



WILDWOOD®

CITY OF WILDWOOD

AUGUST 22, 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 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 Greg Alexander
Council Member Greg Stine
Council Member Jeff Levitt
Council Member Larry Goodson
Council Member Joe Garritano

Absent:

Council Member Jim Baugus

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 August 8, 2016, City Council meeting were submitted for approval. A motion was made by Council Member Stine, seconded by Council Member McCutchen, to approve the minutes. Council Member McCutchen noted that Jane Simpson's address (during the public participation section of the agenda) was not included. City Clerk Weiss noted this information would be added to the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

MAYOR APPOINTMENTS/ANNOUNCEMENTS

Proclamation Honoring Wildwood Municipal Court Bailiff John Schlegel

Mayor Bowlin read and presented a proclamation to John Schlegel honoring his twenty-one (21) years of volunteer service as a bailiff for the city of Wildwood's Municipal Court Team.

PUBLIC PARTICIPATION

Dan Topik, 1576 Englebrook Drive, noted the upcoming August 26, 2016 meeting scheduled with City Officials and the EPA (Environmental Protection Agency) is important and he commended the Mayor for arranging it. He also stated his opposition to the delisting of the Callahan property as a Superfund Site by the EPA.

Tammy Shea, 18132 Sunny Top Court, provided a PowerPoint presentation relating to the Callahan Property to inform the City Council and City Team Members of actions taken by the EPA. She stated her opposition to the delisting of it as a Superfund Site by the EPA. [Following the meeting, Ms. Shea requested this presentation be attached to the meeting minutes – attached.]

Barbara Sprenger, 84 Strecker Road, provided information relating to the Callahan Site and stated her opposition to the delisting of it as a Superfund Site by the EPA.

Jean Vedvig, 16709 Clayton Road, stated her opposition to the delisting of the Callahan Site as a Superfund Site by the EPA and noted her desire for residents to be a part of the meeting scheduled with the EPA and City Officials.

Sharon Hutson, 432 Still Creek Pass, requested a second reading for Bill #2210 regarding the Boundary Adjustment of 19305 Jaeger Farms Drive.

Tom Cummings, 10407 Baur Boulevard, Payne Family Homes, stated he is available to answer any questions the City Council may have regarding Main Street Crossing.

Mary Kay Corsair, 17617 Melrose Road, stated she is available to answer any questions the City Council may have regarding P.Z. 14-07 Covert Corsair. She noted the Planning and Zoning Commission reconsidered the requested extension and denied it, which is extremely disappointing due to the money she has invested in the property.

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)

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 #2202 AN ORDINANCE AMENDING SECTION 110.250 OF THE MUNICIPAL CODE BY DELETING IT IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW SECTION 110.250 OF THE MUNICIPAL CODE; AND PROVIDING FOR THE ESTABLISHMENT OF A STANDING COMMITTEE FOR ECONOMIC DEVELOPMENT. *Recommended by the Department of Administration (Second Reading) (Wards – All)*

A motion was made by Council Member Dodwell, seconded by Council Member McGowen, for the second reading of Bill #2202. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2202 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2202 with the following results:

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

Nays – None

Absent – Baugus

Abstain – None

Whereupon Mayor Bowlin declared Bill #2202 approved, passed and it became **ORDINANCE #2202**.

BILL #2203 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED DISTRICT ORDINANCE #1697 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED M-3 PLANNED INDUSTRIAL DISTRICT FOR A CERTAIN 12.74 ACRE TRACT OF LAND FOR USE AS A COMPOSTING FACILITY, WITH AN EXPANDED RANGE OF WASTE STREAMS - P.Z. 9-16 Fick Supply Services, Inc. *Recommended by the Planning and Zoning Commission (Second Reading) (Ward - One)*

A motion was made by Council Member Alexander, seconded by Council Member Bertolino, for the second reading of

Bill #2203. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2203 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2203 with the following results:

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

Nays – None

Absent – Baugus

Abstain – None

Whereupon Mayor Bowlin declared Bill #2203 approved, passed and it became **ORDINANCE #2203**.

BILL #2204 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SPECIAL PROCEDURES PERMIT ORDINANCE #2116 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) FOR AN APPROXIMATELY TWENTY-EIGHT (28) ACRE TRACT OF LAND BEING AUTHORIZED FOR ONE HUNDRED FOUR (104), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH COMMON GROUND AND PUBLIC SPACES - P.Z. 25, 26, and 26a-14 Main Street Crossing, Payne Family Homes L.L.C. Recommended by the Planning and Zoning Commission (Second Reading) (Ward – Eight)

A motion was made by Council Member Goodson, seconded by Council Member Garritano, for the second reading of Bill #2204. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2204 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2204 with the following results:

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

Nays – None

Absent – Baugus

Abstain – Levitt

Whereupon Mayor Bowlin declared Bill #2204 approved, passed and it became **ORDINANCE #2204**.

BILL #2206 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD, MISSOURI WITH *KCI CONSTRUCTION COMPANY* FOR THE CONSTRUCTION OF THE 2nd STATE ROUTE 100 PEDESTRIAN BRIDGE AND ASSOCIATED PLAZA AREAS, AS SHOWN ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS. Recommended by the Administration/Public Works Committee (Second Reading) (Wards - Five and Eight)

A motion was made by Council Member Bertolino, seconded by Council Member Manton, for the second reading of Bill #2206. A voice vote was taken with an affirmative result and the motion was declared passed. Council Member McCutchen voted Nay. Bill #2206 was read for the second time by title only.

A motion was made by Council Member Alexander, seconded by Council Member Porter, to postpone action on Bill #2206 for ninety (90) days, in order for more research to be conducted on trail usage.

Council Member Marshall made an amended motion to divide the previous motion into two (2) parts: 1) the postponement of Bill #2206 and 2) for what timeframe. Council Member McGowen seconded the motion.

A roll call vote was taken on the amended motion, to divide the original motion with the following results:

Ayes – McGowen, DeHart, Marshall, Manton, Cullinane, Cox, Alexander, Stine, Goodson, and Garritano

Nays – Dodwell, McCutchen, Bertolino, and Levitt

Absent – Baugus

Abstain – Porter

Whereupon Mayor Bowlin declared the motion approved.

A motion was made by Council Member Alexander, seconded by Council Member Porter, to postpone action on Bill #2206.

A roll call vote was taken for the motion to postpone with the following results:

Ayes – McGowen, DeHart, McCutchen, Porter, Alexander, Stine, Levitt, and Goodson

Nays – Marshall, Manton, Cullinane, Dodwell, Cox, Bertolino, and Garritano

Absent – Baugus

Abstain – None

Whereupon Mayor Bowlin declared the motion approved.

A motion was made by Council Member Alexander, seconded by Council Member Porter, to postpone action on Bill #2206 for ninety (90) days.

An amended motion was made by Council Member Bertolino, seconded by Council Member Manton, to postpone action on Bill #2206 until the next City Council Work Session Meeting. Without objection, the motion was amended.

An amendment to the amended motion was made by Council Member Alexander, seconded by Council Member McGowen, to postpone action on Bill #2206 for no more than thirty (30) days. Without objection, the amended motion was amended.

A roll call vote was taken on the amended motion to postpone action on Bill #2206 for no more than thirty (30) days:

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

Nays – Cullinane, Dodwell, and Cox

Absent – Baugus

Abstain – None

Whereupon Mayor Bowlin declared the motion approved.

NEW BUSINESS

BILL #2207 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A CHANGE IN ZONING FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE R-3 RESIDENCE DISTRICT FOR A ONE AND FOUR-TENTHS (1.4) ACRE TRACT OF LAND THAT IS LOCATED ON THE SOUTHEAST CORNER OF MANCHESTER ROAD AND CENTER AVENUE - P. Z. 1-16 Old Towne Parc, Mike Whalen, Whalen Custom Homes, Inc. *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 #2207. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2207 was read for the first time by title only.

BILL #2208 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SECTION 410.380 OF THE MUNICIPAL CODE OF THE CITY OF WILDWOOD, MISSOURI, BY DELETING IT IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW SECTION 410.380; AND PROVIDING REGULATIONS FOR THE USE OF SIDE YARD SETBACK AREAS FOR ANY TYPE OF IMPROVEMENT OR LAND DISTURBANCE – P.Z. 10-16 CITY OF WILDWOOD PLANNING AND ZONING COMMISSION, C/O DEPARTMENT OF PLANNING. *Recommended by the Planning and Zoning Commission (First Reading) (Wards – All)*

A motion was made by Council Member McGowen, seconded by Council Member Cullinane, for the first reading of Bill #2208. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2208 was read for the first time by title only.

A motion was made by Council Member Levitt, seconded by Council Member Stine, for the second reading of Bill #2208. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2208 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2208, with the following results:

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

Nays – None

Absent – Baugus

Abstain – None

Whereupon Mayor Bowlin declared Bill #2208 approved, passed and it became **ORDINANCE #2208**.

BILL #2209 AN ORDINANCE REVISING THE BUDGET FOR THE CITY OF WILDWOOD, MISSOURI, FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2016 AND ENDING ON DECEMBER 31, 2016. *Recommended by the Department of Administration (First Reading) (Wards – All)*

A motion was made by Council Member Cullinane, seconded by Council Member Marshall, for the first reading of Bill #2209. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2209 was read for the first time by title only.

BILL #2210 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT APPROVES AN ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) LOTS OF RECORD, WHICH ARE DESCRIBED AS ALL OF LOT 3 OF THE 'JAEGER FARMS SUBDIVISION,' BEING RECORDED IN PLAT BOOK 303, PAGE 72, OF ST. LOUIS COUNTY, MISSOURI RECORDS, AND PART OF A BOUNDARY ADJUSTED TRACT OF LAND BEING RECORDED IN PLAT BOOK 304, PAGE 66, OF ST. LOUIS COUNTY, MISSOURI RECORDS, AND MORE SPECIFICALLY SITUATED ON THE NORTHWEST CORNER OF JAEGER FARMS DRIVE AND OSSENFORT ROAD, THEREBY TRANSFERRING AN AREA OF 8,494.2 SQUARE FEET BETWEEN THE RESPECTIVE PROPERTIES, THEREBY ENSURING ALL IMPROVEMENTS ASSOCIATED WITH THE SMALLER SIZED PROPERTY ARE NOW LOCATED WITHIN ITS ADJUSTED BOUNDARIES – "THE BOUNDARY ADJUSTMENT OF 19305 JAEGER FARMS DRIVE." *Recommended by the Department of Planning and Parks (First Reading) (Ward - One)*

A motion was made by Council Member McGowen, seconded by Council Member Marshall, for the first reading of Bill #2210. A voice vote was taken with an affirmative result and the motion was declared passed (Council Member DeHart abstained). Bill #2210 was read for the first time by title only.

A motion was made by Council Member McGowen, seconded by Council Member Marshall, for the second reading of Bill #2210. A voice vote was taken with an affirmative result and the motion was declared passed (Council Member DeHart abstained). Bill #2210 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2210, with the following results:
Ayes – McGowen, Marshall, Manton, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – Baugus
Abstain – DeHart
Whereupon Mayor Bowlin declared Bill #2210 approved, passed and it became **ORDINANCE #2210**.

RESOLUTION(S)

RESOLUTION #2016-25 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AND AGREEMENT WITH MTW ENTERPRISES, LLC, d/b/a SERVPRO OF SOUTH CHESTERFIELD/WILDWOOD, FOR MOLD REMEDIATION SERVICES AT THE WILDWOOD MUNICIPAL BUILDING. *Recommended by the Department of Administration (Ward – Eight)*

A motion was made by Council Member Goodson, for the adoption of Resolution #2016-25, which motion, which motion was seconded by Council Member Dodwell. Resolution #2016-25 was read into the record. A voice vote was taken for the approval of Resolution #2016-25 with a unanimous affirmative result.

RESOLUTION #2016-26 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH CB ENGINEERING, INC., d/b/a COCHRAN, FOR THE DESIGN OF THE YMCA LOOP TRAIL IMPROVEMENTS. *Recommended by the Planning/Economic Development/Parks Committee (Ward – One)*

A motion was made by Council Member DeHart, for the adoption of Resolution #2016-26, which motion, which motion was seconded by Council Member McGowen. Resolution #2016-26 was read into the record. A voice vote was taken for the approval of Resolution #2016-26 with a unanimous affirmative result.

RESOLUTION #2016-27 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A PURCHASE ORDER TO THE BENEFIT OF KLANCE UNLIMITED FOR THE USE OF ELECTRICAL EQUIPMENT, THE INSTALLATION OF LINES, AND THE MAINTENANCE OF THE GRID, ALL BEING IN ASSOCIATION WITH THE 2016 CELEBRATE WILDWOOD WEEKEND EVENT. *Recommend by the Department of Planning and Parks (Wards – All)*

A motion was made by Council Member Stine, for the adoption of Resolution #2016-27, which motion, which motion was seconded by Council Member Levitt. Resolution #2016-27 was read into the record. A voice vote was taken for the approval of Resolution #2016-27 with a unanimous affirmative result.

OTHER

Receive & File - A recommendation report regarding the submittal of plans and related information for P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C., which includes the Site Development Plan, Landscape Plan, Public Space Plan, and other components; 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); that would allow for the property's use to proceed and provide Preliminary Plat approval of this planned one hundred four (104) lot residential subdivision, including single family detached dwellings, common ground, and public space. (Ward - Eight)

Director of Planning Vujnich stated the Planning and Zoning Commission approved the Site Development Plan, Landscape Plan, Public Space Plan, and other components for Main Street Crossing. He noted this approval is conditional, based upon receiving required approvals from the applicable service providers referenced.

Receive & File - 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)

Director of Planning Vujnich noted the Planning and Zoning Commission, by a vote of 7 to 2, at its August 15, 2016 Executive Session, supported its previous action on this matter and is not extending the timeline for the commencement of construction to begin on this site.

Receive & File - P.Z. 24-15 Rockwood School District—Lafayette High School, c/o Dr. Karen Calcaterra, 17050 Clayton Road, Wildwood, Missouri 63011 - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Lafayette High School Campus. This campus is located on the east side of State Route 109, south of Clayton Road (Locator Number: 22V210215/Street Address: 17050 Clayton Road). Proposed Use: Sponsorship type banners for a public use, with a minimum of two (2) operational athletic fields on the same lot. (Ward - Five)

Director of Planning Vujnich stated the Planning and Zoning Commission approved Lafayette High School's request for a Conditional Use Permit (CUP) for the installation of sponsorship banners.

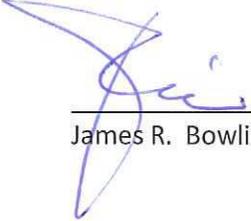
Approval of Expenditures (Wards – All)

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

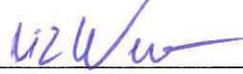
ADJOURNMENT

A motion was made by Council Member Goodson, seconded by Council Member Stine, 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 9:37 p.m.

Approved this 12th day of September, 2016.


James R. Bowlin, Mayor

ATTEST:


Liz Weiss, City Clerk

Callahan Property

In late 1981 and into 1982 a removal action of barreled and deteriorated barreled waste was conducted on the Callahan property located on Strecker Rd.

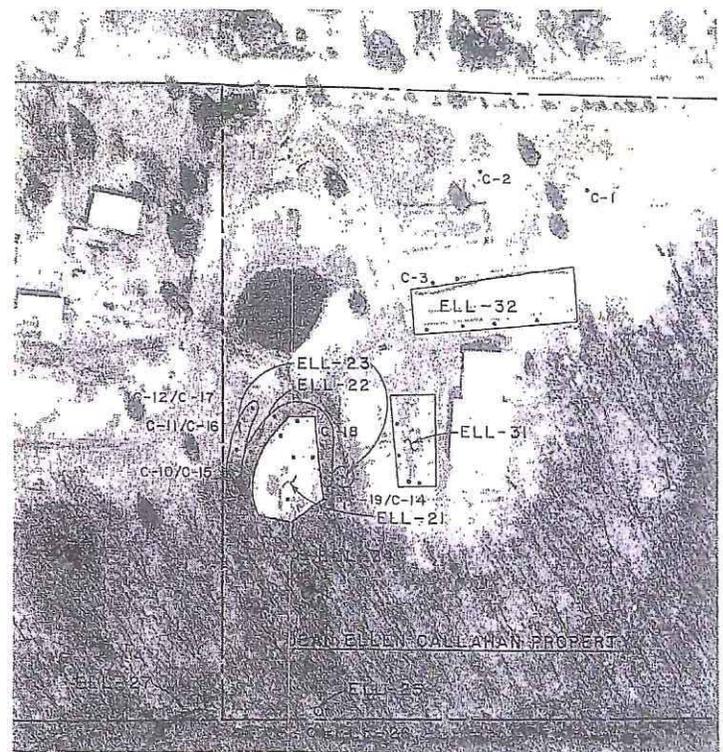
1200 drums were excavated from the fill area

613 drums contained liquid and solid waste were over packed and stored on site.

“Soil excavated with the drums was placed back in the area and covered with plastic sheets.” (Remedial Investigation – Ellisville Hazardous Waste Disposal Site, Summary Report, 1983; Prepared for U.S. EPA by Black & Veatch)

“In June of 1982, a large portion of the back filled soil slid out from under the plastic cover.”

(Remedial Investigation – Ellisville Hazardous Waste Disposal Site, Summary Report 1983; Prepared for U.S. EPA by Black & Veatch)



2
SAMPLING STATIONS
SAMPLING LOCATIONS
APPROXIMATE PROPERTY LINES



ELLISVILL

The Fill Area

The soil mass, fill runoff, surface water and fill leachate were confirmed to be contaminated. The necessary evaluation of the condition of the ravine was never performed during the original investigation – and has yet to be done comprehensively.

Samples done in areas ELL 21, 22, 23 were composite samples (mixed soil from other areas of the site...which can dilute the results)

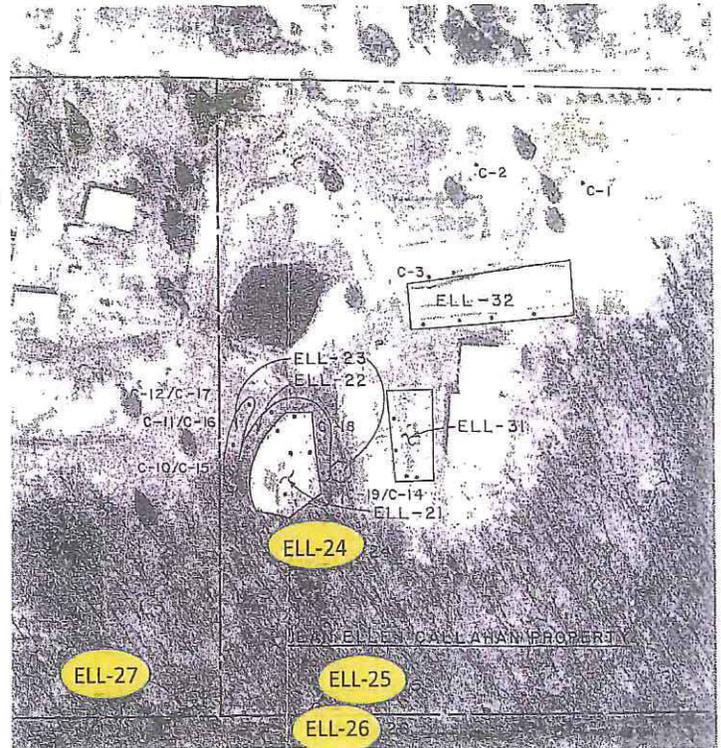
Samples from Area ELL 24 & 25 (yellow highlights) were only 1 inch deep

Water Samples had no valid chemical data for ELL 26 & 27. (yellow highlights)

In 1999 Wildwood's consultant wrote: **"Insufficient sample volume...to be statistically valid and scientifically defensible."** (Enviro & Recovery Corp 8/5/99)

No down stream testing for contaminants known to be in the waste dumped on the Callahan Property has been conducted.

URS and Mundell, past and current consultants of Wildwood both **recommended a groundwater monitoring well be installed west of the ravine drainage way that flows to Caulks Creek.**



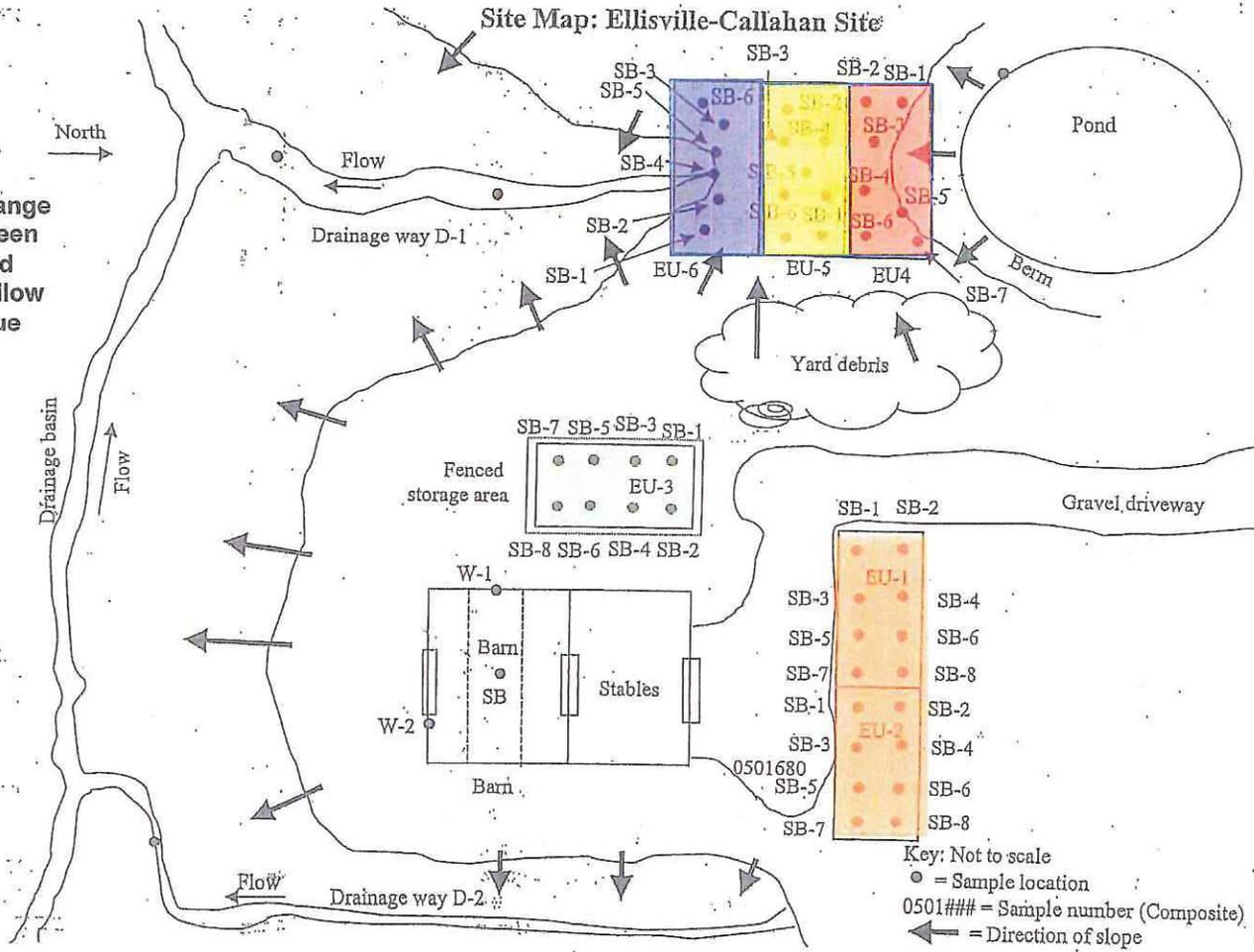
1
SAMPLING STATIONS
MONITORING LOCATIONS
APPROXIMATE PROPERTY LINES



ELLISVILL

Site Map: Ellisville-Callahan Site

- EU-1&2 Orange
- EU-3 Green
- EU-4 Red
- EU-5 Yellow
- EU-6 Blue



2005 DNR QAPP

Key: Not to scale
 ● = Sample location
 0501### = Sample number (Composite)
 ← = Direction of slope

The Pond

The Pond was known to leak and was drained in 1982 and sealed with bentonite.

During the 1999 a developer submitted a proposal for development of the Callahan Property. Testing submitted by the developers consultant (Brucker) indicated they encountered metal and drum lids found near the pond embankment.

One grab sample was obtained in 2005, by MDNR with a spoon at about 2" at the south-West overflow area.

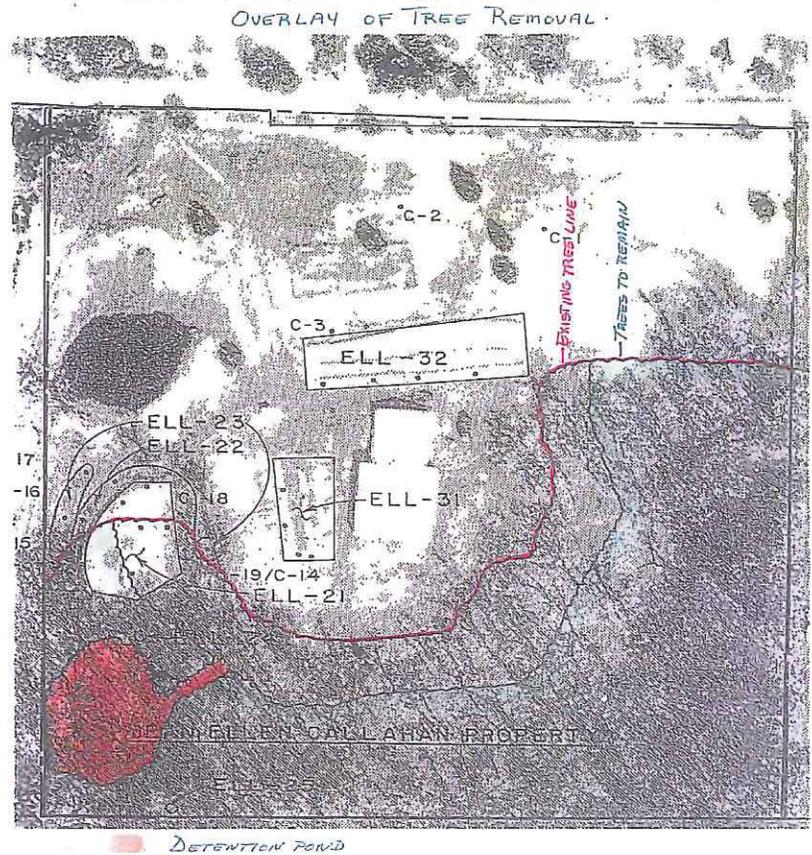
Lead and Mercury exceeded background levels.

Areas ELL 31 & 32 were sampled at 2ft deep With a hand auger while the drums were present. VOCs were found in excedences with

In 1997 the EPA had removed the gravel and fencing, replace the area with topsoil and seeded.

In 2005 Missouri Department of Natural Resources (MDNR) sampled the area 1 – 2 ft. deep and reported no VOCs or PCBs or dioxin because they tested clean topsoil.

Pond sediment should be analyzed beneath the layer of bentonite.

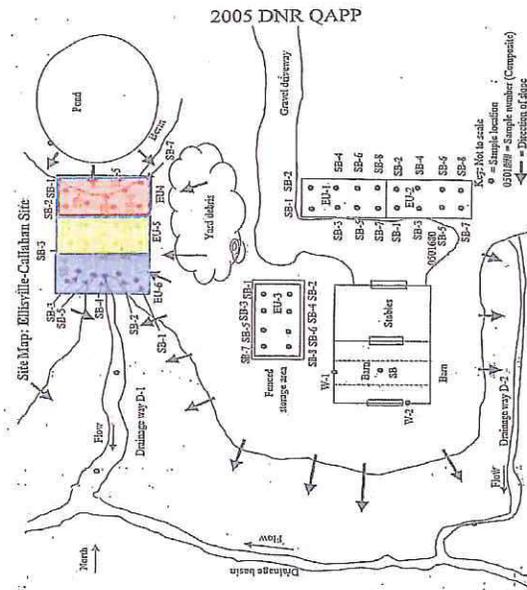


Ravine and Drainageway Areas

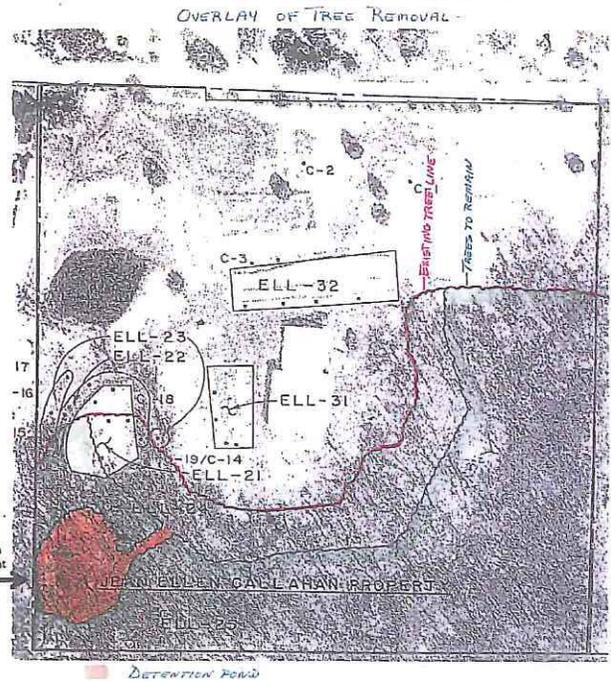
- In 2005, the MDNR Sampled areas EU 4, 5 and 6 (red, yellow and blue areas). This has been established as the area between the pond and the Ravine. The drainage area has not been investigated.
- EU 4 (red area) detected PCB-1260, Mercury and metals, no dioxins, no VOCs and no soil gas
- EU 5 (yellow area) detected 15 VOCs, Soil Gases, with no other lab analysis performed
- EU 6 (blue area) detected VOCs and BNAs (Base Neutral Acids /SVOCs) PCB 1260, Mercury and Metals, no Dioxins Four of six borings had soil gas, Two borings #4 & 5, at the north tip of the ravine had highest levels at refusal, indicating possible chemically saturated bedrock. A condition that is present on the Bliss site.

- In 2005, the MDNR reported several areas of buried ferrous metal near the surface and at depth
- A "near-surface high chargeability" area was interpreted as buried metal
- During soil boring activities in EU 6, a drum had been pierced by the core sampler at 8ft. And elevated toluene was collected.
- It also contained major errors:

 - Dioxin was a chemical of concern
 - Sediment from within the pond was sampled
 - EU 4, 5 & 6 encompassed the former drum burial area.



Detention Pond for the proposed development



The Barn

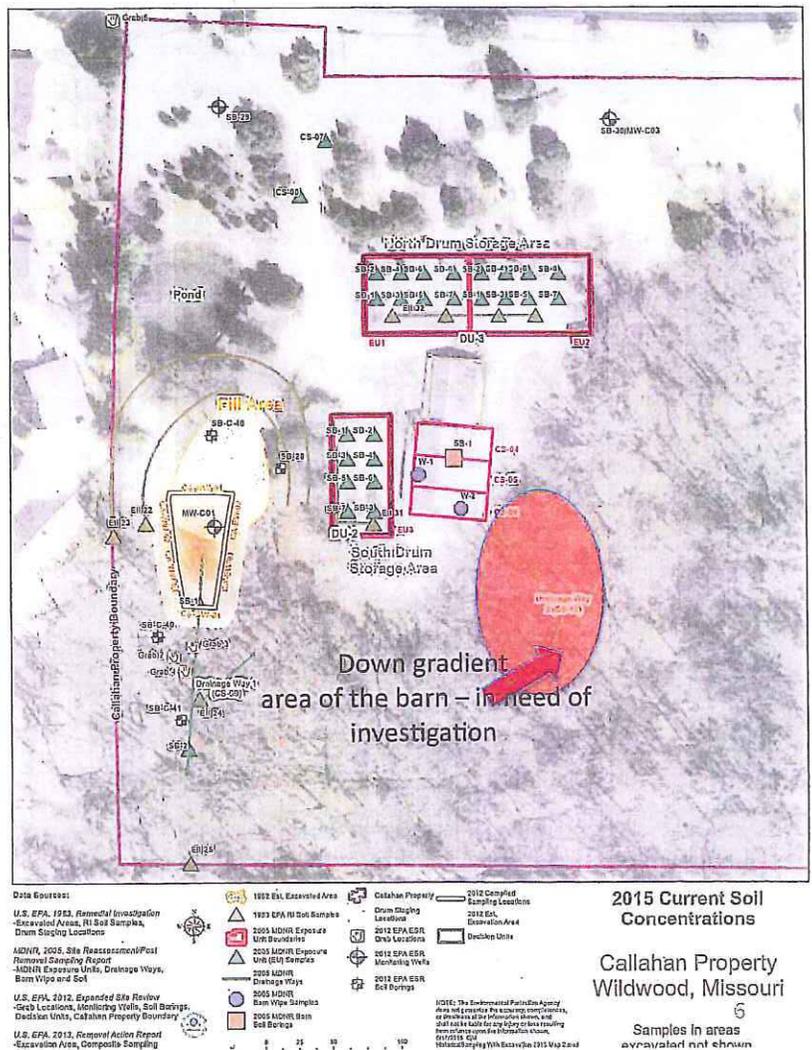
The barn was sampled only for 2,3,7,8-TCDD in 2005. Dioxin has never been the chemical of concern on this property.

The URS report noted that streaks from tanker truck dumping of liquid chemicals were visible in archived photos, yet no investigation has been conducted by state or federal agencies.

Ground Water

A ground water monitoring well was drilled in 2011. Strong solvent odors were detected in soils near the top of bedrock (12ft deep). The city's consultant, Custom Environmental Services, reported that the DNR informed him that air coming from the well boring exceeded the range of the monitoring device, a PID meter. The range was over 4,000 ppm. Unfortunately, the MDNR failed to report any PID readings. Without sampling, the well boring was closed and re-drilled 15ft southeast.

At 7 – 10ft a green soil with a strong odor was encountered



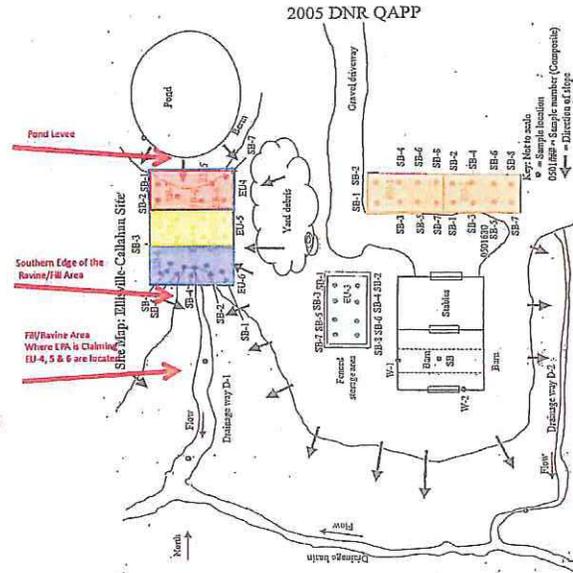
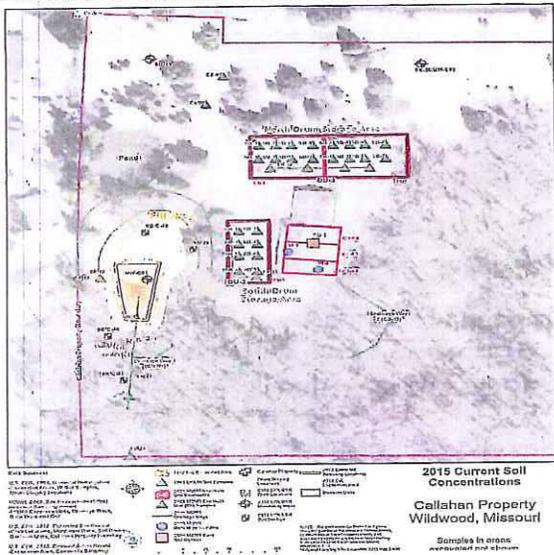
2012 Removal Action

In 2012, the EPA intentionally misrepresented the locations of EU-4, 5 and 6 and by doing so falsely implies that in the 2012 Removal Action remediated the areas of concern, when in reality the area has never been fully investigated.

MDNR's report is evidence of the location of EU-4, 5 & 6 are clearly are in between the Pond and the Fill/Ravine areas. The DNR never tested into the ravine due to inaccessibility.

In the June 22, 2015 EPA memo titled: "Evaluation of Post Removal and historical data representative of Current Conditions Memo: EU-4,5 & 6 are the northern, middle and southern thirds areas of 1982 fill area". This contradicts the MDNR map showing these areas to be located between the pond and ravine and the MDNR text confirms... "EU-4 borings were placed around the foot of the (pond) levee. EU-6...steep ravine was located long the southern center of EU-6... borings were placed around the ravine."

MDNR Sample Data is excluded in EPA 2015 map (below), claiming a removal of those areas based on their incorrect location of the prior MDNR identifications.



MDNR Data is excluded in EPA 2015 map, claiming a removal of those areas based on their incorrect location of the prior MDNR identifications.

During their removal action, EPA never analyzed the excavated soil for chemical constituents. They removed stained, odorous and/or high PID response soil without recording those PID readings. EPA only performed confirmation sampling for the side walls which are inconsistent for VOC and SVOCs. With soil being removed to bedrock there is a high probability of unknown chemicals saturate in the bedrock.

EPA then goes on to claim in the press that there was a small amount of lead subsurface and some smelly paint waste. The removal action (RA) was driven by the unidentified green material encountered at the monitoring well.

This abbreviated report is being provided to this council and the city staff as an effort to inform those not present when these actions were taken and to provide everyone with historical and current data.

As the city continues to engage with property owners, state and federal agencies, current and future residents, it is imperative that a comprehensive knowledge be acquired by all representatives of the city who find themselves in the position to make decisions on proposals for development or matters relating public health and safety. It is your charge and your responsibility to be educated on the facts. This requires that you spend extra time with these documents, that you ask questions if you don't understand, that you challenge the claims that may not be supported by the data and that you can articulate that information to all parties, including the citizens you represent.

The Bliss Superfund sites represent a bleak part of Missouri history. Many mistakes were made in investigating and attempting to remediate all of these properties. We can not fix all of those mistakes. The biggest among them was the reckless conduct of the EPA that allowed uncontained waste to remain on these properties, unmonitored, migrating into the soil and water, without warning to neighboring residents, followed by approving the occupation of these areas when they knew them to be contaminated.

It is documented, even in their own paper work. They failed this community many times over and Wildwood is on record as having proved it.

It is not for lack of anything better to do with our time, that we have dedicated so much of ourselves to demonstrating the facts to governing bodies such as this. The effort derives from knowing that the details proved the evidence of a lingering problem and our conscience forces our attention to these matters so that others can be guarded from unknowingly placing themselves and their families in harms way. Now your attention should be driven by the same.

**COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS**

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

**MONDAY, AUGUST 22, 2016
6:30 P.M.**

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

MAYOR'S COMMENTS/ANNOUNCEMENTS APPOINTMENTS - NONE

FOR INFORMATION

Update on St. Louis County Tower Sites for Internet Access Use by Wildwood (Wards – All)

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

Discussion was held among City Council Members regarding the following item: the issue with the St. Louis County agreement causing a delay.

PLANNING/ECONOMIC DEVELOPMENT/PARKS COMMITTEE

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.

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.

Discussion was held among City Council Members regarding the following item: that it would be helpful if a colorized trail map could be developed showing existing and planned trails in the city.

Director of Planning Vujnich noted the Access and Mobility Plan provides this information but that it could be amended.

Consultant Contract for Design/Engineering Services relating to Loop Trail Completion at Wildwood Family YMCA and St. Louis Community College – Wildwood Campus (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.

FOR ACTION

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].

A motion was made by Council Member Marshall, seconded by Council Member Alexander, to go into Executive Session at 6:58 p.m. 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].

A roll call vote was taken with the following results:

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

Nays – None

Absent – Baugus and Cox

Whereupon Mayor Bowlin declared the motion passed.

A motion was made by Council Member Levitt, seconded by Council Member Manton, to go out of Executive Session at 7:25 p.m. 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].

A roll call vote was taken with the following results:

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

Nays – None

Absent – Baugus and Cox

Abstain - Levitt

Whereupon Mayor Bowlin declared the motion passed.

A motion was made by Council Member Marshall, seconded by Council Member Cullinane, 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 7:29 p.m.