming. The County and City will coordinate and conduct recreational programs on the Premises. The City and County agree to meet in February of each year of the Lease to determine the recreational programs to be conducted on-site which may include, but are not limited to hayrides, Ranger hikes, historical tours and special events.

### ARTICLE III – GENERAL TERMS AND CONDITIONS

3.1 Peaceful Possession. County shall put City in possession of the Premises and City shall peacefully hold and enjoy the same during the term of this Lease and any extension thereof, without interruption by County or any other person lawfully claiming the tract; however, subject to City's compliance with the terms of this Lease.

3.2 Project Administration. City shall be responsible for the design, engineering and construction administration of the trail. City shall submit plans to County sixty (60) days prior to construction contract award. County shall have review and approval authority concerning the plans and construction which approval shall not be unreasonably withheld or delayed.

3.3 Trail Operation. City shall be solely responsible for operation of the trail, for its maintenance (both routine, day-to-day and in special circumstances), and for security on the trail and its environs.

3.4 Right to Inspect. County shall have the right to enter the Premises to make regular inspections of the trail and its operation at County's convenience.

3.5 Taxes, Fees and Assessments. City shall pay, discharge, or cause to be paid or discharged, all taxes, assessments, fees and other impositions on the leased property that may be assessed or charged by a properly authorized entity during the term of the Lease

3.6 Notices. Any notices or communications made in regard to this Lease shall be made, if to County, to:

Director of Parks and Recreation  
41 S. Central Ave.  
Clayton, MO 63105

And if City, to:

Director of Planning and Parks  
16860 Main St.  
Wildwood, MO 63040

3.7 Waiver. The failure of either party to seek redress for violation of, or to insist upon the strict performance of any covenant or condition of this Lease shall not prevent a subsequent act, which would have originally constituted a violation, from having all the forces and effect of an original violation. No provision of this Lease shall be deemed to have been waived by either party, unless such waiver is in writing signed by such party.

3.8 Acts of God. Neither County nor the City shall be liable for delays or defaults in the performance of this Lease due to Acts of God or the public enemy, riots, strikes, fires, explosions, accidents, governmental action of any kind or any other causes of a similar character beyond the control and without the fault or negligence of the County or City.

3.9 Entire Agreement. The performance of this Lease shall be governed solely by the terms set forth herein notwithstanding any language contained on any invoice, shipping order, bill of lading or other document furnished by County at any time, and acceptance by City of any

premises, fixture or other item accompanied by such documents shall not be an acceptance by City of such language which is inconsistent with those set forth in this Lease.

3.10 Insurance. City shall obtain premises liability insurance in the amount of coverage no less than \$2,000,000 per occurrence.

3.11 Assumption of Liability. By the execution of this Lease, City assumes full and complete liability for all damages to persons and property resulting from negligent acts of its employees creating a dangerous condition of property or permitting one to exist on the Premises, subject to operation of Sec.537.600 and 537.610 R.S.Mo.

#### ARTICLE IV - TERMINATION

4.1 For Insolvency of City. County may terminate this Lease, on the occurrence of any of the following events:

4.1.1 City becomes insolvent, that is, it has ceased to pay its debts in the ordinary course of business or cannot pay its debts as they become due, whether or not it has committed an act of bankruptcy law;

4.1.2 City files a voluntary petition for reorganization or bankruptcy, or involuntary bankruptcy proceedings are commenced against City, and relief from the automatic stay in bankruptcy is obtained by County;

4.1.3 A Receiver or Director is appointed for the City, provided that the Receiver or Director shall not have been dismissed within thirty (30) days of appointment; or

4.1.4 City excuses an assignment for the benefit of creditors.

Upon termination of this Lease, County shall not require City to remove or cover the cost for demolition of any structures or facilities constructed by City.

4.2 For Violation of Lease Terms. In the event of non-compliance by either party of any of the terms of this Lease, the other party may notify said party of such non-compliance, and said party may have up to six (6) months to cure the non-compliance. Provided, however, that non-compliance with health and safety-related requirements shall be cured immediately. Failure to cure any such non-compliance as required will be grounds for termination of the Lease without further notice.

CITY OF WILDWOOD, MISSOURI

By: [Signature] 12/15/2014  
Mayor Date

Attest: [Signature]  
City Clerk

Approved as to legal form:

[Signature] 12-15-14  
City Attorney Date

Accounting Officer

ST. LOUIS COUNTY, MISSOURI

By: [Signature]  
County Executive

Attest: [Signature]  
Administrative Director

Approved: [Signature]  
Director of Parks and Recreation

Approved as to legal form:

[Signature]  
Deputy County Counselor

Approved: [Signature]

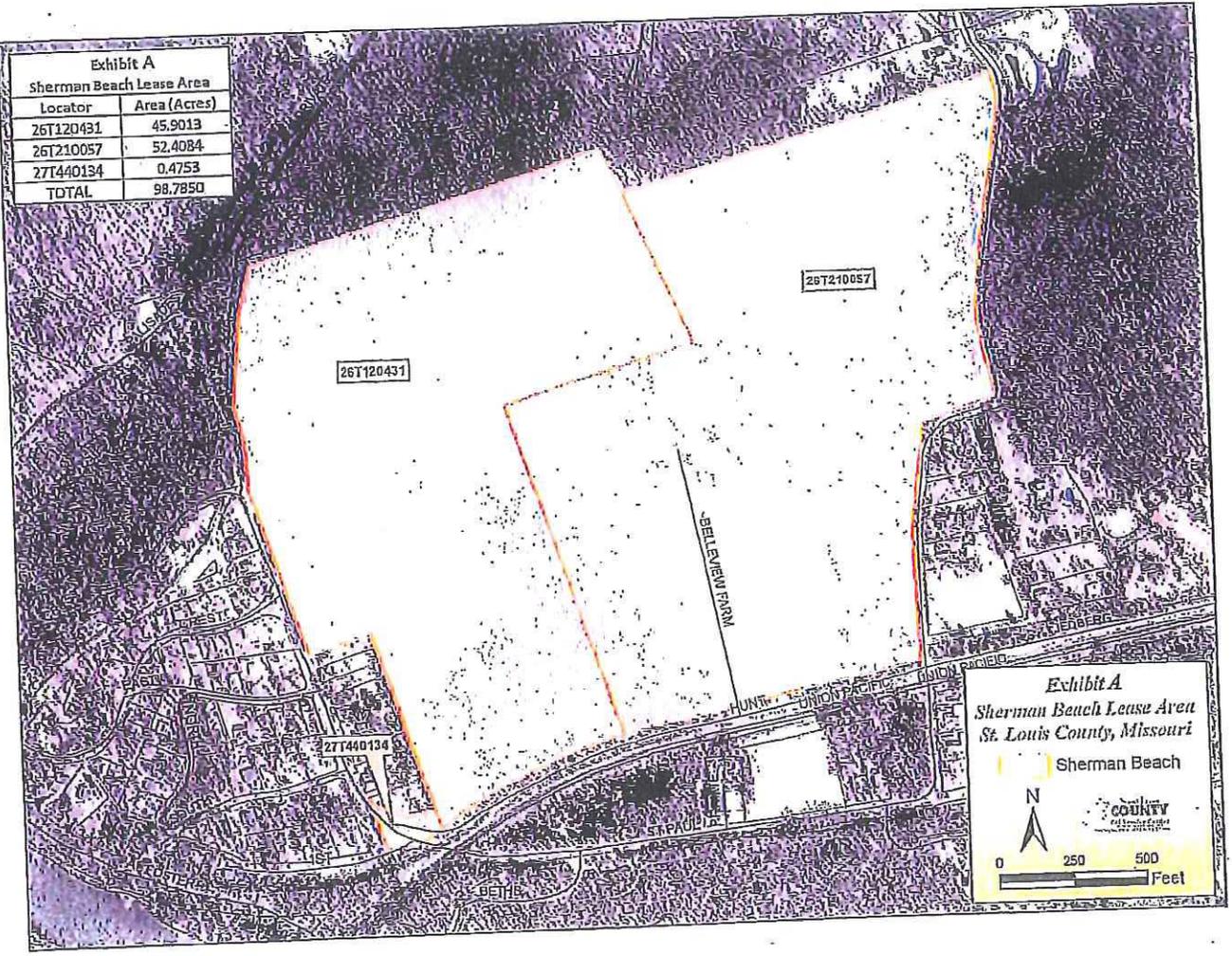


Exhibit A	
Sherman Beach Lease Area	
Locator	Area (Acres)
26T120431	45.9013
26T210057	52.4084
27T440134	0.4753
TOTAL	98.7850

*Exhibit A*  
 Sherman Beach Lease Area  
 St. Louis County, Missouri

Sherman Beach

N

0 250 500 Feet

ST. LOUIS COUNTY MISSOURI

Exhibit A-1  
Sherman Beach/Belleview Park  
Legal Description

**Parcel No. 1**

A tract of land being part of U.S. Survey 1975, Township 44 North, Range 4 East and being all of blocks 1, and 14 and part of Block 2, 12 and 15 of St. Paul Subdivision, according to the plat thereof recorded in Plat Book 3 Page 115 of the St. Louis City (formerly County) Records, and being more particularly described as follows: Beginning at the Northeast corner of block 13 of said subdivision, thence along the Eastern line of said Block, South 27 degrees 45 minutes East 23 chains, thence South 11 degrees 35 minutes East along a line established by Deeds recorded in Book 145 page 93 and 94, 15.509 chains to a point and South 43 degrees 20 minutes East 0.105 chains to the center line of Missouri Pacific Railroad Company right of way, thence along said right of way along a curve to the right, the chords of which bear South 82 degrees 11 minutes West 3.748 chains and South 84 degrees 24 minutes West 4 chains, thence continuing along the center line of said railroad right-of-way along a tangent South 85 degrees 31 minutes West 14.90 chains more or less to a point in the direct prolongation Southwardly of the line dividing Lots 4 and 30 in Block 2 of said Subdivision, thence Northwardly along said prolongation and the East line of said Lot 30 and the center line of an alley laid out in said Block 2, to a point in the prolongation Eastwardly of the South line of Lot 54 of said Block 2, thence Westwardly along said prolongation and the South line of said Lot 54 and the prolongation thereof, Westwardly to the center line of Hunt Avenue, as originally laid out in said Subdivision; thence Northwardly along the Eastern line of Tract conveyed to I.W. Schantz and wife of deed recorded in book 525 Page 600 to the Northern line of Block 12 of said Subdivision; thence Eastwardly along the Northern line of Block 12 and the Northern line of Block 13 of said Subdivision to the Northeast corner of said Block 13 and being the place of beginning, EXCEPTING THEREFROM that part conveyed to the Missouri Pacific Railroad Company by Deeds recorded in Book A6 page 476 and Book 1048 page 204 and EXCEPTING THEREFROM that part conveyed to A.S. McNeese by deed recorded in Book 1027 page 37 and EXCEPTING THEREFROM that part conveyed to Missouri Improvement Co., by deed recorded in Book 1078 page 517.

**PARCEL NO. 2**

All that portion of the vacated street and alleys, as shown on the plat of St. Paul Subdivision recorded in Plat Book 3 page 115 of the St. Louis City (formerly County) Records, which accrued to the herein described property, when vacated by instrument recorded in Book 478 Page 429.

**PARCEL NO. 3**

A tract of land in U.S. Survey 1975, Township 44 North, Range 4 East and described as follows: Beginning at an old stone in the West line of a tract of land described in deed recorded in Book 130 page 109 of Recorder's Office of St. Louis County, being the Southwest corner of a 5 acre tract, now or formerly, owned by Kerber, thence North 73 degrees 25 minutes East 19.861 chains to the center line of St. Paul Road, 30 feet wide, thence along the center line of St. Paul Road, South 18 degrees 16 minutes East 1.15 chains, South 8 degrees 33 minutes West 10.895 chains, South 11 degrees 6 minutes East 5.30 chains, South 75 degrees 33 minutes West 3.842 chains, South 10 degrees 20 minutes West 5.025 chains, South 2 degrees 17 minutes East to the center line of the right-of-way of Missouri Pacific Railroad thence along said center line South 80 degrees 10 minutes West along the chord of a curve to the Southwest corner of tract of land conveyed by Missouri Portland Cement Co., to Emma L. Prevallet by deed recorded in Book 484 Page 92, St. Louis County, Missouri Records, thence along the West line of said tract North 11 degrees 35 minutes West 15.511 chains to an old stone, thence North 27 degrees 45 minutes West 20.416 chains to the beginning. EXCEPTING THEREFROM that part conveyed to Missouri Improvement

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Co., by deed recorded in Book 1078 page 518 and EXCEPTING THEREFROM that part conveyed to Missouri Pacific Railroad Company by Deeds recorded in Book A6 page 476.

LOCATOR #27T440134  
402 HUNT STREET  
0100 X 0190  
ST. PAUL SUBD  
BLOCK 2, LOT PTS 27-28-29-30, S PTS  
PLAT BOOK 11, PAGE 1057  
\*DEED BOOK PAGE 1797

LOCATOR #32M220849  
6781 EAST DRIVE  
0050 X 0010  
HOLZER PARK  
BLOCK 2, LOT 4  
PLAT BOOK 4, PAGE 434  
\*DEED BOOK PAGE 1803

*Sherman Beck*

TRUSTEE'S DEED

THIS DEED, is made and entered into this \_\_\_\_\_ day of May, 1997 by and between MARK EWALD BANK OF ST. LOUIS COUNTY, MISSOURI, 3820 Ladue Road, St. Louis, Missouri 63124 in its capacity as Trustee under the Revocable Living Trust Agreement of ~~Harold K. Donnelly~~, dated March 30, 1993, hereinafter "Party of the First Part" or "First Party", and ST. LOUIS COUNTY, MISSOURI, a subdivision of the State of Missouri existing under the laws of Missouri and the St. Louis County Charter, hereinafter "Party of the Second Part" or "Second Party".

WITNESSETH THAT:

WHEREAS, Harold K. Donnelly, a single person, did by Quit-Claim Deed executed March 30, 1993, convey certain real property in St. Louis County, described hereinbelow, to Party of the First Part as Trustee under his Revocable Living Trust Agreement of even date, said Quit-Claim Deed being recorded in the St. Louis County Records at Book 9656, Page 344; and

WHEREAS, said Harold K. Donnelly did not thereafter amend or revoke said Revocable Living Trust Agreement prior to his death on November 5, 1996, in St. Louis County, Missouri; and

WHEREAS, said Trust Agreement provides that the Grantor's property known as ~~Bellevue Farm at Sherman, Missouri~~, consisting of approximately ~~105 acres and 18 buildings and certain personal property~~ thereon shall be transferred and delivered to the St. Louis County Department of Parks and Recreation and shall be maintained perpetually for the following purposes and no other purposes: ~~the buildings shall be maintained perpetually as~~

historical landmarks, the developed part of the property shall be maintained perpetually as a park, and the remaining undeveloped portion shall be maintained perpetually as a wildlife and nature preserve (hereinafter "the Donnelly Gift"); and

WHEREAS, St. Louis County did by Ordinance No. 18,359 enacted on January 16, 1997, for the purpose of accepting the Donnelly Gift, signed by the County Executive on January 17, 1997, authorize the acquisition of the land by St. Louis County for the establishment of a public park and recreation facilities site and authorized the County Executive to execute on behalf of St. Louis County any contract, agreement or other document necessary to carry out the intent and purpose of the ordinance.

NOW, THEREFORE, in consideration of the premises, the said First Party as Trustee does hereby GRANT, BARGAIN, CONVEY AND DEDICATE to the Second Party the following described property situated in St. Louis County, Missouri, for the purposes and trust and subject to the restrictions hereinafter set forth:

**PARCEL NO. 1**

A tract of land being part of U.S. Survey 1975, Township 44 North, Range 4 East and being all of Blocks 1, 13 and 14 and part of Block 2, 12 and 15 of St. Paul Subdivision, according to the plat thereof recorded in Plat Book 3 Page 115 of the St. Louis City (formerly County) Records, and being more particularly described as follows: Beginning at the Northeast corner of Block 13 of said subdivision, thence along the Eastern line of said Block, South 27 degrees 45 minutes East 23 chains, thence South 11 degrees 35 minutes East along a line established by Deeds recorded in Book 145 page 93 and 94, 15.509 chains to a point and South 43 degrees 20 minutes East 0.105 chains to the center line of Missouri Pacific Railroad Company right of way, thence along said right of way along a curve to the right, the chords of which bear South 82 degrees 11 minutes West 3.748 chains and South 84 degrees 24 minutes West 4 chains, thence continuing along the center line of said railroad right-of-way along a tangent South 85 degrees 31 minutes West 14.90 chains more or less to a point in the direct prolongation Southwardly of

the line dividing Lots 4 and 30 in Block 2 of said subdivision, thence Northwardly along said prolongation and the East line of said Lot 30 and the center line of an alley laid out in said Block 2, to a point in the prolongation Eastwardly of the South line of said Lot 54 of said Block 2, thence Westwardly along said prolongation and the South line of said Lot 54 and the prolongation thereof, Westwardly to the center line of Hunt Avenue, as originally laid out in said subdivision; thence Northwardly along the Eastern line of tract conveyed to T.W. Schantz and wife by deed recorded in Book 525 Page 600 to the Northern line of Block 12 of said subdivision; thence Eastwardly along the Northern line of Block 12 and the Northern line of Block 13 of said subdivision to the Northeast corner of said Block 13 and being the place of beginning, EXCEPTING THEREFROM that part conveyed to the Missouri Pacific Railroad Company by Deeds recorded in Book A6 page 476 and Book 1048, page 204 and EXCEPTING THEREFROM that part conveyed to A. S. McNeese by deed recorded in Book 1027 page 37 and EXCEPTING THEREFROM that part conveyed to Missouri Improvement Co., by deed recorded in Book 1078 page 517.

PARCEL NO. 2

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Pacific Railroad Company by Deeds recorded in Book A6 page 476.

TO HAVE AND TO HOLD, the said described property unto the said Second Party and its Successors and Assigns, forever, for the express purpose and upon the express trust and restriction of the Donnelly Gift that the developed part of the property shall be maintained perpetually as a public park, that the buildings shall be maintained perpetually as historic landmarks, and that the remaining undeveloped portion of the property shall be maintained perpetually as a wildlife and nature preserve; and furthermore that the County Executive by executing this Deed does agree on behalf of St. Louis County to the aforesaid terms, trust and restrictions pursuant to the authority given to him in the aforesaid Ordinance No. 18,359.

IN WITNESS WHEREOF, the First Party, as Trustee, and the Second Party, by and through the St. Louis County Executive, have hereunto set their hands as of the day and year first above written.

Party of the First Part (Grantor):  
MARK TWAIN BANK OF ST. LOUIS COUNTY, MISSOURI, Trustee

By:

Christina K. Whitmer, Assistant Vice President  
8820 Ladue Road  
St. Louis, Missouri 63124

Party of the Second Part (Grantee):  
ST. LOUIS COUNTY, MISSOURI

George (Buzz) Westfall,

County Executive  
41 South Central Avenue  
Clayton, Missouri 63105

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

SS

On this \_\_\_\_\_ day of May, 1997 before personally appeared Christina K. Whitmer, personally known to me, who did state upon her oath that she is the Assistant Vice President of Mark Twain Bank of St. Louis County, Missouri, and that she is duly authorized on behalf of said bank in its capacity as Trustee to execute this deed on behalf of said Mark Twain Bank as Trustee under the Revocable Living Trust of Harold K. Donnelly, deceased, and she did further acknowledge that she executed this instrument, on behalf of said Trustee, as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

\_\_\_\_\_  
Notary Public

My Commission Expires:

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

SS

On this \_\_\_\_\_ day of May, 1997 before personally appeared George (Buzz) Westfall, personally known to me, who did state upon his oath that he is the County Executive of St. Louis County, Missouri and he did further acknowledge that he executed this instrument, on behalf of said County, as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

\_\_\_\_\_  
Notary Public

My Commission Expires:

Charlie A. Dooley  
County Executive



Thomas M. Ott  
Acting Director Parks & Recreation

December 26, 2014

City of Wildwood  
Attn: Joe Vujnich  
16860 Main St.  
Wildwood, MO 63040

Re: Lease of the Belleview Farm Tract

Dear Mr. Vujnich:

Enclosed please find a fully executed copy of the lease between St. Louis County and the City of Wildwood for the Belleview Farm tract.

Sincerely,

A handwritten signature in black ink, appearing to read "Bonnie J. Diaz".

Bonnie J. Diaz  
Contract Manager

CITY OF WILDWOOD

JAN 05 2015

DEPT. OF PLANNING & PARKS



# WILDWOOD

April 19, 2016

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

Re: **On-Going and Long-Term Maintenance Costs for Parks and Trail Facilities**

Council Members:

The City Council, during its Strategic Planning Process in March 2015, identified the need to ensure that, as facilities are added to the City's system of parks and trails, the costs associated with their maintenance and upkeep are addressed and managed as well. To this end, the Council Planning/Economic Development/Parks Committee has requested that each month an update of spending on parks and trail maintenance be provided by City staff, along with any unusual allocations in this regard as well. Therefore, as part of this reporting of monthly expenses and expenditures, the Committee will continue to provide the summary of annual expenditures by the Department of Planning and Parks, in the City's maintenance of facilities since 2006, which is identified below:

Year	Original Budget Allocation (\$)	Amended Budget Allocation (\$)	Actual Amount (\$)
2006	15,000	64,000	68,454
2007	62,500	58,486	57,880
2008	67,000	67,000	65,176
2009	68,000	120,000	112,608
2010	120,000	110,000	103,275
2011	125,000	135,000	127,995
2012	135,000	164,000	173,980
2013	175,000	160,000	129,788
2014	175,000	161,200	133,033
2015	160,000	160,000	172,679*
<b>2016</b>	<b>170,000</b>	TBD	TBD

\*As of December 31, 2015 (Final)

The Committee, in calculating the expenditures for Fiscal Year 2016, did so upon the date the work was completed, not necessarily the month in which the invoice was paid. Since the City Council's last meeting, all of the invoices for the month of February, and a portion of March, that have been paid thus far for maintenance of park and trail facilities have been totaled and identified. These expenditures include the following items:

- ✓ Trash removal in park properties and trail locations
- ✓ Spring cleanup, including the addition of mulch, in all of the playground areas

The spending for the year to date, on a per month basis of when the work was completed, is provided below:

2016 Expenditures	
January	\$7,555.14
February	\$8,188.90
March (incomplete)	\$24,489.52
<b>Year to Date Total</b>	<b>\$40,233.56</b>

Additionally, the spending for the year, to date, is identified by each park, on the attached spreadsheet.

If any of the City Council Members should have questions or comments before tonight's meeting about this information, please feel free to contact the Department of Planning and Parks 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 participation in tonight's discussion.

Respectfully submitted,  
**CITY OF WILDWOOD**

Jim Baugus, Chair\*  
Planning/Economic Development/Parks Committee

Cc: The Honorable Timothy Woerther, Mayor  
The Honorable James R. Bowlin, Mayor-elect  
Ryan S. Thomas, P.E., City Administrator  
Rob Golterman, City Attorney  
Kathy Arnett, Assistant Director of Planning and Parks  
Gary Crews, Superintendent of Parks and Recreation

\* The Department of Planning and Parks developed this report, in conjunction with the Planning/Economic Development/Parks Committee. Content reflects the Committee's consideration of this subject, and not necessarily an individual's position or opinion.

FY-2016 Parks and Trails Maintenance Costs

Park/Trail	AL FOSTER TRAILHEAD	ANNIVERSARY PARK	BLUFF VIEW PARK	COMMUNITY PARK	GLENCOE PARK	OLD POND SCHOOL	ROCK HOLLOW TRAIL	PEDESTRIAN BRIDGES	TAYLOR/100 TRAIL	EVENTS	GENERAL TRAILS	GENERAL WORK			
<b>JANUARY</b>															
INVOICE #	DATE	WORK COMPLETED											INVOICE TOTAL	SPECIFIC LOCATION	
	12/1/2015	Fire Extinguisher Inspection										\$ 40.00	\$ 40.00	City Hall - Work done in 2015, but paid in 2016	
9716	1/4/2016	Clean out Trash Containers	\$ 40.00	\$ 40.00	\$ 60.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00				\$ 340.00		
9722	1/5/2016	Remove Christmas Tree										\$ 368.25	\$ 368.25		
9723	1/5/2016	Reinstall Pipe Bollard						\$ 127.00					\$ 127.00	109 & Windsor Meadow	
9743	1/15/2016	Clean out Trash Containers	\$ 40.00		\$ 60.00	\$ 80.00							\$ 180.00		
9743	1/15/2016	Pick up sticks					\$ 180.00						\$ 180.00		
9745	1/15/2016	Trim Honeysuckle						\$ 460.00					\$ 460.00	Cambury Trail & North Ped Bridge	
9745	1/15/2016	Pick up Trash									\$ 300.00		\$ 300.00		
9746	1/15/2016	Clean out Trash Containers									\$ 40.00		\$ 40.00	Eatherton Trail	
9750	1/19/2016	Clear Snow								\$ 1,203.00			\$ 1,203.00	Al Foster and Duck Loop (Frozen Feet Run)	
9753	1/19/2016	Plow Snow			\$ 195.00								\$ 195.00		
9117355	2/8/2016	Pest Control					\$ 52.00						\$ 52.00		
9754	1/21/2016	Clear Snow								\$ 2,372.39			\$ 2,372.39	Glencoe Pkg Lot; Rock Hollow Trail (Frozen Feet Run)	
9755	1/22/2016	Spread Ice Melt								\$ 317.50			\$ 317.50	Rock Hollow Trail (Frozen Feet Run)	
9756	1/22/2016	Sign Drop Off & Pickup								\$ 97.50			\$ 97.50	Frozen Feet Run	
9765	1/27/2016	Clean out Trash Containers	\$ 40.00	\$ 40.00		\$ 80.00		\$ 40.00	\$ 40.00	\$ 40.00			\$ 280.00		
9769	1/28/2016	Install Chains on Trash Cans		\$ 175.50									\$ 175.50		
9770	1/28/2016	Install 2 Dog Stations		\$ 234.00									\$ 234.00		
9773	1/29/2016	Clean out Trash Containers			\$ 60.00		\$ 40.00						\$ 100.00		
9776	1/29/2016	Repair Gates			\$ 493.00								\$ 493.00		
<b>JANUARY TOTALS</b>			\$ 120.00	\$ 489.50	\$ 868.00	\$ 200.00	\$ 132.00	\$ 260.00	\$ 667.00	\$ 80.00	\$ 3,990.39	\$ 340.00	\$ 408.25	\$ 7,555.14	<b>JANUARY TOTAL</b>
INVOICE #	DATE	WORK COMPLETED											INVOICE TOTAL	SPECIFIC LOCATION	
<b>FEBRUARY</b>															
9779	2/2/2016	Chip Brush Piles			\$ 505.00								\$ 505.00		
9785	2/4/2016	Clean Picnic Table Pads				\$ 591.50							\$ 591.50		
9787	2/5/2016	Clean out Trash Containers	\$ 40.00	\$ 40.00	\$ 45.00	\$ 80.00	\$ 40.00	\$ 40.00	\$ 40.00				\$ 325.00		
9787	2/5/2016	Trash Pickup									\$ 480.00		\$ 480.00		
9802	2/15/2016	Clean out Trash Containers			\$ 60.00								\$ 60.00		
9806	2/17/2016	Clean out Trash Containers	\$ 40.00	\$ 40.00	\$ 60.00	\$ 80.00	\$ 40.00	\$ 40.00	\$ 40.00				\$ 380.00		
9811	2/18/2016	Clean up beds & cut back plants	\$ 620.00										\$ 620.00		
9820	2/19/2016	cut grass plants & empty trash			\$ 60.00						\$ 625.00		\$ 685.00	La Salle Trail	
9823	2/23/2016	Clean out Trash Containers	\$ 40.00	\$ 40.00	\$ 60.00	\$ 80.00	\$ 40.00		\$ 40.00	\$ 40.00			\$ 340.00		
9828	2/24/2016	Snow plow			\$ 195.00								\$ 195.00		
9833	2/26/2016	Install rock			\$ 1,670.40								\$ 1,670.40		
9837	2/26/2016	Tent Install								\$ 546.00			\$ 546.00	Cabin Fever Hike	
9838	2/26/2016	Clear trees		\$ 303.00									\$ 303.00		
9840	2/29/2016	Clear trail debris						\$ 889.00					\$ 889.00		
9841	2/29/2016	Install new dog station						\$ 130.00					\$ 130.00		
9843	2/29/2016	Pick up lumber/rake mulch			\$ 253.50								\$ 253.50		
9845	2/29/2016	Clean out Trash Containers	\$ 40.00	\$ 40.00	\$ 60.00	\$ 75.50							\$ 215.50		
<b>FEBRUARY TOTALS</b>			\$ 780.00	\$ 463.00	\$ 2,968.90	\$ 907.00	\$ 120.00	\$ 1,099.00	\$ 120.00	\$ 80.00	\$ 546.00	\$ 1,105.00	\$ -	\$ 8,188.90	<b>FEBRUARY TOTAL</b>
INVOICE #	DATE	WORK COMPLETED											INVOICE TOTAL	SPECIFIC LOCATION	
<b>MARCH</b>															
9848	3/2/2016	Clean and mulch beds					\$ 1,362.50						\$ 1,362.50		
9849	3/2/2016	Install playground chips	\$ 1,000.00				\$ 2,588.52						\$ 3,588.52		
9851	3/4/2016	Install playground chips	\$ 1,056.00			\$ 1,000.00							\$ 2,056.00		
9853	3/4/2016	Clean out Trash Containers			\$ 60.00				\$ 40.00	\$ 40.00		\$ 40.00	\$ 180.00		
9855	3/7/2016	Clean out Trash Containers	\$ 40.00	\$ 40.00	\$ 60.00	\$ 80.00							\$ 220.00		
9856	3/8/2016	Clean out Trash Containers							\$ 45.00				\$ 45.00		
9857	3/7/2016	Install Playground chips			\$ 1,158.00								\$ 1,158.00		
9859	3/7/2016	Pick up trash				\$ 183.00							\$ 183.00		
9861	3/8/2016	Clean up down tree limbs				\$ 305.00							\$ 305.00		
9862	3/9/2016	Mulch			\$ 4,812.50								\$ 4,812.50		
9864	3/11/2016	Mulch	\$ 1,765.00										\$ 1,765.00		
9865	3/11/2016	Clean out Trash Containers			\$ 60.00								\$ 60.00		

FY-2016 Parks and Trails Maintenance Costs

Park/Trail			AL FOSTER TRAILHEAD	ANNIVERSARY PARK	BLUFF VIEW PARK	COMMUNITY PARK	GLENCOE PARK	OLD POND SCHOOL	ROCK HOLLOW TRAIL	PEDESTRIAN BRIDGES	TAYLOR/100 TRAIL	EVENTS	GENERAL TRAILS	GENERAL WORK			
9869	3/11/2016	Install Dog Signs				\$ 194.00										\$ 194.00	
9871	3/14/2016	Downed tree removal							\$ 1,270.00							\$ 1,270.00	
9877	3/16/2016	Mulch								\$ 1,785.00						\$ 1,785.00	
9878	3/15/2016	Mulch					\$ 2,100.00									\$ 2,100.00	
9879	3/16/2016	Mulch											\$ 2,760.00			\$ 2,760.00	Lafayette High to P-G Loop
9883	3/17/2016	Clean out Trash Containers				\$ 60.00								\$ 15.00		\$ 75.00	Town Center Trash Containers
9887	3/18/2016	Mulch					\$ 390.00									\$ 390.00	
9892	3/18/2016	Install weed prevention				\$ 180.00										\$ 180.00	
<b>MARCH TOTALS</b>				\$ 3,861.00	\$ 40.00	\$ 6,584.50	\$ 4,058.00	\$ 3,951.02	\$ 1,270.00	\$ 1,870.00	\$ 40.00	\$ -	\$ 2,800.00	\$ 15.00	\$ 24,489.52	<b>MARCH TOTAL</b>	
<b>YEAR TO DATE TOTALS</b>			\$0.00	\$4,761.00	\$992.50	\$10,421.40	\$5,165.00	\$4,203.02	\$2,629.00	\$2,657.00	\$200.00	\$4,536.39	\$4,245.00	\$423.25	\$40,233.56	<b>YEAR TO DATE TOTAL</b>	