



# WILDWOOD

CITY OF WILDWOOD

## JANUARY 11, 2016 RECORD OF PROCEEDINGS

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

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The meeting was called to order at 7:30 P.M.

A roll call was taken, with the following results:

**Present at Roll Call:**

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

**Absent:**

Council Member Jim Bowlin  
Council Member David Sewell

**A quorum was present**

**Also present:**

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

## **PLEDGE OF ALLEGIANCE**

Mayor Woerther led the Pledge of Allegiance.

## **APPROVAL OF MINUTES**

The minutes of the December 14, 2015 City Council meeting were submitted for approval. A motion was made by Council Member Marshall, seconded by Council Member Manton, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **MAYOR APPOINTMENTS/ANNOUNCEMENTS**

Mayor Woerther acknowledged and thanked the St. Louis County Police Department – Wildwood Precinct, City Staff, and first responders for their hard work and response to the historic flooding, that took place at the end of December.

## **PUBLIC PARTICIPATION**

Jeff Bone, 323 Harbour Pointe Drive, provided photographs and described an on-going issue he has had with an adjacent property owner's installation of an expanded driveway. He stated the City should enact stricter regulations with regards to the installation of flatwork.

Victoria Allen, 651 Idle Rock Farm, stated her concern with the EPA (Environmental Protection Agency's) response to the City's inquires and the de-listing of contaminated properties. She added it was her belief that a Human Health Risk Assessment should be completed by Dr. DeFur.

Barbara Sprenger, 84 Strecker Road, stated her concern with the EPA (Environmental Protection Agency's) response to the City's inquires in its letter and the de-listing of contaminated properties. She added it was her belief that a Human Health Risk Assessment should be completed by Dr. DeFur.

Mary Morton, 211 Strecker Farms Court, stated her concern with the EPA (Environmental Protection Agency's) response to the City's inquires in its letter and the de-listing of contaminated properties. She added it was her belief that a Human Health Risk Assessment should be completed by Dr. DeFur.

Christine Walker, 16616 Green Pines Drive, stated her concern with increased traffic on her street and believes that if Birch Forest Drive was extended into the proposed Bright Leaf development, it could alleviate traffic. She also implored the City Council to listen to all residents.

Christy Pitney, 16919 Hickory Crest Drive, stated her concern with the roadway extensions noted in Bill #2145 and was under the impression the City was going to meet with residents before considering legislation. She requested the City Council vote no on Bill #2145 and considers the roadway connections to the proposed Bright Leaf development separately.

Joyce Fermanek, 2405 Evergreen Forest Court, stated her concerns with Bill #2145, the proposed Bright Leaf Development, and noted the importance of the City's Master Plan, green space, and accountability to the citizens.

Bill Houston, 16583 Birch Forest Drive, stated his concerns with Bill #2145, the proposed Bright Leaf Development, and the connection of it to Birch Forest Drive.

Linda Roth, 16928 Kingstowne Place Drive, stated her opposition to the extension of the Pond Grover Loop Road, in association with the proposed Bright Leaf development.

Valentin Militchin, 15931 Sandlewood Creek Drive stated his concern with traffic associated with the proposed Bright Leaf development.

Betsy Ragelis, 15960 Sandalwood Creek Drive, stated her concerns with Bill #2145 and the proposed Bright Leaf Development and asked the City Council to vote against it.

Susan Treiber, 15912 Sandalwood Creek Drive, stated her concerns with Bill #2145 and the proposed Bright Leaf Development, and asked the City Council to vote against it.

Gary Schroeder, 16642 Evergreen Forest Drive, stated his concerns with Bill #2145 and the proposed Bright Leaf Development, and asked the City Council to vote against it.

Betsy Vanderheyden, 16560 Birch Forest Drive, stated her concerns with Bill #2145 and the proposed Bright Leaf Development, and stated the importance of trails as connectors between developments.

Scott Johnson, 2404 Winter Forest Court, stated his concerns with Bill #2145 and the proposed Bright Leaf Development, and stated the importance of trails as connectors between developments.

Pam Cassell, 16586 Birch Forest Drive, stated her concerns with Bill #2145 and the proposed Bright Leaf Development, and asked the City Council to vote against it.

Roger Pierson, 16587 Birch Forest Drive, stated his concerns with Bill #2145 and the proposed Bright Leaf Development, and stated the importance of trails as connectors between developments.

Joseph A. King, 16912 Kingstowne Place Drive, stated his concerns with Bill #2145 and the proposed Bright Leaf Development.

Tammy Shea, 18132 Sunny Top Court, stated her concern with the EPA (Environmental Protection Agency's) response to the City's inquires in its letter dated and the de-listing of contaminated properties. She added it was her belief the City should have a Human Health Risk Assessment completed by Dr. DeFur.

#### **PUBLIC HEARING(S)**

**A public hearing regarding the compensation provided for the elected positions of Mayor and City Council Member for the City of Wildwood. The current compensation for the Mayor is \$5,000.00 per year, and the current compensation for a City Council Member is \$100.00 per City Council Meeting attended. The compensation is set by ordinance, separately for each position, as determined by the City Council. No change in such compensation can become effective until the commencement of a new term of office, as provided for in the City Charter. (Wards – All)**

Mayor Woerther opened the public hearing. City Clerk Weiss read the public hearing into the record.

City Administrator Thomas noted at the October 27, 2015 Administration/Public Works Committee Meeting, discussion was held regarding the compensation provided to the Mayor and City Council Members for the City of Wildwood. Per the Charter, the City Council shall determine the compensation of both the Mayor and City Council Members by Ordinance, but no increase in such compensation shall become effective for the Mayor or any City Council Member until the commencement of a new term of office. He added the Administration/Public Works

Committee recommended the following increases in compensation (approved by a 4-2 vote): Mayor from \$5,000/Year to \$10,000/Year; and City Council Member from \$100/City Council Meeting to \$200/City Council Meeting. He concluded, this recommendation was supported by a majority of the City Council and tonight's public hearing is to allow consideration of it, followed by consideration of the necessary legislation to amend the compensation provided for the Mayor and City Council Members.

Discussion was held among City Council Members regarding the following: concern with individuals serving as an elected official just for compensation; and the belief the recommended increase in compensation is consistent with other local municipalities.

A motion was made by Council Member Levitt, seconded by Council Member Stine, to authorize the preparation of the necessary legislation regarding the increased compensation of the Mayor and City Council Members, as recommended by the Administration/Public Works Committee.

A roll call vote was taken with the following results:

Ayes – Stine, Levitt, McCutchen, McGowen, DeHart, Goodson, Garritano, Dodwell, and Marshall

Nays – Bertolino, Cullinane, Baugus, Cox, and Manton

Absent – Bowlin and Sewell

Whereupon Mayor Woerther declared the motion approved.

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

**P.Z. 14-15 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040 - A request to amend Chapter 415.410 Sign Regulations for "FP," "PS," "NU," and all "R" Districts and Chapter 415.420 Sign Regulations for all "C" and "M" Districts of the City of Wildwood's Zoning Ordinance to consider the addition of new language to allow electronic message boards for certain institutional, not-for-profit, and commercial organizations. Currently, these types of displays are prohibited within the City of Wildwood. (Wards – All)**

Mayor Woerther opened the public hearing. City Clerk Weiss read the public hearing into the record.

Director of Planning Vujnich stated the Planning and Zoning Commission has completed its review relating to the request to amend sections of the City's Sign Regulations and to consider the addition of new language to allow electronic message boards for certain institution, not-for-profit, and commercial organizations. He added, as part of the Commission's review, information relating to how these types of signs are treated by other cities was considered. He concluded by noting, the vote to approve the Letter of Recommendation failed for a lack of majority.

Discussion was held among the City Council Members regarding the following: the objections to this type of signage identified by the Planning and Zoning Commission; reluctance to consider these sign requests as a Conditional Use Permit (CUP) request; the suggestion to refer this item to the Planning/Economic Development/Parks Committee for further review; the belief electronic message boards are distracting and not aesthetically pleasing; and the number of many potential organizations could request this type of signage.

Tammy Shea, 18132 Sunny Top Court, stated the significance that this request failed at the Planning and Zoning Commission and that it is her belief the aesthetics of electronic message boards don't fit the character of the City of Wildwood.

A motion was made by Council Member Cox, seconded by Council Member Dodwell, to refer this request to the Planning/Economic Development/Parks Committee of the City Council to consider it further.

A roll call vote was taken with the following results:

Ayes – Levitt, Bertolino, Cullinane, Baugus, McGowen, DeHart, Garritano, Cox, Dodwell, and Marshall

Nays – Stine, McCutchen, Goodson, and Manton

Absent – Bowlin and Sewell

Whereupon Mayor Woerther declared the motion approved.

**(TO BE POSTPONED)**

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

A motion was made by Council Member Levitt, seconded by Council Member Stine, to postpone the public hearing. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

**UNFINISHED BUSINESS**

**AMENDED**

**BILL # 2141 AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF WILDWOOD, MISSOURI, FOR THEIR APPROVAL AT THE GENERAL MUNICIPAL ELECTION TO BE HELD IN THE CITY ON THE 5<sup>TH</sup> DAY OF APRIL, 2016, A PROPOSITION TO AUTHORIZE THE CITY TO CONTINUE APPLYING AND COLLECTING THE LOCAL SALES TAX ON THE TITLING OF MOTOR VEHICLES, TRAILERS, BOATS, AND OUTBOARD MOTORS THAT WERE PURCHASED FROM A SOURCE OTHER THAN A LICENSED MISSOURI DEALER. Recommended by the Administration/Public Works Committee (Second Reading) (Wards – All)**

A motion was made by Council Member Levitt, seconded by Council Member Cullinane, for the second reading of Amended Bill #2141. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Amended Bill #2141 was read for the second time by title only.

A roll call vote was taken for passage and approval of Amended Bill #2141, with the following results:

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

Nays – None

Absent – Bowlin and Sewell

Whereupon Mayor Woerther declared Amended Bill #2141 approved, passed and it became ORDINANCE #2141.

**BILL #2144 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO RENEW A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH COCHRAN ENGINEERING, INC. FOR CONSTRUCTION INSPECTION AND MATERIAL TESTING SERVICES WITHIN THE CITY OF WILDWOOD. Recommended by the Administration/Public Works Committee (Second Reading) (Wards – All)**

A motion was made by Council Member Marshall, seconded by Council Member Dodwell, for the second reading of Bill #2144. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2144 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2144, with the following results:

Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Garritano, Cox, Dodwell, Marshall and Manton

Nays – None

Absent – Levitt, Bowlin, and Sewell

Whereupon Mayor Woerther declared Bill #2144 approved, passed and it became ORDINANCE #2144.

## **NEW BUSINESS**

**BILL #2145** AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES THE CHANGE IN THE ZONING OF NINE (9) PROPERTIES THAT TOTAL 78.7 ACRES OF AREA FROM THE NU NON-URBAN RESIDENCE DISTRICT, THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT, THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, AND THE R-6 AND R-6A 4,500 SQUARE FOOT RESIDENCE DISTRICT, WITH A PLANNED ENVIRONMENT UNIT (PEU) AND A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), TO THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT (TOWN CENTER "NEIGHBORHOOD GENERAL DISTRICT" AND "NEIGHBORHOOD EDGE DISTRICT"), WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), WHICH ARE ALL LOCATED ON THE NORTHWEST CORNER OF TAYLOR ROAD AND STATE ROUTE 100, WHICH WILL ALLOW THIS SITE'S USE FOR ONE HUNDRED NINETY-FOUR (194), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH PUBLIC SPACE AND COMMON GROUND. *Recommended by the City Council (First Reading) (Ward Five)*

A motion was made by Council Member Bertolino, seconded by Council Member Cullinane, for the first reading of Bill #2145. A voice vote was taken with an affirmative result and the motion was declared passed (Council Members Stine and McCutchen voted Nay). Bill #2145 was read for the first time by title only.

A motion was made by Council Member Marshall, seconded by Council Member McGowen, to extend the meeting past 10:00 p.m. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

**BILL #2146** AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY A REAL ESTATE CONTRACT FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 4285 FOX CREEK ROAD WITHIN THE CITY OF WILDWOOD *Recommended by the Department of Public Works (First Reading) (Ward Six)*

A motion was made by Council Member Goodson, seconded by Council Member Manton, for the first reading of Bill #2146. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2146 was read for the first time by title only.

**BILL #2147** AN ORDINANCE AUTHORIZING A RIGHT-OF-WAY DEDICATION PLAT FOR FOX CREEK ROAD, TO BE OBTAINED FROM LAND AREA OWNED BY THE CONSERVATION COMMISSION OF THE STATE OF MISSOURI, BEING PART OF ROCKWOODS RANGE, AND A PORTION OF PRIVATELY-HELD PROPERTY OWNED BY FOX CREEK TREE FARM LLC, ALL OF WHICH ARE LOCATED WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE EAST AND WEST SIDES OF FOX CREEK ROAD, SOUTH OF STATE ROUTE 100, INCLUSIVE OF ADDITIONAL AREA ON THE EAST SIDE OF FOX CREEK ROAD TO ACCOMMODATE A TEMPORARY CONSTRUCTION EASEMENT, FOR THE PURPOSE OF ROADWAY IMPROVEMENTS, INCLUDING A BRIDGE REPLACEMENT. *Recommended by the Department of Planning (First Reading) (Ward Six)*

A motion was made by Council Member Dodwell, seconded by Council Member Goodson, for the first reading of Bill

#2147. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2147 was read for the first time by title only.

**BILL #2148** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH COCHRAN ENGINEERING, INC. FOR ENGINEERING SERVICES FOR THE DEVELOPMENT OF A SALT STORAGE FACILITY TO BE LOCATED ADJACENT TO THE INTERSECTION OF MANCHESTER ROAD AND ST. ALBANS ROAD WITHIN THE CITY OF WILDWOOD. *Recommended by the Administration/Public Works Committee (First Reading) (Ward One)*

A motion was made by Council Member McGowen, seconded by Council Member DeHart, for the first reading of Bill #2148. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2148 was read for the first time by title only.

### **RESOLUTION(S)**

**RESOLUTION #2016-01 A RESOLUTION AUTHORIZING A CONTRACT WITH CONTEMPORARY PRODUCTIONS, L.L.C., FOR THE SCHEDULING OF A MUSIC PERFORMANCE THAT HAS A FEE IN EXCESS OF \$5,000.00, AS PART OF THE 2016 WILDWOOD CONCERT SERIES (Wards – All).**

A motion was made by Council Member Manton, for the reading of Resolution #2016-01, which motion was seconded by Council Member Garritano. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Resolution #2016-01 was read into the record. A voice vote was taken for the approval of Resolution #2016-01 with a unanimous affirmative result.

### **OTHER**

**United States Environmental Protection Agency (EPA) Written Response to Letter Sent by Mayor Woerther and Future Actions (Wards – All)**

City Administrator Thomas noted the City received a letter from the United States Environmental Protection Agency (EPA), in response to the City's letter of August 25, 2015 regarding the Ellisville Superfund Site. He noted the EPA has provided much of the technical information that was requested but has offered very little in terms of future actions. He then stated, this item was placed on tonight's agenda to provide the City Council the opportunity to discuss what steps the City should now take following receipt of this letter and accompanying information. He concluded by listing the recommendations in the memorandum prepared for discussion.

A motion was made by Council Member Stine, seconded by Council Member Levitt, to complete the items as recommended in the memorandum provided by City Administrator Thomas, with the addition of also engaging the US Army Corp of Engineers. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

**Update Regarding Recent Flooding within the City of Wildwood (Wards – All)**

City Administrator Thomas and Director of Public Works Brown provided an update on the recent flooding within the City of Wildwood.

RECEIVE & FILE

P.Z. 10-15 St. Charles Tower, c/o Kathryn Roderique, 4 West Drive, Suite 100, Chesterfield, Missouri, 63017 - A request for a Conditional Use Permit (CUP) within the NU Non-Urban Residence District for a 10.6 acre tract of land, of which two thousand (2,000) square feet of this total lot's area is to be utilized for a telecommunications tower facility and encumbered by a lease area established for this purpose. This tract of land is generally located northwest of the intersection of Babler Park Drive and Old Eatherton Road (Locator Number 21W310270/Street Addresses: 1400 Babler Park Drive – Lifepointe Church). Proposed Use - A one hundred twenty (120) foot telecommunications tower and related equipment shelter area. The tower is proposed to be a monopole type, with exterior antenna arrays. (Ward Three)

Director of Planning Vujnich stated after review and discussion, the Planning and Zoning Commission approved the Conditional Use Permit (CUP) for the telecommunications tower facility at Lifepointe Church.

A recommendation report of the Site Plan Subcommittee of the Planning and Zoning Commission regarding P.Z. 7-13 Butler Durrel Security, c/o Dennis Tacchi and Associates - Architects, 12 Rockwood Forest Glen, Wildwood, Missouri 63025 – A request for a change in zoning from the NU Non-Urban Residence District to the C-8 Planned Commercial District (Town Center "Workplace" District) for a one (1) acre tract of land located on the north side of Manchester Road, east of Woods Road (Locator Number 24V530551/Street Address: 16941 Manchester Road). Proposed Use: General and Professional Offices, with associated parking. (Ward Eight)

Director of Planning Vujnich stated the Site Plan Subcommittee of the Planning and Zoning Commission had completed its review of the aforementioned Site Development Plan and related items and believed they meet the site-specific ordinance's requirements in this regard.

OTHER

A motion was made by Council Member Garritano, seconded by Council Member Goodson, to authorize the preparation of the necessary legislation regarding St. Louis County's P.C. 112-89 Cliff Rufkahr (Ezekiel and Sterns), which had been withdrawn by the petitioner following the public hearing. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

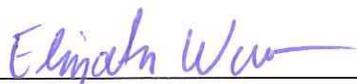
ADJOURNMENT

A motion was made by Council Member Marshall, seconded by Council Member Cullinane, to adjourn the meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. There being no further business to come before the City Council; the meeting was adjourned at 10:41 p.m.

Approved this 25 day of JANUARY, 2016.

  
Timothy Woerther, Mayor

ATTEST:

  
City Clerk

**COUNCIL WORK SESSION MINUTES  
COUNCIL CHAMBERS**

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

**MONDAY, JANUARY 11, 2016  
6:30 P.M.**

<u>Present</u>	<u>Absent</u>
Stine	Bowlin
Levitt	Sewell
McCutchen	
Bertolino	
Cullinane	
Baugus	
McGowen	
DeHart	
Goodson	
Garritano	
Cox	
Dodwell	
Marshall	
Manton	

**EXECUTIVE [CLOSED] SESSION** with regard to legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys [RSMO 610.021(1) 1994]; lease, purchase or sale of real estate [RSMO 610.021 (2) 1994]; hiring, firing, disciplining or promoting employees by a public governmental body [RSMO 610.021 (3) 1994]; bidding specification [RSMO 610.021 (11) 1994]; sealed bids and related documents, until the bids are opened and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected [RSMO 610.021 (12) 1994]; and/or individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment [RSMO 610.021 (13) 1994]

A motion was made by Council Member Levitt, seconded by Council Member Bertolino, to go into Executive Session at 6:03 p.m. with regard to hiring, firing, disciplining or promoting employees by a public governmental body [RSMO 610.021 (3) 1994].

A roll call vote was taken with the following results:

Ayes - Stine, Levitt, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Garritano, Cox, Dodwell, Marshall, and Manton

Nays – None

Absent – Bowlin and Sewell

Whereupon Mayor Woerther declared the motion passed.

A motion was made by Council Member Levitt, seconded by Council Member Manton, to go out of Executive Session at 7:00 p.m. with regard to hiring, firing, disciplining or promoting employees by a public governmental body [RSMO 610.021 (3) 1994].

A roll call vote was taken with the following results:

Ayes - Stine, Levitt, McCutchen, Bertolino, Cullinane, Baugus, McGowen, DeHart, Goodson, Garritano, Cox, Dodwell, Marshall, and Manton

Nays – None

Absent – Bowlin and Sewell

Whereupon Mayor Woerther declared the motion passed.

### **MAYOR'S COMMITTEES/ANNOUNCEMENTS APPOINTMENTS**

#### **Formation of a Committee Regarding the Pond-Grover Loop Road Extension (Ward Five)**

Mayor Woerther discussed the formation of the Committee to review whether to extend Pond-Grover Loop Road into the Villages at Bright Leaf Development and to Route 100, at Taylor Road. He noted he will be seeking three (3) residents from the surrounding subdivisions of Hickory Manor, Sandalwood Creek and Evergreen (one from each), three (3) Council Members and himself. He added that the goal is to have the Committee appointed at the January 25, 2016 City Council Meeting, so they can begin work immediately. He concluded that any Council Members interested in serving on the Committee should notify him directly, and any resident volunteers should complete the online form to serve on Boards and Commissions on the City's website.

Discussion was held among City Council Members regarding the following items: if residents outside the subdivisions mentioned will be considered to serve on the committee; the belief residents from Evergreen Forest Subdivision should be included as committee members; the belief conducting a traffic study at this time of year is premature; and conversely, the belief a traffic study will provide valuable information that will be useful to the committee.

### **CITY ADMINISTRATOR DISCUSSION ITEMS**

#### **Traffic Study Regarding the Pond-Grover Loop Road Extension and Surrounding Roadways (Ward Five)**

Director of Public Works Brown noted the Department is recommending the City enter into a contract with Lochmueller Group to assess the traffic impact resulting from the proposed extension of Pond-Grover Loop Road. He added the Department also requested to have Lochmueller Group complete limited conceptual design of the project. He noted the conceptual design, which is included in the \$25,000 cost, would provide a roadway plan, typical section, exhibits of the proposed improvement and an estimate of construction cost. He then stated the following rationales for the recommendation: the fee proposal submitted by Lochmueller Group is within the \$25,000 budget established for the project; they have demonstrated a good understanding of the project through their Statement of Qualifications and has excellent experience completing traffic studies such as this; they have recently completed the traffic impact study for Main Street Crossing development project; they demonstrated recent and relevant traffic calming project experience locally; and Lochmueller Group has significant local traffic engineering staff capable of completing this traffic study to meet our short schedule. He concluded the Department is requesting approval of the City Council to prepare a Resolution which would allow the Mayor to execute an engineering contract with Lochmueller Group to complete the

traffic engineering study and concept design. If approved, the Resolution would be placed on the City Council agenda for approval on January 25, 2016.

Discussion was held among City Council Members regarding the following items: how long the traffic study would take to complete; and the belief that pedestrian traffic cannot be measured accurately during the winter months.

A motion was made by Council Member Dodwell, seconded by Council Member Baugus, to approve the recommendation made by the Department of Public Works to authorize the preparation of a resolution to engage Lochmueller Group to complete the traffic engineering study and concept design. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen voted Nay).

#### **Public Finance Request Submitted by Payne Family Homes for Main Street Crossing (Wards – All)**

Director of Planning Vujnich noted the City received a filing relating to the City's Development Finance Incentives Policy, which was first adopted by the City Council in 2006. He noted 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. He added 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. Director Vujnich then noted, the Development Finance Group, made up of the City Administrator, City Attorney, Director of Public Works, and the Director of Planning, will review the application, 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.

#### **COMMITTEE ACTION ITEM(S)/RECOMMENDATION(S)**

##### **Update on Rural Internet Access Project (Wards All)**

Director of Planning and Parks Vujnich noted a memorandum had been provided for the City Council's review and that he was available to answer any questions they may have regarding the Rural Internet Access Project.

##### **Planning/Economic Development/Parks Committee**

##### **Phase II of the Community Park – Road Construction Bids and Request to Prepare Legislation (Ward One)**

Director of Planning and Parks Vujnich noted that on Tuesday, December 8, 2015, a bid opening was held at City Hall for the Phase 2 portion of the overall Community Park project. Five (5) bids were received for general contracting and related services, with the low bid from Gershenson Construction. Director of Planning and Parks Vujnich stated this matter is being presented at tonight's Work Session due to an issue regarding timing. He noted the area that is planned for the extension of the park's internal roadway has been identified as habitat for the Brown Indiana Bat and any clearing in that area must be completed by March 31, 2016 or would be delayed to November 1, 2016. Thus, he added, given the meeting schedule for this January, with the Planning/Economic Development/Parks Committee not scheduled to convene until January 26, 2016, such would mean this matter could not be considered by City Council until February 9, 2016, with final passage on February 23, 2016. Accordingly, the needed time to complete the contract, hold a pre-construction meeting, then authorize the project to proceed, would leave very few days before the tree removal allowance by the federal government would end, thereby delaying this project until November 2, 2016, the start of the winter season. He then noted this timing is the reason the item is being presented to the City Council at this time, as a whole, in lieu of the Committee on park matters first.

Director of Planning and Parks Vujnich went on to note the intent is to present this matter to the Planning/Economic Development/Parks Committee at its January 26, 2016 meeting and address any questions or changes then, before the final passage of a bill would be considered in February. The bill would be introduced, if authorized for preparation, on January 25, 2016. He concluded by noting, the Department would never ignore the Committee process, but believes that, in this circumstance, the timelines make it appropriate, along with the favorable bid that has been received for the project as well.

A motion was made by Council Member Cullinane, seconded by Council Member Baugus, to approve the recommendation made by the Department of Planning and Parks to authorize the preparation of legislation to engage Gershenson Construction for Phase II of the Community Park. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Work Session was adjourned at 7:32 p.m.