WILDWOOD

CITY OF WILDWOOD

MARCH 28, 2016 RECORD OF PROCEEDINGS

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

The meeting was called to order at 7:40 P.M.

A roll call was taken, with the following results:

Present at Roll Call:

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

Absent:

Council Member Jeff Levitt
Council Member Glen DeHart

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 March 14, 2016, City Council meeting were submitted for approval. A motion was made by Council Member Cox, seconded by Council Member McGowen, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

PUBLIC PARTICIPATION

Ms. Joy Krieger, 534 Triton Way, introduced herself as a candidate for State Representative for District 101.

Mr. Adam Paul, Mayor of Ellisville, 1194 Oak Hill Court, made comments regarding the Environmental Stewardship Concepts (ESC) report. Mr. Paul thanked the city for taking the leadership role. Mr. Paul stated he was opposed to residential development on the site at this point and stated that in the event of legal action or litigation, the City of Ellisville would be there to support Wildwood.

Ms. Barbara Sprenger, 84 Strecker Road, spoke in opposition of delisting the Callahan site.

Ms. Tammy Shea, Ward 3, stated she appreciated Dr. deFur's report and the Council's inquiries. Ms. Shea spoke regarding her concerns about the five year review, incomplete data, distrust of the EPA and other concerns. Ms. Shea asked what the next step was.

Ms. Jean Vedvig, 16709 Clayton Road, spoke regarding her concerns about the site. Ms. Vedvig stated if the city would not have worked so hard with the EPA and DNR, then we wouldn't be here today. Ms. Vedvig encouraged everyone to be involved and to have our own experts.

Mr. Dan Topik, 1576 Englebrook Drive, thanked the city for the effort in bringing back Dr. deFur to help answer questions. Mr. Topik stated they just learned that trenches were dug and chemicals poured in on the Bliss site and then a barn was built on top of it. Mr. Topik thanked City Administrator Thomas on the proposed amendment to the Hunting and Gun Regulations. Mr. Topik also spoke of the overpopulation of deer and stated he felt the city should work with the Department of Conservation on the issue.

Mr. Carl Altman, 236 Strecker Farms Ct., stated he was frustrated after an EPA meeting a few years ago. Mr. Altman stated everyone at the meeting knew it was flawed and it was obvious they had no intention of cleaning the property to residential standards. Mr. Altman stated he would prefer if they are not going to clean it, that they just leave it alone. Mr. Altman thanked the city for not giving up and stated we should make the EPA be accountable for this.

Ms. Mary Morton, 211 Strecker Farms Ct., thanked the Council for asking great questions and thanked Dr. deFur. Ms. Morton spoke about her concerns regarding water flow and the barn. Ms. Morton wonders what we can do to encourage folks around there to protect their homes and families.

Mr. Joe Pirrello, 276 Strecker Farms, spoke regarding accusations that were going around about him and his campaign. Mr. Pirrello stated he had nothing but respect for Mr. Manton. Mr. Pirrello stated someone cut the sign in his own front yard. Mr. Pirrello stated he hoped everyone understood he has run a clean campaign.

Ms. Julie Furtwengler, 252 Strecker Farms Ct., spoke about her concerns that there is no sidewalk along Strecker and asked if there was any discussion on placing sidewalks there.

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)

UNFINISHED 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* (Second Reading) (Ward – Eight)**

A motion was made by Council Member Goodson, seconded by Council Member Manton, for the second 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 second time by title only.

A roll call vote was taken for passage and approval of Bill #2162 with the following results:
Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton
Nays – None
Absent – Levitt and DeHart
Abstain – None
Whereupon Mayor Woerther declared Bill #2162 approved, passed and it became ORDINANCE #2162.

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* (Second Reading) (Ward – One)**

A motion was made by Council Member McGowen, seconded by Council Member Baugus, for the second 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 second time by title only.

A roll call vote was taken for passage and approval of Bill #2163 with the following results:

Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton
Nays – None
Absent – Levitt and DeHart
Abstain – None
Whereupon Mayor Woerther declared Bill #2163 approved, passed and it became ORDINANCE #2163.

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 21ST CENTURY)** ***Recommended by the Department of Public Works*** **(Second Reading) (Wards – One and Eight)**

A motion was made by Council Member Garritano, seconded by Council Member McGowen, for the second 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 second time by title only.

A roll call vote was taken for passage and approval of Bill #2164 with the following results:
Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton
Nays – None
Absent – Levitt and DeHart
Abstain – None
Whereupon Mayor Woerther declared Bill #2164 approved, passed and it became ORDINANCE #2164.

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.** ***Recommended by the Planning/Economic Development/Parks Committee*** **(Second Reading) (Wards – All)**

A motion was made by Council Member Baugus, seconded by Council Member Dodwell, for the second 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 second time by title only.

A roll call vote was taken for passage and approval of Bill #2165 with the following results:
Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton
Nays – None
Absent – Levitt and DeHart
Abstain – None
Whereupon Mayor Woerther declared Bill #2165 approved, passed and it became ORDINANCE #2165.

NEW BUSINESS

BILL #2166 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A CHANGE TO PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2042, WHICH WOULD**

TRANSFER THE RESPONSIBILITY OF MAINTAINING AN ELEVEN (11) FOOT WIDE LANDSCAPE EASEMENT AREA THAT IS LOCATED IN THE WILDWOOD TRAIL SUBDIVISION FROM THAT HOMEOWNERS ASSOCIATION TO THE TOWNS AT WINDRUSH SUBDIVISION'S HOMEOWNERS ASSOCIATION, ALL BEING CONSISTENT WITH THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION ON THIS MATTER DATED MARCH 7, 2016. *Recommended by the Planning and Zoning Commission* (First Reading) (Ward – Eight)

A motion was made by Council Member Garritano, seconded by Council Member Goodson, for the first reading of Bill #2166. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2166 was read for the first time by title only.

BILL #2167 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE ANY AND ALL AGREEMENTS WHICH ARE NECESSARY FOR THE MIGRATION OF THE EMPLOYEE RETIREMENT PLAN TO AMERICAN UNITED LIFE INSURANCE COMPANY, INCLUDING ASSOCIATED ADVISORY AGREEMENTS WITH R. T. JONES CAPITAL EQUITIES MANAGEMENT, INC., MESIROW FINANCIAL INVESTMENT MANAGEMENT, INC., AND CUTTER & COMPANY. *Recommended by the Administration/Public Works Committee Meeting* (First Reading) (Wards – All)**

A motion was made by Council Member Dodwell, seconded by Council Member Bowlin, for the first reading of Bill #2167. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2167 was read for the first time by title only.

BILL #2168 **AN ORDINANCE AMENDING TWO SECTIONS OF CHAPTER 110 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE. *Recommended by the City Attorney* (First Reading) (Wards – All)**

A motion was made by Council Member Cullinane, seconded by Council Member McGowen, for the first reading of Bill #2168. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2168 was read for the first time by title only.

BILL #2169 **AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD, TITLE II. PUBLIC HEALTH, SAFETY AND WELFARE, BY ADDING A WET WEATHER TRAIL POLICY IN CHAPTER 235: Parks and Recreation Regulations. *Recommended by the Planning/Economic Development/Parks Committee* (First Reading) (Wards – All)**

A motion was made by Council Member Dodwell, seconded by Council Member Marshall, for the first reading of Bill #2169. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2169 was read for the first time by title only.

RESOLUTION(S)

RESOLUTION #2016-08 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A PURCHASE ORDER FOR A NEW GATE STRUCTURE, WITH KEYPADS, FOR THE CITY'S DOG PARK FACILITY IN COMMUNITY PARK. *Recommended by the Planning/Economic Development/Parks Committee* (Wards – All)

A motion was made by Council Member Marshall, for the reading of Resolution #2016-08, which motion was seconded by Council Member Cullinane. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen voted Nay). Resolution #2016-08 was read into the record. A voice vote was taken for the approval of Resolution #2016-08 with an affirmative result (McCutchen voted Nay).

OTHER

APPROVAL OF EXPENDITURES (Wards – All)

A motion was made by Council Member Cullinane, seconded by Council Member Bertolino, to approve the expenditures. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Receipt and File – A Recommendation Report of the Planning and Zoning Commission on Phase II of the Community Park; Approving the Site Development Plan. (Wards – All)

Director of Planning Vujnich stated the Planning and Zoning Commission members reviewed the Site Development Plan (SDP) that was submitted for its review and action. Director of Planning Vujnich stated the Commission is supportive of the approximately 3,200 foot long access roadway and companion trail, which includes the preparation of the Great Meadow Area as well. Director of Planning Vujnich stated the Planning and Zoning Commission completed its review of the Site Development Plan (SDP) and related items and determined them to be in compliance with the requirements for the development of them in the City's community park area. Director of Planning Vujnich stated based upon the analysis provided in the report, the Planning and Zoning Commission granted its approval of the Site Development Plan for the proposed trail project.

Receipt and File – A Recommendation Report of the Planning and Zoning Commission for P.Z. 21, 22, and 23-14 Stone Mill; approving the Site Development Plan package for a twelve (12) lot residential subdivision located at the terminus of Center Avenue. (Ward – Eight)

Director of Planning Vujnich stated the Site Plan Subcommittee of the Planning and Zoning Commission considered the submitted plans, which includes the Site Development Plan (SDP) and related items and believes them to be in compliance with the site-specific ordinance governing this property and the City's Zoning Ordinance and Subdivision and Development Regulations. Director of Planning Vujnich stated this compliance leads the members of the Site Plan Subcommittee to support approval of this complement of plans, thereby allowing the Department of Planning to sign and release them.

CONTINUED FROM WORK SESSION

CITY ADMINISTRATOR DISCUSSION ITEMS

Request for Building Permit Authorization – 18634 Hawks Trail Drive (Ward – Six)

Director of Planning Vujnich stated the owner of a vacant lot wants to sell it and wants to make sure the buyer will be able to get a building permit. Director of Planning Vujnich briefly reviewed the background of Hawks Trail Drive. Director of Planning Vujnich stated the Department was asking for direction from the City Council. Director of Planning Vujnich presented a few options for the City Council to consider.

Discussion was held regarding the following: what is the approximate cost to bring the road up to city standard; bids in 2012 were approximately $22,000; who maintains the road going forward; who would repair it in the future; eventually it would be the Homeowners Association; what is the Department's recommendation; the Department feels we should issue a building permit (item 5) and have the owners provide a prorated share of the cost; think item 6 should be applied in the form of an escrow; can't see doing liens; I think we should rule out item 1; can issue permits and state the road is in 'as is' condition.

A motion was made by Council Member Marshall, seconded by Council Member Bowlin, to support the Department of Planning's recommendation in implementing what they find is the best solution and to include a catch-all to address items

that have not been thought of or addressed regarding the city's responsibility. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

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.

Administration/Public Works Committee
Salary Plan Update (Wards – All)

City Administrator Thomas stated an Employee Compensation & Benefits Study was completed by CBIZ Human Capital Services. City Administrator Thomas stated based on the study, a 2016 Salary Plan was prepared for inclusion in the 2016 Municipal Budget document. City Administrator Thomas stated the Administration/Public Works Committee recommended adopting the 2016 Salary Plan and to complete another update at the beginning of the 2017 Budget Review process.

Discussion was held regarding the following: what is the time frame between the starting, middle and end point of a salary range; an individual can get hired at any point in the range; will review during the upcoming budget review process.

Board of Public Safety
Proposed Update to Hunting and Firearms Regulations (Wards – All)

City Administrator Thomas stated the prepared segregated code was reviewed, which provided for a single code section specific to hunting and a separate section specific to firearms. City Administrator Thomas stated the new firearms section was updated to comply with current State Statutes. City Administrator Thomas stated the Board of Public Safety was recommending that legislation be prepared to adopt the proposed amended code, as written, except that "(including in excess of twenty-two (.22) caliber)" be removed from Section 6g of the Hunting Regulations, as it is not necessary due to all air guns being permitted east of Missouri Route 109.

Discussion was held regarding the following: would like to make a recommendation that the Board of Public Safety look at firearms being discharged in Town Center; citywide there is a three acre minimum lot size for hunting.

A motion was made by Council Member Goodson, seconded by Council Member Garritano, to have the Board of Public Safety review the firearms regulations for areas immediately in the Town Center area east of Route 109. A voice vote was taken with a negative result and the motion failed (Goodson and Garritano voted Aye).

A motion was made by Council Member Marshall, seconded by Council Member Dodwell, to prepare legislation to adopt the proposed amended code. A voice vote was taken with an affirmative result and the motion was declared passed (Goodson Abstained).

Planning/Economic Development/Parks Committee
Special Event Liquor License for the Wildwood Farmers Market – 2016 (Ward – Eight)

Director of Planning Vujnich stated the Committee believed the request of the managers can be authorized for the 2016 Season, thereby allowing the market and its customers another option for enjoying this venue over its season, and the City of Wildwood. Director of Planning Vujnich stated that at its March 15, 2016 meeting, and by a vote of 6 to 0, the Committee recommended the City Council approve this additional allowance for beer and wine sales at certain special events held in conjunction with the weekly farmers market.

Discussion was held regarding the following: wine and beer at 8:30 a.m. or would they extend the Farmers Market hours for those special events; define special events; cooking demonstrations; wine tasting; and the city has to approve the special event; each time they have one of these events, it has to be approved.

A motion was made by Council Member Baugus, seconded by Council Member Manton, to authorize the Department of Planning to prepare legislation and to incorporate what the Committee has come up with. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen voted Nay.)

Al Foster Memorial Trailhead Bid Results for Project's Construction (Ward – Six)

Director of Planning Vujnich reviewed the recommendation from the Planning/Economic Development/Parks Committee. Director of Planning Vujnich stated the Committee, acting at its March 15, 2016 meeting, and by a vote of 6 to 0, is recommending Ideal Landscaping for this construction project. Director of Planning Vujnich stated that with City Council's endorsement, the contract for this project could be established by the end of April, with construction starting in late spring/early summer.

A motion was made by Council Member Cullinane, seconded by Council Member Manton, to prepare legislation to enter into a contract with Ideal Landscaping. 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 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 On-Going and Long-Term Maintenance Costs for Parks and Trail Facilities.

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 Stine, seconded by Council Member Baugus, to go into Executive Session at 9:30 p.m. with regard to lease, purchase or sale of real estate [RSMO 610.021 (2) 1994].

Ayes – Stine, McCutchen, Bertolino, Cullinane, Baugus, McGowen, Goodson, Garritano, Bowlin, Porter, Cox, Dodwell, Marshall, and Manton
Nays – None
Absent – Levitt and DeHart
Abstain – None
Whereupon Mayor Woerther declared the motion passed.

A motion was made by Council Member Marshall, seconded by Council Member Garritano, to go out of Executive Session at 9:55 p.m. with regard to lease, purchase or sale of real estate [RSMO 610.021 (2) 1994].

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

Nays – None
Absent – Levitt and DeHart
Abstain – None
Whereupon Mayor Woerther declared the motion passed.

ADJOURNMENT

A motion was made by Council Member Marshall, seconded by Council Member Cox, 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 9:58 p.m.

Approved this 11 day of APRIL, 2016.

Timothy Woerther, Mayor

ATTEST:

City Clerk
DEPUTY

COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS

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

MONDAY, MARCH 28, 2016
6:00 P.M.

Present	Absent
Stine	Levitt
McCutchen	DeHart
Bertolino	
Cullinane	
Baugus	
McGowen	
Goodson	
Garritano	
Bowlin	
Porter	
Cox	
Dodwell	
Marshall	
Manton	

MAYOR'S COMMENTS/ANNOUNCEMENTS/APPOINTMENTS - None

CITY ADMINISTRATOR DISCUSSION ITEMS

Presentation of the Final Report from Environmental Stewardship Concepts (ESC) regarding the Ellisville Superfund Site by Dr. Peter deFur (Ward – Two)

Dr. Peter deFur, Environmental Stewardship Concepts (ESC), gave background on ESC and himself. Dr. deFur presented the report from ESC regarding the Ellisville Superfund Site. Dr. deFur pointed out the major observations, concerns and conclusions and new things discovered since the cleanup. Dr. deFur reviewed their recommendations.

Discussion was held regarding the following: encountered soil with color, odor and debris; found contamination at six feet; anything occurring at Callahan could run down to the creek; EPA found evidence that other chemicals were present; concern is the samples that had concentrations of dioxin higher than the cleanup criteria and they left them there; my concern is when you build houses that dirt eight feet below now becomes the yard; how would you do a five year review with houses in place; have only addressed dioxin, what about all of the other stuff; want EPA to do their job;

have the standards changed since the original clean up thirty-five years ago, (yes); want to make certain the EPA does what it needs to do here, we need to present good evidence; there are things to address in the report; were you able to contact EPA before compiling this report, or can you do that before the final report; what EPA has suggested was a deed restriction that would give forewarning but from what you have said, that is not effective; could focus on the part of the problem we know exists: contamination in the corner is more than the cleanup standard; also focus on the five year review; that can be addressed with elected officials; we haven't really disturbed the soil, if houses were being built, there is potential for dust to migrate, the construction crews aren't going to know to be careful with that; they have a requirement that construction crews have training so they know what discolored or disturbed soil looks like; can this site ever be clean to a safe standard, especially since contamination has spread; don't know, don't know how deep contamination is with the ground water; recommend against delisting the Callahan site; regarding the monitoring wells, would you suggest waiting on groundwater monitoring wells removal; yes, it is premature to remove the monitoring wells.

Work Session was adjourned at 7:30 p.m.