



WILDWOOD

CITY OF
WILDWOOD
JULY 27, 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 Sue Cullinane
Council Member Jim Baugus
Council Member Larry McGowen
Council Member Glen DeHart
Council Member Larry Goodson
Council Member Joe Garritano
Council Member Jim Bowlin
Council Member Marc Cox
Council Member Katie Dodwell
Council Member Ed Marshall
Council Member Ray Manton

Absent: Council Member Dave Bertolino
Council Member David Sewell

A quorum was present

Also present: Mr. Ryan Thomas, City Administrator
Mr. Rob Golterman, City Attorney
Mr. Joe Vujnich, Director of Planning and Parks
Mr. Rick Brown, Director of Public Works
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 July 13, 2015 City Council meeting were submitted for approval. A motion was made by Council Member McGowen, seconded by Council Member Manton, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

MAYOR ANNOUNCEMENTS/APPOINTMENTS

Mayor Woerther suggested the public take a tour of the lobby and the community room to enjoy the artwork from artists who participated in the Plein Air Art Event.

PUBLIC PARTICIPATION

Ms. Sara Wylie, 3933 Autumn Farms Drive, requested two readings on Bill #2118 in order to make their closing deadline.

Mr. Tom Cummings, stated he was available for any questions regarding Main Street Crossings.

Ms. Barbara Sprenger, 84 Strecker Road, spoke regarding the driveway and Bliss Site and stated she does not trust the EPA.

Ms. Victoria Allen, 1651 Idle Rock Farm Road, stated her property was downstream of the Callahan property. Ms. Allen stated she felt the EPA testing was not sufficient.

Dr. John Gragnani, 1510 Scofield, spoke about the Celebrate Wildwood event.

PUBLIC HEARING(S) - None

UNFINISHED BUSINESS

BILL #2114 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO RENEW A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH ST. LOUIS COUNTY, MISSOURI TO PROVIDE LANE STRIPING AND TRAFFIC MARKING SERVICES ON CITY STREETS WITHIN THE CITY OF WILDWOOD. *Recommended by the Administration/Public Works Committee (Second Reading) (Wards – All)*

A motion was made by Council Member Baugus, seconded by Council Member Dodwell, for the second reading of Bill #2114. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2114 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2114, with the following results:

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

Nays – None

Absent – Bertolino and Sewell

Whereupon Mayor Woerther declared Bill #2114 approved, passed and it became **ORDINANCE**

#2114.

BILL #2115 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE AN AGREEMENT ON BEHALF OF THE CITY OF WILDWOOD WITH GBA FOR VEHICULAR BRIDGE INSPECTIONS AND PEDESTRIAN BRIDGE/TUNNEL INSPECTIONS WITHIN THE CITY OF WILDWOOD. Recommended by the Administration/Public Works Committee (Second Reading) (Wards –All)

A motion was made by Council Member Levitt, seconded by Council Member Cullinane, for the second reading of Bill #2115. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2115 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2115, with the following results:

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

Nays – None

Absent – Bertolino and Sewell

Whereupon Mayor Woerther declared Bill #2115 approved, passed and it became **ORDINANCE #2115**.

NEW BUSINESS

BILL #2116 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES A CHANGE IN ZONING FOR A TWENTY-EIGHT (28) ACRE TRACT OF LAND THAT IS LOCATED ON THE EAST SIDE OF STATE ROUTE 109, SOUTH OF STATE ROUTE 100, FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, ALONG WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), THEREBY AUTHORIZING ONE HUNDRED FOUR (104) SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, COMMON GROUND, PUBLIC SPACE, AND THE PLANNED STREET NETWORK TO BE DEVELOPED THERE, ALL SUCH BEING CONSISTENT WITH THE LETTER OF RECOMMENDATION THAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON JULY 6, 2015. 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 #2116. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2116 was read for the first time by title only.

A motion was made by Council Member Cullinane, seconded by Council Member McCutchen, to refer Bill #2116 back to the Planning and Zoning Commission for further review. A roll call vote was taken with the following results:

Ayes – Stine, McCutchen, Cullinane, Baugus, McGowen, Garritano, Bowlin and Manton

Nays – Levitt, DeHart, Goodson, Cox, Dodwell and Marshall

Absent – Bertolino and Sewell

Whereupon Mayor Woerther declared the motion passed.

Discussion: requested the following issues to be addressed at Planning and Zoning: look at the grading

at the southern boundary line and trees to be preserved; Eatherton Road and assumption about traffic allocations more to Route 109; re-evaluate storm water management; review issues of Main Street location and associated grades of side streets; and, that the City's consultant will be completing their analysis of the Route 109 round-a-bouts and associated traffic concerns.

BILL #2117 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING AN AMENDMENT TO EXISTING C-8 PLANNED COMMERCIAL DISTRICT ORDINANCE #2017, WHICH GOVERNS THE REUSE OF A HISTORIC BUILDING FOR FUTURE OFFICE ACTIVITIES AND RELATED USES, BY ALLOWING A TWELVE (12) MONTH EXTENSION OF TIME FOR THE SUBMITTAL AND ACTION UPON THE SITE DEVELOPMENT PLAN, ALL IN KEEPING WITH THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION BEING DATED JUNE 15, 2015. 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 #2117. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2117 was read for the first time by title only.

BILL #2118 AN ORDINANCE APPROVING A LOT SPLIT PLAT OF A 13.14 ACRE TRACT OF LAND, KNOWN AS 'ADJUSTED LOT 11,' WHICH WAS THE CONSOLIDATION OF LOTS 8, 11, AND ADJUSTED LOT 10 OF THE "ESTATES OF AUTUMN FARMS SUBDIVISION," LOCATED IN PARTS OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 19, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI; AND MORE SPECIFICALLY SITUATED ON THE SOUTH SIDE OF OLD MANCHESTER ROAD, WEST OF AUTUMN FARMS DRIVE, FOR THE PURPOSES OF RESUBDIVIDING IT INTO TWO (2) PARCELS OF GROUND, RETURNING TO THE 3.55-ACRE CONFIGURATION OF ORIGINAL LOT 11, HEREAFTER TO BE KNOWN AS LOT 11B, WHILE MAINTAINING THE REMAINING 9.59 ACRES AS A SEPARATE AND SINGLE TRACT OF LAND, HEREAFTER TO BE KNOWN AS LOT 11A. Recommended by the Department of Planning and Parks (First Reading) (Ward Six)

A motion was made by Council Member Bowlin, seconded by Council Member Manton, for the first reading of Bill #2118. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2118 was read for the first time by title only.

A motion was made by Council Member Bowlin, seconded by Council Member Dodwell, for the second reading of Bill #2118. A roll call vote was taken with the following results:

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

Nays – None

Absent – Bertolino and Sewell

Bill #2118 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2118, with the following results:

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

Nays – None

Absent – Bertolino and Sewell

Whereupon Mayor Woerther declared Bill #2118 approved, passed and it became **ORDINANCE #2118**.

BILL #2119 AN ORDINANCE AUTHORIZING THE VACATION OF MELROSE VALLEY DRIVE, A PRIVATE, NON-EXCLUSIVE, FIFTY (50) FOOT WIDE ROADWAY EASEMENT, AS WELL AS ITS ASSOCIATED FIFTY (50) FOOT BUILDING LINE, ALL OF WHICH ARE LOCATED WITHIN THE MELROSE WOODS SUBDIVISION, BEING PART OF SECTIONS 16 AND 17, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI; AND MORE SPECIFICALLY SITUATED ON THE WEST SIDE OF MELROSE ROAD, SOUTH OF MELROSE WOODS DRIVE, FOR THE PURPOSE OF ELIMINATING THIS ENCUMBRANCE, SINCE IT IS NO LONGER NECESSARY FOR ITS INTENDED PURPOSE, WITH AGREEMENT BETWEEN THE RESPECTIVE HOLDERS OF RIGHT. *Recommended by the Department of Planning and Parks (First Reading) (Ward Six)*

A motion was made by Council Member Manton, seconded by Council Member McGowen, for the first reading of Bill #2119. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2119 was read for the first time by title only.

RESOLUTION(S)

RESOLUTION #2015-23 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT HERETO ENDORSES AND THEREBY RATIFIES A CHANGE TO THE TOWN CENTER PLAN'S REGULATING PLAN FOR A TWENTY-EIGHT (28) ACRE TRACT OF LAND, WHICH IS LOCATED ON THE EAST SIDE OF STATE ROUTE 109, SOUTH OF STATE ROUTE 100, FROM ITS CURRENT "DOWNTOWN, NEIGHBORHOOD GENERAL, AND NEIGHBORHOOD EDGE" DISTRICT DESIGNATIONS TO ALL "NEIGHBORHOOD EDGE" DISTRICT DESIGNATION, THEREBY ACCOMMODATING ITS USE FOR HOMES, UNDER THAT DEFINITION CONTAINED IN THE AFOREMENTIONED PLAN. (Ward Eight)

A motion was made by Council Member Bowlin, seconded by Council Member Levitt, to postpone Resolution #2015-23 until Bill #2116 is reviewed by the Planning and Zoning Commission. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OTHER

APPROVAL OF EXPENDITURES

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

RECEIVE & FILE(S)

Planning and Zoning Commission approval of the Site Development Plan for the Manchester Road Resurfacing and Bike Lane Project. (Wards One and Six)

Director of Planning Vujnich stated the Planning and Zoning Commission considered this project and the efforts of the Department of Public Works and believe the need, design, architecture, and other factors all support the approval of the plan. Director of Planning Vujnich stated the Planning and Zoning Commission approved the Site Development Plan for the Manchester Road Resurfacing and Bike Lane Project.

Planning and Zoning Commission approval of a request, in the form of a zoning authorization application to the Department of Planning, from the Pond Athletic Association (PAA) to amend an existing Amended Conditional Use Permit (CUP) for this facility to allow the type of temporary structure to be changed in terms of its allowable use. (Ward One)

Director of Planning Vujnich stated the Planning and Zoning Commission granted the change to the current amended permit to allow the use of the temporary structure to be changed to accommodate the new structure type.

ADJOURNMENT

A motion was made by Council Member Goodson, seconded by Council Member Marshall, 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 8:31 p.m.

Approved this _____ day of _____, 2015.

Timothy Woerther, Mayor

ATTEST:

City Clerk

**COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS**

**CITY HALL
City of Wildwood, Missouri**

**MONDAY, JULY 27, 2015
6:00 P.M.**

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

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]; lease, purchase or sale of real estate [RSMO 610.021 (2) 1994]; hiring, firing, disciplining or promoting employees by a public governmental body [RSMO 610.021 (3) 1994]; bidding specification [RSMO 610.021 (11) 1994]; sealed bids and related documents, until the bids are opened and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected [RSMO 610.021 (12) 1994]; and/or individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment [RSMO 610.021 (13) 1994]

A motion was made by Council Member Marshall, seconded by Council Member Bowlin, to go into Executive Session at 6:01 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]; and lease, purchase or sale of real estate [RSMO 610.021 (2) 1994].

A roll call vote was taken with the following results:

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

Nays – None

Absent – Bertolino and Sewell

Whereupon Mayor Woerther declared the motion passed.

A motion was made by Council Member Marshall, seconded by Council Member Cullinane, to go out of Executive Session at 6:35 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]; and lease, purchase or sale of real estate [RSMO 610.021 (2) 1994].

A roll call vote was taken with the following results:

Ayes – Stine, Levitt, McCutchen, Cullinane, Baugus, McGowen, DeHart, Goodson, Garritano, Bowlin,

Cox, Dodwell, Marshall and Manton

Nays – None

Absent – Bertolino and Sewell

Whereupon Mayor Woerther declared the motion passed.

COMMITTEE ACTION ITEM(S)/RECOMMENDATION(S)

Update on Rural Internet Access Project (Wards – All)

Director of Planning Vujnich gave a brief update on the rural internet access project. Director of Planning Vujnich stated the Department had presented information from Bays ET about a proposed work-around for the St. Louis County E-911 Tower and the City Council had asked how many potential households could be served by it. Director of Planning Vujnich stated Bays ET responded and noted approximately 100 to 110 households could be served by this design potential option for service. Director of Planning Vujnich stated Wisper ISP met with a number of residents in the Wild Horse Creek Road Area to discuss service, including Fiber-to-the-Premise (FTTP). Director of Planning Vujnich stated the outcome of the meeting was both the interested residents and Wisper ISP having to undertake more investigations, before a decision could be made.

Discussion was held regarding the following: is the new equipment BaysET is installing the same as what Wisper ISP is talking about; yes, same equipment; made in Israel and was hung up in customs; have we approached any of our congressional representatives; yes, have approached them but they were not able to assist.

Planning/Economic Development/Parks

Update on Community Park Project (Ward One)

Director of Planning Vujnich gave a brief update on the community park project. Director of Planning Vujnich stated the punch list of deficient items from the playground and the general contractor walk-throughs was now available. Director of Planning Vujnich stated the Department received two (2) change orders over the past two weeks. Director of Planning Vujnich stated one change order was for stormwater improvements, boulder work, and landscaping. Director of Planning Vujnich stated Play Power LT Farmington Inc. submitted a change order for a reduction of \$37,650.00, which was associated with the transfer of some of the playground work from its contract to the general contractor.

Discussion was held regarding the following: the product under the playground is a very safe feature; they will be posting No Trespassing signs and No Parking signs as a liability factor because the work is not complete; have not accepted improvements from the contractor.

Phase One Use Areas and Policies

Director of Planning Vujnich stated the community park was nearing completion and a number of considerations needed to be addressed, before it is open to the public. Director of Planning Vujnich stated the Department of Planning and Parks requested the Committee address two (2) considerations relating to the Phase One Area of the community park and then review two (2) other items of interest on the same. Director of Planning Vujnich stated the Committee reviewed the following: Pavilion Rental Requirements and Fee, Rules and Regulations for the Community Park's Dog Facility, Ameren Missouri Service to the Community Park – Phase I, and Opening Date and Ceremony and Related Ceremonies.

Discussion was held regarding the following: fee for pavilion rental is more than Old Pond School and Anniversary Park due to the size of the new park; wanted consistency with the other two parks; need to recover the cost of maintenance; time frame of use is for the entire day; regulations of use for the pavilion are the same as Old Pond School and Anniversary Park; Committee recommends August 30th as the official opening day.

Bluff View Park Opening/Equestrian Access/Wet Weather Trail Policy (Ward Six)

Director of Planning Vujnich stated the city accepted Bluff View Park from the contractor on July 16th. Director of Planning Vujnich briefly reviewed the parks features. Director of Planning Vujnich stated the Committee felt the city should hold a ribbon cutting at the facility, along with St. Louis County officials. Director of Planning Vujnich stated the Committee also discussed that when Bluff View Park opens to the public, equestrian access should be allowed, regardless of the completion of a connector trail at its southern end, near the Al Foster Memorial Trail. Director of Planning Vujnich stated the Committee also directed the Department of Planning and Parks to complete a wet weather trail policy and return it for review and consideration to the members at the next meeting in August. Director of Planning Vujnich stated the policy would reduce maintenance costs for the trail, while improving user safety.

Appraisal for Crestview Drive (Ward Eight)

City Administrator Thomas stated it has been an objective of the Economic Development Task Force to facilitate the extension of Main Street to Route 109. City Administrator Thomas stated both the Economic Development Task Force and the Planning/Economic Development/Parks Committee have reviewed the options and recommend that the city engage the services of Graham Appraisal Company, LLC to complete an appraisal report for the existing 25 foot right-of-way for Crestview Drive and the small strip of land between the end of Crestview Drive and the current terminus of Main Street.

A motion was made by Council Member Dodwell, seconded by Council Member Manton, to proceed with engaging the services of Graham Appraisal Company, LLC. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen voted Nay).

Other

Discussion was held regarding the following: what is the status on additional light standards on Route 109; have had discussions internally to look at adding additional lighting on Route 109 and what it would take between the roundabouts to have continuous lighting, and what the cost would be; it will be a few weeks for the cost estimates; why do the Green exit highway signs on Pond Grover Loop have such a large font; MoDOT not planning to change it; requested that City go back and discuss with them again, guidelines for signage has changed over the years; 6 inches is now a requirement; the art work in the community room looks great, but I thought pricing was not allowed; it was part of the attraction to get artists to apply to participate in the Plein Air Art Event to be able to sell them; this is a temporary exhibit; the community college art does not have prices on it.

ADJOURNMENT

Work Session was adjourned at 7:10 p.m.