



WILDWOOD®

CITY OF WILDWOOD
MAY 23, 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 7:30 P.M.

A roll call was taken with the following results:

Present at Roll Call:

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

Absent:

Council Member Marc Cox

A quorum was present

Also present:

Mr. Ryan Thomas, City Administrator
Mr. John Young, City Attorney
Mr. Joe Vujnich, Director of Planning and
Parks
Mr. Rick Brown, Director of Public Works
Ms. Lynne Greene-Beldner, Special Projects
Coordinator

PLEDGE OF ALLEGIANCE

Boy Scout Troop 456 led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the May 9, 2016, City Council meeting were submitted for approval. A motion was made by Council Member Marshall, 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.

MAYOR APPOINTMENTS/ANNOUNCEMENTS

City Attorney Appointment – John A. Young and Hamilton Weber LLC.

BILL #2186 AN ORDINANCE APPROVING THE APPOINTMENT OF JOHN A. YOUNG AND THE LAW FIRM HAMILTON WEBER LLC AS THE CITY ATTORNEY; FIXING THE COMPENSATION OF THE CITY ATTORNEY; AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR LEGAL SERVICES. *Recommended by the City Council Committee on Legal Counsel (First Reading) (Wards – All)*

A motion was made by Council Member Levitt, seconded by Council Member Manton, for the first reading of Bill #2186. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2186 was read for the first time by title only.

A motion was made by Council Member Bertolino, seconded by Council Member Baugus, for the second reading of Bill #2186. A roll call vote was taken with the following results:

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

Nays – None

Absent – Cox

Bill #2186 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2186, with the following results:

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

Nays – None

Absent – Cox

Whereupon Mayor Bowlin declared Bill #2186 approved, passed and it became **ORDINANCE #2186.**

Planning and Zoning Commission Reappointment – Fran Gragnani (Ward One) – Four Year Term

Mayor Bowlin asked the City Council to approve his recommendation to re-appoint Ms. Fran Gragnani to the Planning and Zoning Commission. A motion was made by Council Member McGowen, seconded by Council Member DeHart, to approve the Mayor's recommendation to re-appoint Ms. Fran Gragnani to the Planning and Zoning Commission. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Planning and Zoning Commission Reappointment – Ed Kohn (Ward Three) – Four Year Term

Mayor Bowlin asked the City Council to approve his recommendation to re-appoint Mr. Ed Kohn to the Planning and Zoning Commission. A motion was made by Council Member Cullinane, seconded by Council Member Baugus, to approve the Mayor's

recommendation to re-appoint Mr. Ed Kohn to the Planning and Zoning Commission. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Planning and Zoning Commission Appointment – Don Bartoni (Ward Two) – Filling Unexpired Term ending June 2018

Mayor Bowlin asked the City Council to approve his recommendation to appoint Mr. Don Bartoni to the Planning and Zoning Commission. A motion was made by Council Member Marshall, seconded by Council Member Manton, to approve the Mayor's recommendation to appoint Mr. Don Bartoni to the Planning and Zoning Commission. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Architectural Review Board Reappointment – Bob Teller (Ward One) – Three Year Term

Mayor Bowlin asked the City Council to approve his recommendation to re-appoint Mr. Bob Teller to the Architectural Review Board. A motion was made by Council Member Baugus, seconded by Council Member McGowen, to approve the Mayor's recommendation to re-appoint Mr. Bob Teller to the Architectural Review Board. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

PUBLIC PARTICIPATION

Mr. Gary Schroeder, 16642 Evergreen Forest Drive, commented on the Pond Grover Loop road extension. Mr. Schroeder stated he felt it would reduce property value. Mr. Schroeder stated he felt the City Council had a moral obligation to look out for their citizens and asked the City Council to come up with a plan to put in a walking path.

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)

(Postponed at the May 9, 2016 City Council Meeting – to be unpostponed at May 23, 2016 City Council Meeting)

A response to a correspondence from Michael Manlin, MRM Manlin Development Group, dated December 18, 2015, regarding P.Z. 15, 16, & 17-14 Bordeaux Estates at Wildwood—Plat Two; R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD); west side of East Avenue, south of Manchester Road; which seeks modifications to the governing site-specific ordinance, thereby allowing front entry garages in the Town Center Area, along with modifications to materials and other design components associated with this three (3) lot residential subdivision. (Ward – Eight)

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

Mayor Bowlin opened the public hearing. Ms. Greene-Beldner read the public hearing into the record.

Director of Planning and Parks Vujnich reviewed the request from the petitioner.

Discussion was held regarding the following: is this development in Town Center; the garages would be an exception; are these models comparable with the already built ones; spoke with trustees and they wanted consistency with the new section; happy that there is a compromise; exception does not set a precedence.

A motion was made by Council Member Garritano, seconded by Council Member Goodson, to authorize the Department of Planning to prepare the necessary legislation. A voice vote was taken with an affirmative result and the motion was declared passed (McCuthen voted Nay).

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

(Postponement to be requested at the May 23, 2016 City Council Meeting – Planning and Zoning Commission has not completed its review)

P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis, Missouri, 63132 – A request for the application of a Planned Residential Development Overlay District (PRD), within the NU Non-Urban Residence District for a 78.0 acre tract of land that is located on the north side of State Route 100, west of Pond Road (Locator Number: 23W520053/Street Address: 1971 Pond Road). Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (4.5) acres. (Ward – One)

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

UNFINISHED BUSINESS

BILL #2183 AN ORDINANCE AMENDING SECTION 110.120 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE. Recommended by the Administration/Public Works Committee (Second Reading) (Wards – All)

PROPOSED AMENDED

BILL #2183 AN ORDINANCE AMENDING SECTION 110.120 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE.

A motion was made by Council Member Dodwell, seconded by Council Member McCutchen, for the second reading of Bill #2183. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2183 was read for the second time by title only.

A motion was made by Council Member Marshall, seconded by Council Member Alexander, to postpone Bill #2183, to make sure the amended Bill matches the Wildwood City Charter. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

BILL #2184 AN ORDINANCE AMENDING SECTION 110.250 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE. Recommended by the Administration/Public Works Committee (Second Reading) (Wards – All)

A motion was made by Council Member Dodwell, seconded by Council Member Bertolino, for the second reading of Bill #2184. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2184 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2184 with the following results:

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

Nays – None

Absent – Cox

Abstain – None

Whereupon Mayor Bowlin declared Bill #2184 approved, passed and it became **ORDINANCE #2184**.

BILL #2185 AN ORDINANCE AUTHORIZING AN AGREEMENT WITH GOLTERMAN AND SABO ARCHITECTURAL PRODUCTS FOR PHASE TWO OF THE CITY OF WILDWOOD MUNICIPAL BUILDING ACOUSTICAL TREATMENT PROJECT. Recommended by the Administration/Public Works Committee (Second Reading) (Ward – Eight)

A motion was made by Council Member Garritano, seconded by Council Member Goodson, for the second reading of Bill #2185. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2185 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2185 with the following results:

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

Nays – None

Absent – Cox

Abstain – None

Whereupon Mayor Bowlin declared Bill #2185 approved, passed and it became **ORDINANCE #2185**.

NEW BUSINESS

BILL #2187 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A 2ND 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, AND CONSTRUCTION OF A MULTIPLE-USE TRAIL, ALL 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 (First Reading) (Wards – All)*

A motion was made by Council Member Levitt, seconded by Council Member Dodwell, for the first reading of Bill #2187. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2187 was read for the first time by title only.

A motion was made by Council Member Dodwell, seconded by Council Member Cullinane, for the second reading of Bill #2187. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2187 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2187, with the following results:

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

Nays – None

Absent – Cox

Whereupon Mayor Bowlin declared Bill #2187 approved, passed and it became **ORDINANCE #2187**.

RESOLUTION(S)

RESOLUTION #2016-14 A RESOLUTION AUTHORIZING AN AGREEMENT WITH GERARD MARKETING GROUP FOR MARKETING AND PUBLIC RELATIONS SERVICES FOR THE CITY OF WILDWOOD. *Recommended by the Administration/Public Works Committee (Wards – All)*

A motion was made by Council Member Bertolino, for the adoption of Resolution #2016-14, which motion was seconded by Council Member Manton. Resolution #2016-14 was read into the record. A voice vote was taken for the approval of Resolution #2016-14 with a unanimous affirmative result.

RESOLUTION #2016-15 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD MISSOURI THAT AUTHORIZES THE ACCEPTANCE OF THE ESSEN LOG CABIN FROM THE KARST-SCHOENBECK FAMILIES, AS A CHARITABLE DONATION TO THE CITY OF WILDWOOD, MISSOURI AND ITS RESIDENTS, BOTH NOW AND FUTURE GENERATIONS. Recommended by the Planning/Economic Development/Parks Committee (Wards – All)

A motion was made by Council Member Baugus, for the adoption of Resolution #2016-15, which motion was seconded by Council Member Dodwell. Resolution #2016-15 was read into the record. A voice vote was taken for the approval of Resolution #2016-15 with a unanimous affirmative result.

OTHER

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

Receive and File – A recommendation regarding P.Z. 8-16 James Thurman, 930 Kingsridge Court, Wildwood, Missouri, 63021, c/o Sport Court St. Louis, 343 Great Oaks Drive, Labadie, Missouri 63055 – a request for the installation of an outdoor game court that is twenty-six (26) feet by thirty-four (34) feet in size, which is to be located at 930 Kingsridge Court, Wildwood, Missouri (Locator Number 24T110296) (Ward – Eight)

Director of Planning and Parks Vujnich stated the Commission believed the necessary requirements were met to ensure the outdoor game court will not be an imposition on surrounding properties; will not be visible from surrounding properties; projectiles will be prevented from exiting the property onto neighboring lots; and stormwater management issues will be reviewed and addressed by the Department of Public Works, through its Grading Permit process. Director of Planning and Parks Vujnich stated the Planning and Zoning Commission approved the request.

Receive and File – A recommendation regarding the required public meeting for St. Louis County P.C. 69-91 Frank Erickson, which was held on April 18, 2016 and set forth in the conditions of the Amended C-8 Planned Commercial District Ordinance #1960 relative to its allowance for the proprietor of the restaurant to hold live music performances on the outdoor patio area located on the south side of the existing building. (Ward – One)

Director of Planning and Parks Vujnich stated the Planning and Zoning Commission recommended a twelve (12) month extension of time for live performances on the outdoor patio be granted under the current conditions of the site-specific ordinance for this property.

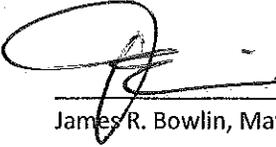
Receive and File – A Resolution by the Planning and Zoning Commission Adopting the Master Plan 2016, as the Master Plan of the City of Wildwood, Missouri. (Wards – All)

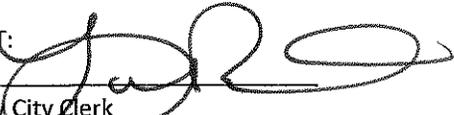
Director of Planning and Parks Vujnich stated this Resolution, in the form of *Resolution 1-16* by the City of Wildwood's Planning and Zoning Commission, was adopted by a majority vote of the full membership of the Planning and Zoning Commission.

ADJOURNMENT

A motion was made by Council Member Stine, 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 8:32 p.m.

Approved this 13TH day of JUNE, 2016.


James R. Bowlin, Mayor

ATTEST: 
Deputy City Clerk

**COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS**

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

**MONDAY, MAY 23, 2016
6:00 P.M.**

The meeting was called to order at 6:00 P.M.

A roll call was taken with the following results:

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

MAYOR'S COMMENTS/ANNOUNCEMENTS/APPOINTMENTS – None

FOR INFORMATION

**Planning/Economic Development/Parks Committee
Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities (Wards – All)**

Mayor Bowlin stated Director of Planning and Parks Vujnich provided the report to the City Council and asked if anyone had any comments or questions relating to the information.

Update on Pond-Grover Loop Road Committee (Ward – Five)

Mayor Bowlin stated Director of Planning and Parks Vujnich provided the report to the City Council and asked if anyone had any comments or questions relating to the information.

FOR ACTION

Administration/Public Works Committee

Selection of Marketing and Public Relations Firm (Wards – All)

Council Member Dodwell noted they reviewed responses from thirteen (13) companies and interviewed four (4). Council Member Dodwell stated the Committee was recommending Gerard Marketing.

Representatives from Gerard Marketing spoke regarding the following: the marketing plan they were proposing for the City of Wildwood; an overview of what the company does; everything they do will be based on the City's strategic planning; will help with talking to the media; discussed how they would create and execute a strategic communications plan for economic development, community engagement, and crisis management.

Old State Road Concept Plan – Cost-Share Agreement (Wards – Seven and Eight)

Director of Public Works Brown stated the Department was recommending that the City enter into a cost share agreement with the St. Louis County Department of Transportation and the City of Ellisville to complete the conceptual design of improvements to Old State Road from south of Pierside Lane to Old State Spur for a cost of \$21,000.

A motion was made by Council Member Levitt, seconded by Council Member Garritano, to authorize the Department of Public Works to prepare legislation supporting the recommendation. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Planning/Economic Development/Parks Committee

Acceptance of the Essen Log Cabin by the City of Wildwood from Private Donors (Wards – All)

Discussion was held regarding the following: with the theft was there any damage to the log cabin; logs are in good condition; reassembly can be done; are we able to retrieve the foundation; foundation was only a two foot crawl space and it would be better to start with a new foundation; saved some of the stone and will incorporate it; there is a Resolution on the agenda regarding this matter.

Utility and Other Issues within Community Park – Phase Two Project Area (Ward – One)

Discussion was held regarding the following: does this have any impact on timeline or costs; survey indicates no easements; title report identifies it as well; does any of the delays caused by the utilities cause delays for the city; lost about 6 weeks already; it will have an impact; utilities aware of this a long time ago; there is legislation on the agenda regarding this matter.

EXECUTIVE [CLOSED] SESSION with regard to operational guidelines, policies and specific response plans developed, adopted, or maintained by any public agency responsible for law enforcement, public safety, first response, or public health for use in responding to or preventing any critical incident which is or appears to be terrorist in nature and which has the potential to endanger individual or public safety or health [RSMO 610.021 (18) 1994].

A motion was made by Council Member Dodwell, seconded by Council Member Levitt, to go into Executive Session with regard to operational guidelines, policies and specific response plans developed, adopted, or maintained by any public agency responsible for law enforcement, public safety, first response, or public health for use in responding to or preventing any critical incident which is or appears to be terrorist in nature and which has the potential to endanger individual or public safety or health [RSMO 610.021 (18) 1994].

A roll call vote was taken with the following results:

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

Nays – None

Absent – Cox

Abstain – None

Whereupon Mayor Bowlin declared the motion passed.

A motion was made by Council Member Baugus, seconded by Council Member Manton, to go out of Executive Session at 7:02 p.m. with regard to operational guidelines, policies and specific response plans developed, adopted, or maintained by any public agency responsible for law enforcement, public safety, first response, or public health for use in responding to or preventing any critical incident which is or appears to be terrorist in nature and which has the potential to endanger individual or public safety or health [RSMO 610.021 (18) 1994].

A roll call vote was taken with the following results:

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

Nays – None

Absent – Cox

Abstain – None

Whereupon Mayor Bowlin declared the motion passed.

A motion was made by Council Member Stine, seconded by Council Member Marshall, to adjourn Work Session. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Work Session was adjourned at 7:05 p.m.