WILDWOOD®

CITY OF WILDWOOD

SEPTEMBER 26, 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 Raymond Manton Council Member Jim Baugus Council Member Sue Cullinane Council Member Katie Dodwell 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 Ed Marshall 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. Liz Weiss, City Clerk

PLEDGE OF ALLEGIANCE

Mayor Bowlin led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the September 12, 2016 City Council meeting were submitted for approval. A motion was made by Council Member McGowen, seconded by Council Member McCutchen, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

MAYOR APPOINTMENTS/ANNOUNCEMENTS

Introduction of Bruce DeGroot, Candidate for District 101 of the Missouri House of Representatives (R)

Bruce DeGroot (R) introduced himself to the City Council and those in attendance. Mayor Bowlin thanked him for taking the time to attend tonight's meeting.

Introduction of Dennis Lavallee, Candidate for District 101 of the Missouri House of Representatives (D)

Dennis Lavallee (D) introduced himself to the City Council and those in attendance. Mayor Bowlin thanked him for taking the time to attend tonight's meeting.

Introduction of Rick Gans, President, Board of Directors and Acting Chief Cary Spiegel, from the Monarch Fire Protection District

Rick Gans and Cary Spiegel, Monarch Fire Protection District, introduced themselves to the City Council and those in attendance. They provided an overview of the Monarch Fire Protection District and discussed their budgeting for the upcoming year. They also invited the City Council and the Mayor to attend an upcoming meeting of their Board of Directors.

EPA (Environmental Protection Agency) Meeting Update

Mayor Bowlin noted that a telephone conference call with the EPA (Environmental Protection Agency) is scheduled for Thursday, September 29, 2016. He added the need for geophysical testing of the Callahan site will be discussed.

PUBLIC PARTICIPATION

Daniel J. Topik, 1567 Englebrook Drive, stated he appreciated the work the Mayor and City Council are doing with regards to the Callahan site but believes there are other sites that cause concern due to contamination. He also stated the EPA has lost credibility in his opinion.

John Gragnani, 1510 Scofield Valley Lane, noted his concern with the timer that limits public participation time.

Tom Cummings, 10407 Baur Industrial Boulevard, requested the City Council's support for Bill #2214 and requested a 2nd reading of it at tonight's meeting. He also requested the City Council's support for Bill #2211.

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)

Liquor License Application for BP Gas Station, from Icell Enterprise, L.L.C., c/o Hassan Abdiannia, which is located at 300 State Route 109. (Ward - One)

Mayor Bowlin opened the public hearing. City Clerk Weiss read the public hearing into the record and entered into the record Chapter 600 of the Wildwood Code which sets forth the procedure, qualifications, and findings for Council to approve a liquor license application. City Clerk Weiss also stated the application had Department of Planning and Police approval. City Clerk Weiss then noted the managing agent was not a taxpaying Wildwood or St. Louis County resident so the City Council would need to waive that requirement.

City Clerk Weiss swore in Mr. Hassan Abdiannia.

Hassan Abdiannia, 300 State Route 109, stated he is looking forward to being able to sell liquor at his gas station in order to remain competitive with the other gas stations in the area, who also sell liquor.

A motion was made by Council Member McGowen, seconded by Council Member Dodwell, to waive the requirement of the managing agent being a taxpaying Wildwood and St. Louis County citizen. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

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

There being nothing further, Mayor Bowlin closed the hearing.

UNFINISHED BUSINESS

BILL #2211 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A DEVELOPMENT FINANCE COOPERATION AGREEMENT WITH PAYNE FAMILY HOMES, LLC, FOR DEVELOPMENT FINANCE INCENTIVES PERTAINING TO THE CONSTRUCTION OF MAIN STREET AND IMPROVEMENTS TO STATE ROUTE 109. *Recommended by the Development Finance Group and City Council* (Second Reading) (Wards - All)**
DIRECT BUDGETARY IMPLICATION: Revenue Neutral

PROPOSED AMENDED

BILL #2211-A **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A DEVELOPMENT FINANCE COOPERATION AGREEMENT WITH PAYNE FAMILY HOMES, LLC, FOR DEVELOPMENT FINANCE INCENTIVES PERTAINING TO THE CONSTRUCTION**

OF MAIN STREET. ***Recommended by Council Member Cullinane and City Administrator Thomas*** **(Wards – All)**
DIRECT BUDGETARY IMPLICATION: Revenue Neutral

A motion was made by Council Member Baugus, seconded by Council Member Alexander, for the second reading of Bill #2211. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2211 was read for the second time by title only.

A motion was made by Council Member Cullinane, seconded by Council Member Manton, to amend Bill #2211 and approve Bill #2211-A.

A roll call vote was taken for approval of the amendment to Bill #2211 with the following results:
Ayes – McGowen, DeHart, Manton, Baugus, Cullinane, Dodwell, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – Marshall and Cox
Abstain – None
Whereupon Mayor Bowlin declared the motion passed.

A roll call vote was taken for approval of Bill #2211-A, as amended, with the following results:
Ayes – McGowen, DeHart, Manton, Baugus, Cullinane, Dodwell, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – Marshall and Cox
Abstain – None
Whereupon Mayor Bowlin declared Bill #2211-A approved as amended, passed and it became **ORDINANCE #2211-A.**

BILL #2212 **AN ORDINANCE AUTHORIZING A LOT SPLIT PLAT OF A 9.14 ACRE TRACT OF LAND, KNOWN AS 'ADJUSTED LOT B OF THE BOYLE-HOLCOMB ESTATE,' WHICH WAS SUBJECT TO A BOUNDARY ADJUSTMENT PLAT APPROVED IN 2014, AND SAID TRACT OF LAND IS LOCATED IN SECTION 25, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI; BEING MORE SPECIFICALLY SITUATED ON THE WEST SIDE OF SHEPARD RIDGE ROAD, TO THE NORTHEAST OF ITS INTERSECTION WITH SHEPARD ROAD, FOR THE PURPOSES OF SUBDIVIDING IT INTO TWO (2) PARCELS OF GROUND, HEREAFTER TO BE KNOWN AS LOTS 1 AND 2 OF THE BOYLE-HOLCOMB ESTATE; BEING THREE (3) ACRES AND SIX (6) ACRES IN SIZE, RESPECTIVELY.** ***Recommended by the Department of Planning*** **(Second Reading) (Ward - Three)**

A motion was made by Council Member Baugus, seconded by Council Member Cullinane, for the second reading of Bill #2212. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2212 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2212 with the following results:
Ayes – McGowen, DeHart, Manton, Baugus, Cullinane, Dodwell, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – Marshall and Cox
Abstain – None
Whereupon Mayor Bowlin declared Bill #2212 approved, passed and it became **ORDINANCE #2212.**

NEW BUSINESS

BILL #2213 **AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI AMENDING CERTAIN PROVISIONS OF CHAPTER 415; AND AMENDING REGULATIONS PERTAINING TO GROUP HOMES – P.Z. 11-16 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 Manton, seconded by Council Member Dodwell, for the first reading of Bill #2213. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2213 was read for the first time by title only.

BILL #2214 **AN ORDINANCE AUTHORIZING THE APPROVAL OF A MINOR SUBDIVISION PLAT, TO BE KNOWN AS "*SCHNEIDER SUBDIVISION,*" FOR A THIRTY-FOUR (34) ACRE TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND PART OF LOT 2 OF 'DREINHOEFER ESTATE' [PLAT BOOK 1, PAGE 63] IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, BOTH OF WHICH ARE LOCATED IN TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND, MORE SPECIFICALLY, SITUATED BETWEEN STATE ROUTE 109 TO THE WEST AND EATHERTON ROAD TO THE EAST, ALL BEING NORTH OF VIOLA GILL LANE, FOR THE PURPOSES OF CREATING THREE (3) LOTS FOR FUTURE DEVELOPMENT AND DEDICATION OF A PORTION OF PUBLIC RIGHT-OF-WAY FOR THE EXTENSION OF MAIN STREET.** ***Recommended by the Department of Planning*** **(First Reading) (Ward Eight)**

A motion was made by Council Member Garritano, seconded by Council Member Goodson, for the first reading of Bill #2214. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2214 was read for the first time by title only.

A motion was made by Council Member McGowen, seconded by Council Member Goodson, for the second reading of Bill #2214. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2214 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2214 with the following results:
Ayes – McGowen, DeHart, Manton, Baugus, Cullinane, Dodwell, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – Marshall and Cox
Abstain – None
Whereupon Mayor Bowlin declared Bill #2214 approved, passed and it became **ORDINANCE #2214.**

BILL #2215 **AN ORDINANCE AMENDING ORDINANCE #2206 AND 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 Mayor Bowlin and Director of Planning and Parks Vujnich*** **(First Reading) (Wards – Five and Eight)**
DIRECT BUDGETARY IMPLICATION: $196,771.00 Cost Reduction from Amount of Bill #2206

A motion was made by Council Member Garritano, seconded by Council Member McCutchen, for the first reading of Bill #2215 A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2215 was read for the first time by title only.

A motion was made by Council Member Cullinane, seconded by Council Member Dodwell, for the second reading of Bill #2215. A voice vote was taken with a unanimous affirmative result and the motion was declared. Bill #2215 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2215 with the following results:
Ayes – McGowen, DeHart, Manton, Baugus, Cullinane, Dodwell, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – Marshall and Cox
Abstain – None
Whereupon Mayor Bowlin declared Bill #2215 approved, passed and it became **ORDINANCE #2215.**

RESOLUTION(S) - NONE

OTHER

Receive & File - A Site Development Plan (SDP) report, with recommendation, regarding the Planning and Zoning Commission's action on 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. (Ward - Five)

Director of Planning Vujnich stated the Planning and Zoning Commission approved the Site Development Plan for The Villages at Brightleaf. He noted this approval is conditional, based upon certain items being refined and that the Site Development Plan will be reviewed again by the Planning and Zoning Commission, and thus returns to the City Council as a Receive and File again at a later date.

Approval of Expenditures (Wards – All)

A motion was made by Council Member Cullinane, seconded by Council Member Garritano, to approve the September 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 Manton, seconded by Council Member Garritano, 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 8:12 p.m.

Approved this 14th day of November, 2016.

James R. Bowlin, Mayor

ATTEST:

Liz Weiss, City Clerk

COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS

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

MONDAY, SEPTEMBER 26, 2016
6:30 P.M.

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

MAYOR'S COMMENTS/ANNOUNCEMENTS/APPOINTMENTS

BILL # 2206 (2ND PEDESTRIAN BRIDGE) AMENDMENT

Director of Planning Vujnich stated that there has been a lengthy amount of discussion regarding Bill #2206 (2nd Pedestrian Bridge) among City Council Members. He noted, at the September 12, 2016 meeting of City Council a number of items were raised in its regard and shortly after this meeting, discussions continued about this project with City Team Members. Thus, a situation was developed for potential options relating to the project that would offer a substantial cost savings to Wildwood citizens.

FOR INFORMATION

PLANNING/PARKS COMMITTEE

Fees Collected from Reservations and Program Registration Updates (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.

Construction Project Update

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 Levitt, seconded by Council Member Manton, to go into Executive Session at 6:38 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, Manton, Baugus, Cullinane, Dodwell, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – Marshall and Cox
Whereupon Mayor Bowlin declared the motion passed.

A motion was made by Council Member Baugus, seconded by Council Member Dodwell, to go out of 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, Manton, Baugus, Cullinane, Dodwell, McCutchen, Bertolino, Porter, Alexander, Stine, Levitt, Goodson, and Garritano
Nays – None
Absent – Marshall and Cox
Whereupon Mayor Bowlin declared the motion passed.

OTHER

Discussion was held among City Council Members regarding the following items: thanking City Team Members for their organization and participation in another successful Wildwood BBQ Bash; if the weekend this event is held could be changed, due to a similar event that was held in the region; if the vendor product quality had diminished; appreciation

for the parking passes provided; and a thank you to the St. Louis County Police Department, Wildwood Precinct for their handling of the large crowds of people.

A motion was made by Council Member Manton, seconded by Council Member McGowen, 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 7:05 p.m.