



WILDWOOD®

CITY OF WILDWOOD

JULY 25, 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 Raymond Manton
Council Member Jim Baugus
Council Member Sue Cullinane
Council Member Katie Dodwell
Council Member Marc Cox
Council Member Debra Smith McCutchen
Council Member Dave Bertolino
Council Member Jerry Porter
Council Member Alexander
Council Member Greg Stine
Council Member Larry Goodson
Council Member Joe Garritano

Absent:

Council Member Jeff Levitt

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. Liz Weiss, City Clerk

PLEDGE OF ALLEGIANCE

Mayor Bowlin led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the July 11, 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

PUBLIC PARTICIPATION

Kevin Gregory, 16923 Hickory Forest Lane, stated his opposition to the Pond-Grover Loop Road Extension and that it would cause safety issues.

David Sewell, 4610 Château Lane, stated on-going issues with bringing high-speed internet access to rural areas of the City. He also stated the rumble strips on Fox Creek Road cause a noise issue.

Dan Topik, 1572 Englebrook Drive, stated his concern with the EPA's (Environmental Protection Agency's) tactics. He also noted it was his belief, that only a few City Officials (the Mayor, City Attorney, and City Administrator) should meet with the EPA (Environmental Protection Agency) in order to accomplish more.

Kathleen Bishop, 19057 Model Realty Road, noted the following items: she is encouraged by the City creating an economic development committee; the developer should pay for the construction of the Pond Grover Loop Road Extension; and that she is in favor of having rumble strips on Fox Creek Road.

Bill Kennedy, 48 Rockwood Forest, stated his concern with the clean-up of the Bliss property and the claims of the EPA (Environmental Protection Agency) and DNR (Department of Natural Resources). He also stated his concern of the Rosalie Property and added full disclosure and following up with these agencies is imperative.

Jean Vedvig, 16709 Clayton Road, stated her on-going concern with Super-Fund site and the EPA (Environmental Protection Agency). She also questioned what it means to 'negotiate' with the EPA (Environmental Protection Agency).

Jorge Delgado, 2455 Peaceful Court, (did not wish to speak at the meeting - see attached comments).

Ernestina D. Barajas, 2517 Winter Leaf Court, (see attached comments).

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)

P.Z. 9-16 Fick Supply Service, 501 North Eatherton Road, Wildwood, Missouri 63005 – A request to amend the current M-3 Planned Industrial District Ordinance that governs this property (#1697), along with the review and action upon an Amended Site Development Plan, all being on a 21.7 acre tract of land, which is located on the west side of North Eatherton Road, north of Centaur Road (Locator Numbers: 17X32008 and 18X640013/Street Addresses: 501 and 495 North Eatherton Road). Proposed Use: The expansion of the existing mulch storage and composting facility, with wholesaling and limited retail, to accommodate increased storage, processing, and accessory operations at this location. (Ward – One)

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

Director of Planning and Parks Vujnich reviewed the history of the request and stated that the Planning and Zoning Commission supported the expansion of the facility. He noted this included the following: expansion of the existing mulch storage and composting facility, with wholesaling and limited retail, to accommodate increased storage, processing, and accessory operations.

Dave Fick, petitioner, 501 North Eatherton Road, thanked the City Council for their consideration and noted he was available to answer any questions they may have.

Andrew Dixon, petitioner's representative, 257 Chesterfield Business Parkway, Stock and Associates, stated he was also available to answer any questions the City Council Members may have.

A motion was made by Council Member Manton, seconded by Council Member Cullinane, to authorize the preparation of necessary legislation regarding P.Z. 9-16 Fick Supply Service, as recommended by the Planning and Zoning Commission.

A roll call vote was taken with the following results:

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

Nays- None

Absent – Levitt

Abstain – None

Whereupon Mayor Bowlin declared the motion passed.

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

A response to a communication from Robert W. Covert III and Mary Kay Corsair, which is dated April 15, 2016, regarding P.Z 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates; C-8 Planned Commercial District (Town Center Workplace and Neighborhood Edge Districts); north side of Manchester Road, west of Taylor Road; seeking a modification to the site-specific ordinance, to allow for an extension of time for the commencement of construction to begin upon this tract of land, which must be met in a specified timeframe (July 25, 2016). (Ward – Eight)

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

Director of Planning and Parks Vujnich reviewed the history of the request and stated that the Planning and Zoning Commission did not support the granting of an extension for the commencement of construction to begin upon this tract of land.

Mary Kay Corsair, petitioner, P.O. Box 280, requested the City Council send this item back to the Planning and Zoning Commission for its reconsideration and recommend the extension be granted. She added a significant amount of money has been spent on developing the Site Development Plan (SDP) for this property.

Discussion was held among City Council Members regarding the following items: the Planning and Zoning Commission's rationale for the denial of the request; if the impact would be detrimental to the City and/or the petitioner, if the extension were to be granted; and if the City Council can grant this extension or if it must be granted by the Planning and Zoning Commission.

A motion was made by Council Member Goodson, seconded by Council Member Stine, to refer the request to the Planning and Zoning Commission for reconsideration, with the intent the extension is granted.

A roll call vote was taken with the following results:

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

Nays - Manton

Absent – Levitt

Abstain – None

Whereupon Mayor Bowlin declared the motion passed.

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

A recommendation regarding P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C., c/o Jerry Duepner, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132 that addresses petitioner's request for modifications to the current Planned Residential Development Overlay District (PRD) Ordinance #2116 for this approximately thirty (30) acre tract of land (Locator Number: 23V120094/Street Address: 2461 Eatherton Road); east side of State Route 109, south of State Route 100; R-4 7,500 square foot Residence District (Town Center "Neighborhood Edge District"), with a Planned Residential Development Overlay District (PRD); to allow for certain allowances/relief to existing requirements relating to required roadway improvements and utility issues, so as the project can proceed to eventual construction. (Ward – Eight)

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

Director of Planning and Parks Vujnich reviewed the history of the request and stated that the Planning and Zoning Commission supported the petitioner's request for modifications to the current Planned Residential Development Overlay District (PRD). He noted this included certain allowances/relief to existing requirements relating to required roadway improvements and utility issues.

Tom Cummings, petitioner, 10407 Bauer Boulevard, Payne Family Homes, thanked the City Council for their consideration and noted he was available to answer any questions they may have.

A motion was made by Council Member Baugus, seconded by Council Member Goodson, to authorize the preparation of necessary legislation regarding P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes, as recommended by the Planning and Zoning Commission. A voice vote was taken with a unanimous affirmative result and

the motion was declared passed.

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

A recommendation regarding P.Z. 14-06 City of Wildwood and Neichter/Throckmorton Development by the Planning and Zoning Commission regarding this residential subdivision; NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD); east side of Ossenfort Road, north of Brook Hollow Drive; that responds to the petitioner's request to allow for an extension of time for the commencement of construction to begin upon this tract of land, which must be met in a specified timeframe (May 27, 2016). (Ward – One)

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

Director of Planning and Parks Vujnich reviewed the history of the request and stated that the Planning and Zoning Commission did not support the granting of an extension for the commencement of construction to begin upon this tract of land.

Greg Neichter, 1412 South Mason, petitioner, requested the City Council send this item back to the Planning and Zoning Commission for its reconsideration and recommend the extension be granted.

A motion was made by Council Member McGowen, seconded by Council Member DeHart, to refer the request to the Planning and Zoning Commission for reconsideration, with the intent the extension is granted.

A roll call vote was taken with the following results:

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

Nays- Manton, Porter, and Alexander

Absent – Levitt

Abstain – None

Whereupon Mayor Bowlin declared the motion passed.

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

UNFINISHED BUSINESS

(Postponed at the July 11, 2016 City Council meeting – to remain postponed)

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)

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 (P.Z. 5 and 5a-16 Stonecrest at Wildwood). Recommended by the Planning and Zoning Commission (Second Reading) (Ward – Eight)

A motion was made by Council Member Garritano, seconded by Council Member Goodson, for the second reading of Bill #2200. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2200 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2200 with the following results:

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

Nays – McCutchen and Porter

Absent – Levitt

Abstain – None

Whereupon Mayor Bowlin declared Bill #2200 approved, passed and it became **ORDINANCE #2200**.

NEW BUSINESS

BILL #2201 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SECTIONS 210.310, 210.340, AND 415.590 OF THE CITY OF WILDWOOD, MISSOURI, MUNICIPAL CODE BY DELETING THEM IN THEIR ENTIRETY AND ENACTING, IN LIEU THEREOF, NEW SECTIONS 210.310, 210.340, AND 415.590; AMENDING SECTION 415.200.C OF THE MUNICIPAL CODE BY ENACTING A NEW SUBSECTION 17; AMENDING SECTION 415.210.E OF THE MUNICIPAL CODE BY ENACTING A NEW SUBSECTION 2; AMENDING SECTION 600.070 OF THE MUNICIPAL CODE BY ENACTING A NEW SUBSECTION J AMENDING TITLE VI OF THE MUNICIPAL CODE BY ENACTING A NEW CHAPTER 645; PROHIBITING SEXUAL MISCONDUCT; PROVIDING REGULATIONS PERTAINING TO THE LOCATION OF SEXUALLY ORIENTED BUSINESSES IN THE ZONING DISTRICTS OF THE CITY; LICENSING AND REGULATING SEXUALLY ORIENTED BUSINESSES; AND OTHER MATTERS PERTAINING THERETO. (First Reading) (Wards – All)

A motion was made by Council Member Manton, seconded by Council Member Baugus, for the first reading of Bill #2201. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2201 was read for the first time by title only.

RESOLUTION(S)

RESOLUTION #2016-19 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD TO APPLY TO THE MISSOURI DEPARTMENT OF TRANSPORTATION FOR FUNDING OF TWO CAPITAL PROJECTS UNDER THE MISSOURI MOVES COST SHARE PROGRAM. *Recommended by the Department of Public Works* (Wards – All)

A motion was made by Council Member Cullinane, for the reading of Resolution #2016-19, which motion was seconded by Council Member McCutchen. A voice vote was taken with a unanimous affirmative result and the motion was declared passed Resolution #2016-19 was read into the record. A voice vote was taken for the approval of Resolution #2016-19 with a unanimous affirmative result.

OTHER

Approval of Expenditures

A motion was made by Council Member Cullinane, seconded by Council Member Dodwell, to approve the July 2016 Expenditures. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Receive & File - A response to a request from the Wildwood City Council regarding P.Z. 25-15 Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, c/o Volz, Inc.; Conditional Use Permit (CUP) in the NU Non-Urban Residence District; north side of Manchester Road, west of Pond Road; which addresses the property owner's application to modify the governing permit to eliminate the current seven (7) year renewal requirement for this large water feature. (Ward One)

Director of Planning Vujnich stated after its review and discussion, the Planning and Zoning Commission approved the request for a Conditional Use Permit (CUP) to modify the governing permit to eliminate the current seven (7) year renewal requirement for the petitioner's large water feature.

A motion was made by Council Member DeHart, seconded by Council Member McGowen, to waive the fifteen (15) day waiting period for the permit to be approved. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

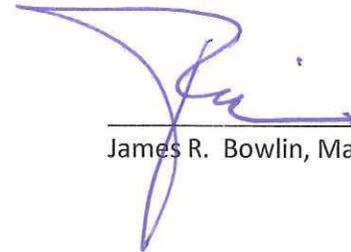
Discussion was held among City Council Members regarding Planned Residential Development Districts (PRDs).

A motion was made by Council Member Baugus, seconded by Council Member Manton, to refer discussion relating to Planned Residential Development Overlay Districts (PRDs) to the Planning/Parks Committee for study and review, thus to be returned for further discussion at an upcoming Work Session Meeting of the City Council.

ADJOURNMENT

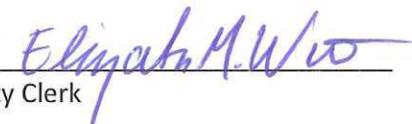
A motion was made by Council Member Alexander, seconded by Council Member Cox, to adjourn the meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. There being no further business to come before the City Council; the meeting was adjourned at 9:20 p.m.

Approved this 8th day of August, 2016.



James R. Bowlin, Mayor

ATTEST:



City Clerk

**COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS**

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

**MONDAY, JULY 25, 2016
6:00 P.M.**

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

MAYOR'S COMMENTS/ANNOUNCEMENTS APPOINTMENTS

EPA Meeting Representation

Mayor Bowlin stated an initial meeting with the EPA (Environmental Protection Agency) has been rescheduled in order for the Mayor to discuss the strategy for this meeting with the City Council in a briefing next week. He noted once the aforementioned EPA meeting occurs, information and a summary document will be made available. Mayor Bowlin stated discussion on this matter would continue following the conclusion of tonight's City Council Meeting.

FOR INFORMATION

Planning/Economic Development/Parks Committee

Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities (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.

Council Members noted the spreadsheet created for this purpose is very helpful.

Parks and Recreation Facilities/Even Reservation and Registration 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.

Rural Internet Access Committee Update (Wards – All)

Director of Planning Parks Vujnich gave a brief update and noted on-going issues with some of the service providers.

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

Economic Development Position (Wards – All)

City Administrator Thomas noted at the June 27, 2016 Meeting of the Economic Development Task Force, it recommended proceeding with the recruitment of an Economic Development Manager. Then, at the July 19, 2016 Planning/Economic Development/Parks Committee Meeting, the recommendation was accepted and is now being forwarded to the full City Council for review and discussion. He concluded by stating, with the support of the City Council, he will initiate the recruitment process, and include the additional costs as part of the Mid-Year Budget Amendment, and the proposed 2017 Municipal Budget that follows.

A motion was made by Council Member Manton, seconded by Council Member Dodwell, to authorize the City Administrator to proceed with the recruitment process for the Economic Development Manager. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

City Council Standing Committee for Economic Development (Wards – All)

City Administrator Thomas noted at the June 27, 2016 Meeting of the Economic Development Task Force, it recommended establishing a separate City Council Standing Committee for Economic Development. Then, at its July 19, 2016 Meeting, the Planning/Economic Development/Parks Committee supported the same, and recommended the resulting three (3) City Council Standing Committees be restructured as follows: Administration/Public Works Committee (current members); Planning/Parks Committee (current P/E/P members); Economic Development Committee (current Economic Development Task Force Members, with the ultimate membership to include 4 members from the Administration/Public Works Committee and 4 members from the Planning/Parks Committee.

A motion was made by Council Member Dodwell, seconded by Council Member Marshall, to authorize the preparation of legislation for the August 8, 2016 City Council Meeting with one (1) representative on the Committee from each ward, using the existing members, plus three (3) additional members.

A roll call vote was taken with the following results:

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

Nays- None

Absent – Levitt

Abstain – None

Whereupon Mayor Bowlin declared the motion passed.

MAYOR'S COMMENTS/ANNOUNCEMENTS APPOINTMENTS (Work Session continued at 9:20 p.m., after the City Council Meeting adjourned)

EPA Meeting Representation

Mayor Bowlin continued the discussion from earlier noting he has scheduled a meeting on Wednesday, August 3, at 6:30 p.m. in the Community Room of City Hall to further discuss the upcoming meeting with the EPA (Environmental Protection Agency). He added all are welcome to attend. He also suggested the EPA meeting be attended by the following City Officials: the Mayor; City Attorney; City Administrator; and Council Members from Wards 2 and 4, if they choose.

A motion was made by Council Member Cullinane, seconded by Council Member Manton, that the aforementioned individuals (the Mayor, City Attorney, City Administrator, and Council Members from Wards 2 and 4, if they choose) attend the upcoming meeting to be rescheduled with the EPA (Environmental Protection Agency). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

A motion was made by Council Member Baugus, seconded by Council Member Dodwell, to adjourn the Work Session. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. There being no further business; the meeting was adjourned at 9:25 p.m.