



WILDWOOD

CITY OF WILDWOOD

JULY 11, 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 Marc Cox
Council Member Debra McCutchen
Council Member Dave Bertolino
Council Member Jerry Porter
Council Member Greg Stine
Council Member Jeff Levitt
Council Member Larry Goodson
Council Member Joe Garritano

Absent:

Council Member Greg Alexander

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. Laura Rehtin, Deputy City Clerk

PLEDGE OF ALLEGIANCE

Mayor Bowlin led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the June 27, 2016, City Council meeting were submitted for approval. A motion was made by Council Member Baugus, 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

Presentation – FY-2015 Comprehensive Annual Financial Report, RubinBrown LLP (Wards – All)

Mr. Ted Williamson from RubinBrown LLP reviewed the required communications from the 2015 Comprehensive Annual Financial Report.

A motion was made by Council Member Baugus, seconded by Council Member Manton, to accept the report as presented. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

PUBLIC PARTICIPATION

Mr. Joe Bartmess, 615 Dartmouth Terrace Court, stated Wildwood was hosting the Annual International Baseball Tournament. Mr. Bartmess stated the opening ceremony was July 30th with a picnic starting at 5:00 p.m. and the ceremony starting at 7:00 p.m. Mr. Bartmess stated he wanted to personally invite all of the elected officials and if they would like to speak at the ceremony to contact him. Mr. Bartmess thanked Gary Crews for his help.

Ms. Barbara Sprenger, 84 Strecker Road, spoke regarding some of her concerns about the EPA's tactic of excluding important data. Ms. Sprenger stated Mundell and Associates should review the report and stop EPA in their tracks.

Comments from citizens who did not wish to speak at the meeting:

Ms. Sue Dean, 19217 Falzone Road, stated she was opposed to the Pond-Grover Loop Road Extension and that given the opportunity, all members of her household would vote against it. Ms. Dean stated if necessary she would appreciate the chance to collect names against this.

Ms. Shirley Roberts, 16016 Sandalwood Creek Drive, stated she was opposed to the Pond-Grover Loop Road Extension. Ms. Roberts stated you are asking them to give up their green space when the road is not even needed. Ms. Roberts stated it is important to remember that those effected by the road do not want it and the Council is elected to represent the residents' choices.

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 June 27, 2016 City Council Meeting – to remain postponed)

A response to a communication from Mike Falkner, Sterling Engineers and Surveyors, dated March 25, 2016, regarding P.Z. 12 and 13-15 The Villages at Bright Leaf; 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); north side of State Route 100, east of State Route 109 (Locator Numbers 23V230041, 23V230050, 23V240327, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, and 23V610917/Street Addresses: 2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16615, 16602, and 16618 Overlook Hills Drive); which seeks modifications to the existing site-specific ordinance (Planned Residential Overlay District Ordinance # 2145) that governs this site to address inconsistencies between this legislation and the proposed Site Development Plan (SDP) relative to certain allowed lot widths, depths, and sites. (Ward – Five)

A response to a communication from Hassan Abdiannia, Icell Enterprises, L.L.C., that is dated May 11, 2016, regarding St. Louis County P.C. 6-89 Amoco Oil Company, which seeks the City’s review and action on a requested change to the current, governing site-specific ordinance for the existing BP Amoco Station and, if granted, would thereby allow for the sale of wine and beer at this location; southeast corner of State Route 109 and Wild Horse Creek Road (Locator Number 19W420224/300 State Route 109); Amended C-8 Planned Commercial District. The City of Wildwood’s Amended Master Plan – 2016 - was modified to accommodate this consideration, which previously treated this location as a legal, non-conforming use, precluding any changes to the current, governing ordinance. (Ward – One)

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

Director of Planning and Parks Vujnich stated that this was introduced to the City Council in the form of Bill #2198. Director of Planning and Parks Vujnich stated the Planning and Zoning Commission endorsed the sale of beer and wine at this location and ask the City Council to approve the amendment to the site-specific ordinance.

Mr. Larry Feuerstein, 18019 Pine Canyon Court, spoke in support of the amendment to the Ordinance. Mr. Feuerstein briefly shared four points in support of the amendment.

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

P.Z. 7-16 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040 – A request to evaluate possible amendments to Chapter 415.590. “Sexually-Explicit Business Regulations,” of the City of Wildwood Municipal Code, which would thereby consider the addition of new language to expand the types of businesses that would be regulated as sexually-oriented businesses and expand regulations in regard to particular activities conducted within sexually-oriented businesses. (Wards – All)

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

Director of Planning and Parks Vujnich reviewed the history of the review by the Department of Planning as well as the recommendation from the Planning and Zoning Commission. City Attorney Young reviewed some of the content that was recommended in the amendment.

Discussion was held regarding the following: would these changes be upheld in court; are we stating that we don’t want any of these types of businesses in town; there is a line and we have not crossed that line; the defined terms are in the regulations that have been provided.

A motion was made by Council Member Baugus, seconded by Council Member Manton, to authorize the Department of Planning to prepare legislation supporting the recommendation from the Planning and Zoning Commission and include an update to the City Code on indecent exposure.

A roll call vote was taken with the following results:

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

Nays – None
Absent – Alexander
Abstain – None

Whereupon Mayor Bowlin declared the motion passed.

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

UNFINISHED BUSINESS

BILL #2196 **AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF WILDWOOD TO ISSUE A PURCHASE ORDER TO TYLER TECHNOLOGIES FOR ACCOUNTING SOFTWARE AND HARDWARE UPGRADES. *Recommended by the Administration/Public Works Committee (Second Reading) (Wards – All)***

A motion was made by Council Member Manton, seconded by Council Member McCutchen, for the second reading of Bill #2196. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2196 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2196 with the following results:

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

Nays – None

Absent – Alexander

Abstain – None

Whereupon Mayor Bowlin declared Bill #2196 approved, passed and it became **ORDINANCE #2196**.

BILL #2197 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A COOPERATION AGREEMENT FOR INTERNET ACCESS SITES WITH ST. LOUIS COUNTY, MISSOURI, FOR THE USE OF EMERGENCY COMMUNICATIONS TOWERS FOR THE PURPOSES OF PROVIDING HIGH-SPEED INTERNET ACCESS SERVICES TO THE RESIDENTS OF THE CITY. *Recommended by the Rural Internet Access Committee (Second Reading) (Wards – All)***

A motion was made by Council Member Marshall, seconded by Council Member McGowen, to postpone Bill #2197 for two weeks. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

BILL #2198 **AN ORDINANCE AMENDING THE AMENDED PLANNED COMMERCIAL DEVELOPMENT IN THE C-8 PLANNED COMMERCIAL DISTRICT ORIGINALLY APPROVED PURSUANT TO ORDINANCE #14,466 (ST. LOUIS COUNTY, MISSOURI, AND ADOPTED BY THE CITY OF WILDWOOD, MISSOURI) TO ALLOW FOR THE SALE OF BEER AND WINE AT THE BP-AMOCO STATION LOCATED ON THE SOUTHEAST CORNER OF STATE ROUTE 109 AND WILD HORSE CREEK ROAD. (St. Louis County P.C. 6-89 Amoco Oil Company) *Recommended by the Planning and Zoning Commission (Second Reading) (Ward – One)***

A motion was made by Council Member DeHart, seconded by Council Member McGowen, for the second reading of Bill #2198. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2198 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2198 with the following results:

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

Nays – Marshall

Absent – Alexander

Abstain – None

Whereupon Mayor Bowlin declared Bill #2198 approved, passed and it became **ORDINANCE #2198**.

NEW BUSINESS

BILL #2200 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A CHANGE TO THE TOWN CENTER PLAN'S REGULATING PLAN; AMENDING ORDINANCE #1650 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED C-8 PLANNED COMMERCIAL DISTRICT FOR A CERTAIN ONE POINT SIX (1.6) ACRE TRACT OF LAND FOR USE AS A RESIDENTIAL SENIOR SERVICE FACILITY. (Ward Eight) *Recommended by the Planning and Zoning Commission (First Reading) (Ward – Eight)*

A motion was made by Council Member Goodson, seconded by Council Member Garritano, for the first reading of Bill #2200. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen voted Nay). Bill #2200 was read for the first time by title only.

RESOLUTION(S)

RESOLUTION #2016-18 A RESOLUTION AUTHORIZING AN INCREASE TO AN AGREEMENT WITH MUNDELL & ASSOCIATES, INC. FOR ENVIRONMENTAL CONSULTING SERVICES RELATIVE TO THE ELLISVILLE SUPERFUND SITE WITHIN THE CITY OF WILDWOOD. *Recommended by the Department of Administration (Wards – All)*

A motion was made by Council Member Dodwell, for the adoption of Resolution #2016-18, which motion was seconded by Council Member Garritano. Resolution #2016-18 was read into the record. A voice vote was taken for the approval of Resolution #2016-18 with a unanimous affirmative result.

OTHER

Receive & File – A Site Development Plan (SDP) report, with recommendation, regarding the City of Wildwood's salt storage facility and its construction on dedicated public right-of-way of St. Albans Road; northwest corner of Manchester Road and St. Albans Road (formally part of the Kelpo Contracting Company Site); NU Non-Urban Residence District; which recommends approval of this structure that would be approximately five thousand (5,000) square feet in size and provide all-weather storage of salt and other deicing materials for the City of Wildwood. (Ward – One)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Discussion was held regarding the following: are the renderings ready; sent the draft to the Architectural Review Board and they made comments and suggestions that we are working on; are we looking to spend money to make it look beautiful; no, the majority of the structure is concrete since it will hold salt; an upgraded shingle was requested; it will hopefully be built before it is needed this coming winter.

Appeal by Petitioner of Recommendation of Denial by the Planning and Zoning Commission – 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)

Director of Planning and Parks Vujnich stated the Planning and Zoning Commission considered the petitioner's proposal and ultimately did not support the application. Director of Planning and Parks Vujnich stated in the Zoning Ordinance, there is an appeal and protest process and the petitioner is now requesting further review by the City Council. Director of Planning and Parks Vujnich stated the City Council is now required to refer it to the Planning/Economic Development/Parks Committee for a public hearing and then a recommendation will be sent to the full City Council.

Discussion was held regarding the following: so a motion is not needed, it is required to be forwarded; yes; are they allowed to bring a new proposal to the Planning/Economic Development/Parks Committee or do they have to bring what came before the Planning and Zoning Commission; will have the City Attorney look into that.

A motion was made by Council Member Baugus, seconded by Council Member McGowen, to send the request to the Planning/Economic Development/Parks Committee for a public hearing.

A roll call vote was taken with the following results:

Ayes – McGowen, DeHart, Baugus, Dodwell, Cox, Stine, Levitt, Goodson and Garritano

Nays – Marshall, Manton, Cullinane, McCutchen, Bertolino, and Porter

Absent – Alexander

Abstain – None

Whereupon Mayor Bowlin declared the motion passed.

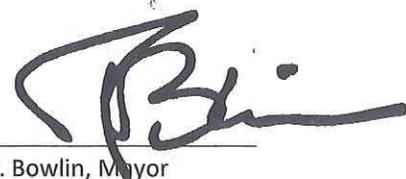
Other

Discussion was held regarding the following: thank you to the Police, especially in the recent days; what can we do in our communities to help alleviate fear of the police; maybe if there was a way to provide training or tips to the public on how to interact with Officers during traffic stops or at other times; can forward that suggestion on; many people in our community ask for Officers by name; extremely thankful for the caliber of people we have; one individual we failed to recognize earlier was our City Treasurer Steve Cross; he does a great job working with staff.

ADJOURNMENT

A motion was made by Council Member Baugus, seconded by Council Member Levitt, 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 8:25 p.m.

Approved this 25 day of JULY, 2016.



James R. Bowlin, Mayor

ATTEST: Elyse M. W...
City Clerk

**COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS**

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

MONDAY, JULY 11, 2016
6:30 P.M.

The meeting was called to order at 6:30 P.M.

A roll call was taken with the following results:

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

MAYOR'S COMMENTS AND ANNOUNCEMENTS – None

FOR INFORMATION

Rural Internet Access Committee Update (Wards – All)

Director of Planning and Parks Vujnich gave a brief update. City Attorney Young stated we should be able to have the second reading on Bill #2197 at the City Council meeting in two weeks.

Celebrate Wildwood Event Update (Wards – All)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Director of Planning and Parks Vujnich stated all Council Members were invited to participate in the parade. Mayor Bowlin stated all Council Members would have a banner on the car identifying their name and Ward.

Marketing and Public Relations Update (Wards – All)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Construction Project Update (Wards – All)

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

FOR ACTION

Consultant Agreement with Mundell & Associates (Wards – All)

City Administrator Thomas stated there was a Resolution on the agenda that would increase the agreement cap with Mundell and Associates to \$11,000.

Missouri Moves Cost-Share Program – Proposed Funding Applications (Wards – All)

Director of Public Works Brown stated there was cost-share money available. Director of Public Works Brown stated no district, as in St. Louis County, could be awarded more than five million dollars. Director of Public Works Brown stated there was a minimum match of 50% and the money had to be spent by the end of the MoDOT fiscal year which would be June 30, 2017. Director of Public Works Brown stated the projects needed to be shovel ready. Director of Public Works Brown stated the Department was recommending two bicycle/pedestrian safety projects. Director of Public Works Brown briefly discussed the projects and their locations.

Discussion was held regarding the following: on the Old State Road sidewalk improvements, why would they end at Harbor Pointe; the idea was to at least get to Copper Lakes; the problem with going west is that we don't have right-of-way or common ground; thank you for taking care of these big safety issues.

A motion was made by Council Member Cullinane, seconded by Council Member Manton, to move forward with the Department's recommendation and to have a Resolution brought forward to the City Council. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OTHER – None

ADJOURNMENT

A motion was made by Council Member Manton, seconded by Council Member Baugus, 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 6:55 p.m.