



WILDWOOD

CITY OF
WILDWOOD
JULY 13, 2015 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 Tim Woerther
Council Member Greg Stine
Council Member Jeff Levitt
Council Member Debra McCutchen
Council Member Dave Bertolino
Council Member Sue Cullinane
Council Member Glen DeHart
Council Member Larry McGowen
Council Member Larry Goodson
Council Member Joe Garritano
Council Member Jim Bowlin
Council Member David Sewell
Council Member Katie Dodwell
Council Member Ed Marshall
Council Member Ray Manton

Absent: Council Member Jim Baugus
Council Member Marc Cox

A quorum was present

Also present: Mr. Ryan Thomas, City Administrator
Mr. Rob Golterman, City Attorney
Mr. Joe Vujnich, Director of Planning and Parks
Ms. Lynne Greene-Beldner, Deputy City Administrator/City Clerk

PLEDGE OF ALLEGIANCE

Mayor Woerther led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the June 22, 2015 City Council meeting were submitted for approval. A motion was made by Council Member Cullinane, seconded by Council Member Levitt, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

MAYOR ANNOUNCEMENTS/APPOINTMENTS

Proclamation – State Champion Long Distance Runner Hannah Long

Mayor Woerther presented a proclamation to Hannah Long who earned three (3) State cross country titles and ten (10) State track titles in High School track at Eureka High School.

Mayor Woerther stated the City of Wildwood received an award from the American Public Works for the Route 109 and roundabout project.

Appointment(s)

Judge Rick Brunk and Provisional Judge Don Heck Re-appointment for Two (2) Year Terms

A motion was made by Council Member Marshall, seconded by Council Member Dodwell, to re-appoint Judge Rick Brunk and Provisional Judge Don Heck for two year terms. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Board of Public Safety Re-appointment – John Gragnani, Ward One ~Three (3) Year Term to 2018

Mayor Woerther asked the City Council to approve his recommendation to re-appoint Dr. John Gragnani to the Board of Public Safety. A motion was made by Council Member McGowen, seconded by Council Member Bertolino, to approve the Mayor's recommendation to re-appoint Dr. John Gragnani to the Board of Public Safety. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Special Presentation - Rubin Brown ~ City Auditors - 2014 Comprehensive Annual Financial Report (Wards – All)

Mr. Ted Williamson from RubinBrown LLP reviewed the required communications from the 2014 Comprehensive Annual Financial Report.

Discussion was held regarding the following: auditor report on internal control; explained it was an additional level of scrutiny; keep high level of audit in place; letter says did not find any deficiencies in internal control; remarkable achievement for the finance department and treasurer; court fines are only at 4%, that information needs to be shared with public; measurers of monies from external sources; ratio shows the City of Wildwood has more external sources.

A motion was made by Council member Cullinane, seconded by Council Member McGowen, to approve the 2014 Comprehensive Annual Financial Report. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

PUBLIC PARTICIPATION

Ms. Debbie Strain, 16615 Overlook Hills Drive, spoke about her property and stated it was being proposed as a development by Fisher Frictel and Jones. Ms. Strain was advised to come back next Monday to express her views when the issue would be discussed at the Planning and Zoning Commission meeting.

PUBLIC HEARING(S)

(TO BE UNPOSTPONED AND PROCEED WITH ADVERTISED PUBLIC HEARING)

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

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 – A request for the modification of the Town Center Regulating Plan designation(s) for a portion of the property that totals 34.8 acres of area, which is located on the east side of State Route 109, south of State Route 100, from its current designations as “Downtown” and “Neighborhood General” Districts (Planning and Zoning Commission’s adopted plan [March 1, 2010]) to the “Neighborhood Edge” District. Accompanying the aforementioned Regulating Plan changes is a request for a change in zoning from the NU Non-Urban Residence District to the R-4 7,500 square foot Residence District (Town Center “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD), for the same tract of land again being, located on the east side of State Route 109, south of State Route 100 (Locator Number: 23V120094/Street Address: 2461 Eatherton Road). Proposed Use: A total of one hundred seventeen (117) detached single-family dwellings (Town Center Building Type – House), with common ground, and required public space areas. (Ward Eight)

Mayor Woerther opened the public hearing. Deputy City Administrator/City Clerk Greene-Beldner read the public hearing into the record.

Director of Planning Vujnich stated the petitioner was seeking changes to the Regulating Plan of the Town Center Plan to allow for the full use of this twenty-eight (28) acre portion of the larger parcel of ground with single family detached dwellings on individual lots versus a mixture of high-intensity commercial activities and multiple-family types of residential units. Director of Planning Vujnich stated the petitioner was also seeking the property’s zoning district designation to be changed from the NU Non-Urban Residence District to the R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), to allow for its use for one hundred eight single family detached dwellings on individual lots that range from 4,000 square feet to 5,000 square feet. Director of Planning Vujnich stated the Planning and Zoning Commission was granting the Regulating Plan change and recommending the zoning district designation of the site be modified and the application of the Planned Residential Development Overlay District (PRD) be approved.

Mr. Tom Cummings, 10407 Baur Blvd., Payne Family Homes, spoke regarding the project and how they have worked with the City to find a site design that was acceptable. Mr. Cummings stated there was a reduction in lots, added amenities in the form of usable open space, extended Main Street to connect to Highway 109, architectural and design changes. Mr. Cummings stated they hoped their actions have demonstrated a commitment to Wildwood. Mr. Cummings stated the storm water had been a matter of concern but they will work with MSD to make the project work. Mr. Cummings stated they will install any safety measures that would be required and hoped that City Council will vote in support of the project.

Discussion was held regarding the following: plan shows a roundabout on 109 in concert with MoDOT; this section will have a 70 foot right-of-way which will dump out onto Eatherton which is a country road; that intersection is envisioned to be a four way stop; no further traffic signal warranted; will there be landscaped buffers between Old Grover Estates; yes, they will be there; if there are existing trees will they be kept; will be making every effort to save those trees; to enhance the public space have removed