



# WILDWOOD

CITY OF WILDWOOD

**MARCH 14, 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 7:50 P.M.

A roll call was taken, with the following results:

**Present at Roll Call:**

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

**Absent:**

None

**A quorum was present**

**Also present:**

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

**PLEDGE OF ALLEGIANCE**

Mayor Woerther led the Pledge of Allegiance.

**APPROVAL OF MINUTES**

The minutes of the February 22, 2016, City Council meeting were submitted for approval. A motion was made by Council Member McGowen, seconded by Council Member Baugus, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

**MAYOR APPOINTMENTS/ANNOUNCEMENTS**

**Presentation to Ryan S. Thomas, City Administrator, on his twenty (20) years of service to the City of Wildwood**

Mayor Woerther presented City Administrator Thomas a plaque and thanked him for his many years of service to the City of Wildwood.

**Jerry W. Porter - Ward Six City Council Member for remaining term to April 2016**

Mayor Woerther asked the City Council to approve his recommendation to appoint Mr. Jerry Porter to the City Council to represent Ward Six to fill the unexpired term. A motion was made by Council Member Marshall, seconded by Council Member Bowlin, to approve the Mayor’s recommendation to appoint Mr. Jerry Porter to the City Council.

A roll call vote was taken with the following results:

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

Nays – None

Absent – None

**Whereupon Mayor Woerther declared the motion passed.** Deputy City Clerk Rehtin swore in Mr. Jerry Porter.

**Bills #2149 and #2150 – Veto Message**

Mayor Woerther read his veto message.

Mr. Bill Kennedy, 48 Rockwood Forest Ridge, made comments regarding the increase in compensation for elected officials. Mr. Kennedy discussed some of the reasoning behind increased compensation. Mr. Kennedy gave a history of how the compensation was determined when the City was being incorporated. Mr. Kennedy stated many of the original Council Members donated their compensation the first year back to the City. Mr. Kennedy spoke in opposition of the increase in compensation for elected officials. Mr. Kennedy gave possible resolutions or actions the Council should consider regarding this matter.

**BILL #2149 AN ORDINANCE DETERMINING THE COMPENSATION FOR THE OFFICE OF THE MAYOR AND AMENDING SECTION 110.040 OF THE MUNICIPAL CODE. (Wards – All)**

A motion was made by Council Member McGowen, seconded by Council Member Marshall, to override the Mayor’s veto of Bill #2149.

A roll call vote was taken with the following results:

Ayes – Stine, Levitt, McCutchen, Bertolino, McGowen, DeHart, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, and Marshall

Nays – Cullinane, Baugus and Manton

Absent – None

**Bill #2149 passed and it became ORDINANCE #2149.**

**BILL #2150 AN ORDINANCE DETERMINING THE COMPENSATION FOR CITY COUNCIL MEMBERS AND AMENDING SECTION 110.110 OF THE MUNICIPAL CODE. (Wards – All)**

Council Member Bowlin read comments regarding his motion to override the Mayor's veto of Bill #2150.

A motion was made by Council Member Bowlin, seconded by Council Member Levitt, to override the Mayor's veto of Bill #2150.

A roll call vote was taken with the following results:

Ayes – Stine, Levitt, McCutchen, Bertolino, McGowen, DeHart, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, and Marshall

Nays – Cullinane, Baugus and Manton

Absent – None

**Bill #2150 passed and it became ORDINANCE #2150.**

**PUBLIC PARTICIPATION**

Mr. Rick Stream, State Senate Candidate, introduced himself and welcome the Council to contact him at any time.

Mr. David Stokes, 7220 Green Way, stated he was with the Great Rivers Habitat Alliance and spoke regarding the Maryland Heights Resolution. Mr. Stokes thanked the Council for talking about this issue regardless of what they decide.

Mr. Jim Van Nest, 17133 Windsor Crest Blvd, spoke in favor of Bill #2159.

Mr. Tom Cummings, Payne Family Homes, thanked the City Council for their time and asked for clarification on what the next step was.

**PUBLIC HEARING(S)**

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

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

A response to the recording of a Record Plat, which was authorized on October 26, 2015 by the City Council, which established a landscape easement and arrangement for its on-going maintenance, regarding P.Z. 3, 4, 5, and 6-14 Wildwood Trail Subdivision - R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD); east side of State Route 109, north of Manchester Road (Locator Numbers 24V440122 and 24V440104/Street Addresses: 2516 and 2520 Highway 109). The recording of the Record Plat transferred the responsibility for an eleven (11) foot wide landscape easement area located on Lot 9 of the Wildwood Trail Subdivision from that Homeowners Association to the Towns at Windrush Homeowners Association, given this buffer was intended to be installed within that subdivision. (Ward - Eight)

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

Director of Planning and Parks Vujnich reviewed the background and the letter of recommendation from the Planning and Zoning Commission regarding the transfer of the easement. Director of Planning and Parks Vujnich stated the Site Specific Ordinance needs to be modified to show what the record plat shows.

A motion was made by Council Member Baugus, seconded by Council Member McGowen, to authorize the Department of Planning to prepare the necessary legislation. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

#### **UNFINISHED BUSINESS**

**BILL #2157** AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING AMENDMENTS TO EXISTING AMENDED C-8 PLANNED COMMERCIAL DISTRICT ORDINANCE #1001 THAT WOULD AUTHORIZE THE ADDITION OF A SECOND DRIVE-THROUGH FACILITY IN THE DIERBERGS TOWN CENTER PROJECT, IN CONJUNCTION WITH A LINER BUILDING LOCATED ON OUTLET G, WHICH FRONTS ONTO THE INTERSECTION OF TAYLOR ROAD AND STATE ROUTE 100, BEING CONSISTENT WITH THE RECOMMENDATION REPORT PREPARED BY THE PLANNING AND ZONING COMMISSION DATED FEBRUARY 1, 2016. *Recommended by the Planning and Zoning Commission (Second Reading) (Ward - Eight)*

A motion was made by Council Member Goodson, seconded by Council Member Garritano, for the second reading of Bill #2157. A voice vote was taken with an affirmative result and the motion was declared passed (Bowlins voted Nay, Levitt abstained). Bill #2157 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2157 with the following results:

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

Nays – Bowlins

Absent – None

Abstain – Levitt and Porter

**Whereupon Mayor Woerther declared Bill #2157 approved, passed and it became ORDINANCE #2157.**

**BILL #2158** AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO A CONTRACT WITH KRUPP CONSTRUCTION FOR THE DEVELOPMENT OF A CONNECTOR TRAIL BETWEEN BLUFF VIEW PARK AND THE ROCK HOLLOW VALLEY, AS INDICATED IN THE BID DOCUMENTS AND SPECIFICATIONS, ALL IN KEEPING WITH THE DOCUMENTATION SUBMITTED BY SUCH IN RESPONSE TO THE CITY'S ADVERTISEMENT IN THIS REGARD. *Recommended by the Planning/Economic Development/Parks Committee (Second Reading) (Ward – Six)*

A motion was made by Council Member Bowlins, seconded by Council Member Dodwell, for the second reading of Bill #2158. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2158 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2158 with the following results:

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

Nays – McCutchen

Absent – None

**Whereupon Mayor Woerther declared Bill #2158 approved, passed and it became ORDINANCE #2158.**

**BILL #2159** AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO AN EASEMENT AGREEMENT WITH THE WINDSOR CREST HOMEOWNERS ASSOCIATION TO TRANSFER ITS EXISTING RETENTION FACILITY LOCATED WITHIN THE CITY'S COMMUNITY PARK PROPERTY TO THE CITY OF WILDWOOD, MISSOURI, FOR ITS LONG-TERM CONTROL, MAINTENANCE, AND EVENTUAL USE IN CONJUNCTION WITH THE APPROVED CONCEPT PLAN FOR THIS PUBLIC PARK SITE. *Recommended by the Planning/Economic Development/Parks Committee (Second Reading) (Wards – All)*

A motion was made by Council Member Manton, seconded by Council Member Cox, for the second reading of Bill #2159. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2159 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2159 with the following results:

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

Nays – None

Absent – None

Whereupon Mayor Woerther declared Bill #2159 approved, passed and it became ORDINANCE #2159.

#### **AMENDED**

**BILL #2160** AN ORDINANCE AUTHORIZING THE APPROVAL OF A RECORD PLAT, ALONG WITH A TRUST INDENTURE, A JOINT ROADWAY MAINTENANCE AGREEMENT, AND/OR THE NECESSARY SCRIPT UPON THIS INSTRUMENT FOR THE ADOPTION OF WAKEFIELD FARMS SUBDIVISION'S INDENTURES/RESTRICTIONS, AND A DEPOSIT AGREEMENT, TO BE SECURED BY ASSOCIATED LETTERS OF CREDIT GUARANTEEING CERTAIN REQUIRED IMPROVEMENTS, FOR A SEVEN (7) LOT RESIDENTIAL SUBDIVISION THAT IS LOCATED UPON A THIRTY-SIX (36) ACRE TRACT OF LAND, BEING PART OF ADJUSTED LOT B OF WITBRODT/WAKEFIELD FARM ROAD, ACCORDING TO THE BOUNDARY ADJUSTMENT PLAT, RECORDED IN BOOK 347, PAGE 493 OF THE ST. LOUIS COUNTY RECORDS; AND CONTAINED IN THE SECTION 3, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE EAST SIDE OF WAKEFIELD FARM ROAD, NORTH OF STATE ROUTE 100; HEREAFTER TO BE KNOWN AS "WAKEFIELD FOREST SUBDIVISION." *Recommend by the Department of Planning (Second Reading) (Ward – One)*

A motion was made by Council Member DeHart, seconded by Council Member McGowen, for the second reading of Amended Bill #2160. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Amended Bill #2160 was read for the second time by title only.

A roll call vote was taken for passage and approval of Amended Bill #2160 with the following results:

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

Nays – None

Absent – None

Whereupon Mayor Woerther declared Amended Bill #2160 approved, passed and it became ORDINANCE #2160.

**BILL #2161** AN ORDINANCE AMENDING CHAPTER 390 TRAFFIC SCHEDULES BY ESTABLISHING A 40 MPH SPEED LIMIT ON A PORTION OF MISSOURI ROUTE 109 WITHIN THE CITY OF WILDWOOD. *Recommended by the Board of Public Safety (Second Reading) (Wards One, Five, and Eight)*

A motion was made by Council Member McGowen, seconded by Council Member Goodson, for the second reading of Bill #2161. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2161 was

read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2161 with the following results:

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

Nays – None

Absent – None

Abstain – Porter

Whereupon Mayor Woerther declared Bill #2161 approved, passed and it became ORDINANCE #2161.

#### **NEW BUSINESS**

**BILL #2162** AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI ADOPTING THE RECOMMENDATION OF THE HISTORIC PRESERVATION COMMISSION REGARDING THE 'SECOND JOHN E. SCHNARR HOUSE' THAT IS LOCATED ON MANCHESTER ROAD (FORMERLY ROUTE 66) WITHIN THE COMMUNITY OF GROVER, THEREBY ALLOWING ITS PLACEMENT ON THE CITY'S HISTORIC REGISTRY AND PROVIDING CERTAIN INCENTIVES FOR SUCH RELATIVE TO REQUIRED PUBLIC SPACE AND ROADWAY IMPROVEMENTS. *Recommended by the Historic Preservation Commission (First Reading) (Ward – Eight)*

A motion was made by Council Member Garritano, seconded by Council Member Goodson, for the first reading of Bill #2162. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2162 was read for the first time by title only.

**BILL #2163** AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A CONTRACT WITH THE MISSOURI AMERICAN WATER COMPANY FOR THE RELOCATION OF A WATER MAIN TO ACCOMMODATE PHASE TWO CONSTRUCTION WITHIN WILDWOOD COMMUNITY PARK. *Recommended by the Department of Planning and Parks (First Reading) (Ward - One)*

A motion was made by Council Member McGowen, seconded by Council Member DeHart, for the first reading of Bill #2163. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2163 was read for the first time by title only.

**BILL #2164** AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE CERTAIN AGREEMENTS AND DOCUMENTS IN ORDER TO PROCEED WITH OBTAINING FEDERAL FUNDING FOR THE MISSOURI ROUTE 109 PEDESTRIAN TUNNEL PROJECT, UNDER THE TRANSPORTATION ALTERNATIVES PROGRAM (TAP), AS AUTHORIZED BY THE FEDERAL TRANSPORTATION FUNDING ACT, MAP-21 (MOVING AHEAD FOR PROGRESS IN THE 21<sup>ST</sup> CENTURY) (First Reading) (Wards – One and Eight)

A motion was made by Council Member Goodson, seconded by Council Member McGowen, for the first reading of Bill #2164. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2164 was read for the first time by title only.

**BILL #2165** AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE AN **AMENDED** CONTRACT ON BEHALF OF IT WITH OATES ASSOCIATES FOR ITS ON-GOING DEVELOPMENT OF ENGINEERED DRAWINGS/PLANS, ALONG WITH CONSTRUCTION MANAGEMENT AND ADMINISTRATION, FOR THE EXTENSION OF THE PARK'S INTERNAL ROADWAY, TO THE WESTERN TERMINUS OF POND-GROVER LOOP ROAD, IN ASSOCIATION WITH THE COMMUNITY PARK PROJECT – PHASE 2, CONSISTENT WITH THE ATTACHED CONTRACT AND EXHIBITS, WHICH ARE BEING RECOMMENDED BY THE PLANNING/ECONOMIC

**DEVELOPMENT/PARKS COMMITTEE OF CITY COUNCIL. (First Reading) Recommended by the Planning/Economic Development/Parks Committee (Wards - All)**

A motion was made by Council Member Baugus, seconded by Council Member Cullinane, for the first reading of Bill #2165. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2165 was read for the first time by title only.

**RESOLUTION(S) – None**

**OTHER**

**Receive & File - A response to a letter dated February 2, 2016 from Dale R. Hicks, owner of Wildwood Memorial Park and Gardens, regarding P.Z. 9-10 Wildwood Memorial Park and Gardens, c/o Dale and Jon Hicks, P.O. Box 34, Eureka, Missouri 63025; a Conditional Use Permit (CUP) in the NU Non-Urban Residence District; south side of State Route 100, at Hencken Road (Locator Numbers: 26Y640097, 26X430064, and 26X430075/Addresses: 3901 Hencken Road 18706 State Route 100, and 18706 (a) State Route 100); which seeks the right to use one (1) of the two (2), five (5) acre lots that form a portion of this overall twenty-eight (28) acre site for the scatter of composted pet remains (Ward - Six)**

Director of Planning and Parks Vujnich stated the Planning and Zoning Commission was in receipt of a correspondence from the owner of the Wildwood Memorial Gardens seeking the Commission's consideration of a change to the use of one (1) of the two (2), five (5) acre lots. Director of Planning and Parks Vujnich stated the new activity would allow the scattering of composted pet remains on this portion of the collective site. Director of Planning and Parks Vujnich stated the Planning and Zoning Commission considered the request and, although not typical, the members do believe that such an additional activity at the location, given the appropriate protections and design components, can be added. Director of Planning and Parks Vujnich stated the Planning and Zoning Commission was recommending the existing Conditional Use Permit (CUP) be amended.

Council Member Bowlin stated it needs to reference that the City Council can change the deed restriction in the future

**Receive & File - A report, with recommendation, regarding the City of Wildwood's Meramec River Connector Trail Project; FPNU Floodplain Non-Urban Residence District; publicly owned land between Bluff View Park and Rock Hollow Trail; thereby approving the design of this important length of natural surface trail linking two (2) existing trail corridors between two (2) major public holdings of land – Bluff View Park and the Rock Hollow Valley. (Ward - Six)**

Director of Planning and Parks Vujnich stated the Planning and Zoning Commission was in receipt of a Site Development Plan (SDP) from the Department of Planning and Parks for the construction of a connector trail that will link Bluff View Park to the Rock Hollow Valley. Director of Planning and Parks Vujnich stated the Planning and Zoning Commission reviewed the Site Development Plan (SDP) and is supportive of the approximately two thousand (2,000) foot length of trail.

**Discussion regarding the proposed development of the Missouri River Floodplain, within the City of Maryland Heights, and whether the City Council should draft a Resolution in opposition of said development - for consideration at the March 28, 2016 City Council Meeting.**

Discussion was held regarding the following: the city has no business sticking their heads in this; we wouldn't want Maryland Heights involved in our affairs.

**CONTINUED FROM WORK SESSION**

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

**Planning/Economic Development/Parks Committee  
Dog Park Entry Management System (Wards – All)**

Director of Planning and Parks Vujnich stated the Committee had been exploring other options for the purposes of accessing the City's dog park facility safely and reliably. Director of Planning and Parks Vujnich stated the Committee recommends the use of a battery-powered keypad that would be placed on both the interior and exterior of the current outer gate. Director of Planning and Parks Vujnich stated the fabrication of this gate and related keypad entry system has been priced at four thousand five hundred dollars (\$4,500.00). Director of Planning and Parks Vujnich stated the Committee, acting at its February 23, 2016 meeting and, by a vote of 5 to 1, is recommending this option for access control.

A motion was made by Council Member Baugus, seconded by Council Member Dodwell, to authorize the Department of Planning and Parks to prepare a Resolution endorsing the Planning/Economic Development/Parks Committee's recommendation. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen voted Nay).

**Wet Weather Trail Policy (Wards - All)**

Director of Planning and Parks Vujnich stated the Committee was asked by the Department of Planning and Parks to consider adopting a Wet Weather Policy that would include the needed items to address the safety of users, the protection of the environment, and the preservation of the trail, which reduces the needed resources to repair them, if no policy were in place. Director of Planning and Parks Vujnich stated this policy would be based upon an honor system and although not all users will adhere to the policy, in other jurisdictions compliance is generally good.

A motion was made by Council Member Dodwell, seconded by Council Member Manton, to authorize the Department of Planning and Parks to prepare the necessary legislation adopting the proposed Wet Weather Trail Policy as recommended by the Planning/Economic Development/Parks Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

**City Event Partnership Agreements (2) – July 4<sup>th</sup> Car Show - Tack Swap Meet (Wards - All)**

Director of Planning and Parks Vujnich stated representatives with the *Queeny Park Equestrian Events* and *Knights of Columbus Council at the St. Alban Roe Parish* contacted the City of Wildwood at the beginning of 2016 about a tack swap meet/sale and a planned car show they would like to host in the City's Town Center Area. Director of Planning and Parks Vujnich stated given the completion of the Event Partnership Agreements, the lack of conflict in the intended use dates with any other City events or the facilities themselves, the benefits derived from this charitable organization and the not-for-profit, the Committee was recommending the Event Partnership Agreements be supported by the City Council and that it authorize staff to advise the applicants of these favorable actions.

A motion was made by Council Member Goodson, seconded by Council Member Garritano, to approve both Event Partnership Agreements. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

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

Director of Planning and Parks Vujnich stated the on-going and long-term maintenance costs would be presented to the City Council each month.

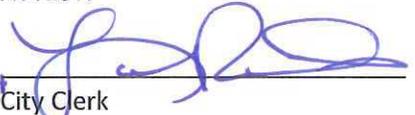
**ADJOURNMENT**

A motion was made by Council Member Cox, seconded by Council Member Marshall, to adjourn the meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. There being no further business to come before the City Council; the meeting was adjourned at 9:33 p.m.

Approved this 28 day of MARCH, 2016.

  
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Timothy Woerther, Mayor

ATTEST:

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

**COUNCIL WORK SESSION MINUTES  
COUNCIL CHAMBERS**

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

**MONDAY, MARCH 14, 2016**  
**6:00 P.M.**

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

**MAYOR'S COMMENTS/ANNOUNCEMENTS/APPOINTMENTS - None**

**CITY ADMINISTRATOR DISCUSSION ITEMS**

**Presentation of the Final Draft of the City of Wildwood Economic Development Plan by Consultant, Houseal Lavigne Associates (Wards – All)**

City Administrator Thomas introduced Mr. Drew Awsumb from Houseal Lavigne Associates who presented the final draft of the City of Wildwood Economic Development Plan. Mr. Awsumb gave a PowerPoint presentation of the Wildwood Economic Development Strategic Plan and asked the City Council to forward any comments and questions to City Administrator Thomas over the next two (2) weeks. Mr. Awsumb stated that after all comments have been received they will set up a one year agenda and identify lead roles. Mr. Awsumb stated they will also add in quarterly outcomes, benchmarks of where the City should be and who is responsible.

Discussion was held regarding the following: consultants will provide a final draft after comments to the Economic Development Task Force in April; after endorsements from committees the final draft will come back to Council as a Resolution; benefit of the walk-to community; have we talked to residents in the areas; what are those individuals

looking for, reach out to them; is there a listing of what space is available in Town Center and is that being shared with developers across the county; the city website shows commercial space and properties available; do we have a strong tie with West County Chamber of Commerce; has there been an analysis of any festivals or big events looking for a new location, something that would rent the whole hotel or go on for the whole weekend; maybe we could partner with Missouri Conservation Department with events held at the parks; who is going to drive and monitor this process; thank you for recognizing the treasure that is Old Manchester Road.

**Update on Development Finance Group's Meeting Regarding a Public Financing Proposal from Payne Family Homes (Main Street Crossing Project) (Ward – Eight)**

Director of Planning and Parks Vujnich reviewed the report from the Development Finance Group. Director of Planning and Parks Vujnich stated the group met with the applicant to address some of the referenced misunderstandings that were described by Payne Family Homes 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. Director of Planning and Parks Vujnich stated the Development Finance group 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 funds from development of the commercial outlots.

Mr. Tom Cummings, Payne Family Homes, introduced his team and was available for comments and questions. Mr. Cummings stated they were disappointed but want to engage the city in future discussions and work something out. Mr. Cummings respectfully asked the City Council to direct the Development Finance Group to engage in further discussions.

Discussion was held regarding the following: the contribution that Payne Family Homes is responsible for would be reduced; so we are crediting the \$82,000 and hoping to receive the TIP; the numbers aren't adding up; without help from the city, the project is not viable for Payne; from the beginning they were told what they would be responsible for; we have never provided assistance to a residential development; Main Street and Eatherton Road improvements were part of the Ordinance as well as the Letter of Recommendation from the Planning and Zoning Commission; the City can meet with them again but when we sat down the last time and asked what they are putting on the table, they said \$400,000.00 and have offered no increase; seems like we still have some time to discuss this; need a better understanding and clear and concise numbers.

Work Session was adjourned at 7:42 p.m.