



# WILDWOOD

## CITY OF WILDWOOD

### AUGUST 10, 2015 RECORD OF PROCEEDINGS

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CITY OF WILDWOOD  
MEETING OF CITY COUNCIL  
WILDWOOD CITY HALL  
16860 MAIN STREET  
WILDWOOD, MO 63040

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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 Jeff Levitt  
Council Member Debra McCutchen  
Council Member Dave Bertolino  
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 David Sewell  
Council Member Marc Cox  
Council Member Katie Dodwell  
Council Member Ed Marshall  
Council Member Ray Manton

Absent: Council Member Greg Stine

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 27, 2015 City Council meeting were submitted for approval. A motion was made by Council Member McGowen, seconded by Council Member Cullinane, 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 reminded everyone of the upcoming 20<sup>th</sup> Anniversary Celebration.

PUBLIC PARTICIPATION – None

PUBLIC HEARING(S) - None

## UNFINISHED BUSINESS

*(Postponed at the July 27, 2015 City Council Meeting, referred by motion on July 27, 2015 to the Planning & Zoning Commission)*

**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 (Second Reading) (Ward Eight)**

**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 (Second Reading) (Ward Eight)**

A motion was made by Council Member Goodson, seconded by Council Member Garritano, for the second 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 second time by title only.

A roll call vote was taken for passage and approval of Bill #2117, with the following results:

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

Nays – None

Absent – Stine

Whereupon Mayor Woerther declared Bill #2117 approved, passed and it became **ORDINANCE #2117**.

**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 (Second Reading) (Ward Six)***

A motion was made by Council Member Sewell, seconded by Council Member Bowlin, for the second 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 second time by title only.

A roll call vote was taken for passage and approval of Bill #2119, with the following results:

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

Nays – None

Absent – Stine

Whereupon Mayor Woerther declared Bill #2119 approved, passed and it became **ORDINANCE #2119**.

### **NEW BUSINESS**

**BILL #2120 AN ORDINANCE AUTHORIZING VARIOUS MID-YEAR AMENDMENTS TO THE CITY OF WILDWOOD FISCAL YEAR 2015 ANNUAL MUNICIPAL BUDGET. *Recommended by the Department of Administration (First Reading) (Wards – All)***

A motion was made by Council Member Dodwell, seconded by Council Member Manton, for the first reading of Bill #2120. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2120 was read for the first time by title only.

**BILL #2121 AN ORDINANCE AMENDING SECTION 135.305 OF THE WILDWOOD MUNICIPAL CODE RELATING TO THE COMMUNITY SERVICE PROGRAM FOR THE CITY OF WILDWOOD. *Recommended by the Department of Administration (First Reading) (Wards – All)***

A motion was made by Council Member Levitt, seconded by Council Member Cullinane, for the first reading of Bill #2121. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2121 was read for the first time by title only.

**BILL #2122 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE ADJUSTMENT OF A CERTAIN COMMON BOUNDARY LINE BETWEEN TWO (2) TRACTS OF LAND, TOTALING 1.323 ACRES OF AREA, BOTH BEING PART OF CAPT. BENJ. F. HUTCHINSON'S SUBDIVISION ON HIS ELLISVILLE FARM [PLAT BOOK 9, PAGE 60] OF THE ST. LOUIS CITY (FORMERLY COUNTY) RECORDS, LOCATED IN SECTION 32, TOWNSHIP 45 NORTH, RANGE 4 EAST, AND BEING MORE SPECIFICALLY SITUATED ON THE WEST SIDE OF STRECKER ROAD, SOUTH OF CLAYTON ROAD, FOR THE PURPOSES OF CONSOLIDATING SAID PARCELS OF GROUND INTO A SINGLE LEGAL LOT OF RECORD, WHILE ALSO PROVIDING A TEN (10) FOOT WIDE, RIGHT-OF-WAY DEDICATION STRIP TO STRECKER ROAD, YET BECOMING MORE CONFORMING RELATIVE TO THE MINIMUM ACREAGE REQUIREMENT OF THE NU NON-URBAN RESIDENCE DISTRICT. Recommended by the Department of Planning (First Reading) (Ward Four)**

A motion was made by Council Member Dodwell, seconded by Council Member Cox, for the first reading of Bill #2122. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2122 was read for the first time by title only.

**RESOLUTION(S)**

*(Postponed at the July 27, 2015 City Council Meeting, referred by motion on July 27, 2015 to the Planning & Zoning Commission)*

**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)**

**RESOLUTION #2015-24 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A PURCHASE ORDER ON BEHALF OF THIS COMMUNITY WITH GAEHLE CONTRACTING SERVICES, FOR THE 2015 WILDWOOD BBQ BASH EVENT. (Wards – All)**

A motion was made by Council Member Dodwell, for the reading of Resolution #2015-24, which motion was seconded by Council Member Bowlin. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen Abstained). Resolution #2015-24 was read into the record. A voice vote was taken for the approval of Resolution #2015-24 with an affirmative result (McCutchen Abstained).

**RESOLUTION #2015-25 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF**

**WILDWOOD, MISSOURI, AUTHORIZING THE CITY TO ISSUE A PURCHASE ORDER ON BEHALF OF THIS COMMUNITY WITH FIRST STUDENT FOR THE 2015 WILDWOOD BBQ BASH EVENT. (Wards – All)**

A motion was made by Council Member Baugus, for the reading of Resolution #2015-25, which motion was seconded by Council Member McGowen. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen Abstained). Resolution #2015-25 was read into the record. A voice vote was taken for the approval of Resolution #2015-25 with an affirmative result (McCutchen Abstained).

**RESOLUTION #2015-26 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A PURCHASE ORDER ON BEHALF OF THIS COMMUNITY WITH PORTABLE WATER CLOSET, LLC, FOR THE 2015 WILDWOOD BBQ BASH EVENT. (Wards – All)**

A motion was made by Council Member Dodwell, for the reading of Resolution #2015-26, which motion was seconded by Council Member Cox. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen Abstained). Resolution #2015-26 was read into the record. A voice vote was taken for the approval of Resolution #2015-26 with an affirmative result (McCutchen Abstained).

**RESOLUTION #2015-27 A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE AN AGREEMENT WITH ST. LOUIS HOME FIRES BBQ BASH LLC. FOR THE ORGANIZATION AND MANAGEMENT OF THE 2015 WILDWOOD BBQ BASH EVENT IN THE WILDWOOD TOWN CENTER PLAZA AREA. (Wards – All)**

A motion was made by Council Member Levitt, for the reading of Resolution #2015-27, which motion was seconded by Council Member Cullinane. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Resolution #2015-27 was read into the record. A voice vote was taken for the approval of Resolution #2015-27 with a unanimous affirmative result.

**OTHER**

**RECEIVE & FILE(S)**

**P.Z. 11-15 Ladd Faszold, 16514 Meadow Hawk Drive, Wildwood, Missouri 63038, c/o StraightUp Solar, Charles Melton, Jr., 10330 Page Industrial Boulevard, St. Louis, Missouri, 63131; a request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for roof-mounted solar panels, which are visible from an adjoining street. (Ward Six)**

Director of Planning Vujnich stated the Planning and Zoning Commission determined the requested Conditional Use Permit (CUP) was consistent with the four (4) required criteria for granting a Conditional Use Permit (CUP). Director of Planning Vujnich stated the Planning and Zoning Commission granted the Conditional Use Permit (CUP) to the petitioner and recommended a favorable review of this action by the City Council.

**Planning and Zoning Commission approval of a Preliminary Plat for the Wildhorse Ridge Estates Subdivision. This proposed subdivision is located in the NU Non-Urban Residence District, on three (3) parcels of ground totaling approximately thirty-nine (39) acres in size, and situated on the west side of State Route 100, north and south of its intersection with Wild Horse Creek Road (Street Addresses: 2230, 2300, and 2339 Wild Horse Creek Road/Locator Numbers: 23X220060,**

**23X240062, and 23X240071). Proposed Use: Seven (7) single family dwellings on individual lots, common ground, and public space. (Ward One)**

Director of Planning Vujnich stated the Planning and Zoning Commission was recommending the plat be approved, since it substantially complies with the Zoning Code and *Subdivision and Development Regulations* of the City, but with certain changes. Director of Planning Vujnich stated the Commission believed the amount of Natural Resource Protection Area associated with a seven (7) lot subdivision on a thirty-eight (38) acre site was too low and more of the lots' areas should be preserved, particularly locations with the higher percentage of preservation requirements, as well as retaining more of the existing woodlands. Director of Planning Vujnich stated the Planning and Zoning Commission approved the Preliminary Plat by a vote of 9 to 0, with all conditions stipulated in their report.

**Planning and Zoning Commission approval of a Landscape Plan for the redevelopment of the Cambury Subdivision (P.Z. 3-15 Cambury Subdivision, McBride and Son Companies, L.L.C.), now with single family detached units on forty-two (42) lots; R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD); east side of State Route 109, south of State Route 100. (Ward Eight)**

Director of Planning Vujnich stated the Planning and Zoning Commission approved the Landscape Plan with the White Pines removed from the planting schedule (replace with Norway or Blue Spruces) and the landscaping at the terminus of Kilare Lane to be relocated within the site, given its future extension to the adjoining property located to the south. Director of Planning Vujnich stated the recommendation was also contingent upon the petitioner complying with the approved Site Development Plan and its required components.

**ADJOURNMENT**

A motion was made by Council Member Manton, 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 8:18 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, AUGUST 10, 2015  
6:00 P.M.**

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

**CITY ADMINISTRATOR DISCUSSION ITEMS**

**Update on Celebrate Wildwood Event (Wards – All)**

Director of Planning Vujnich reminded everyone about the upcoming Celebrate Wildwood event. Director of Planning Vujnich stated every effort was being made to ensure the event was safe and attendees would have ample access to all the necessary services, including police, fire, emergency medical services, restrooms, cooling centers, and water. Director of Planning Vujnich stated a positive development relating to the event was the interest of local businesses in sponsorships. Director of Planning Vujnich stated twenty-two (22) businesses had already agreed to be sponsors representing over twenty thousand dollars (\$20,750.00) of funding for the event.

**Overview of 2015 Wildwood BBQ Bash (Wards – All)**

Director of Planning Vujnich stated there were a number of resolutions on the agenda relating to the upcoming 2015 Wildwood BBQ Bash. Director of Planning Vujnich stated there were several special events or activities planned this year. Director of Planning Vujnich stated the City would be funding, with its allocated \$25,000.00 in the Department of Planning and Parks Operating Fund Budget for 2015, four (4) main components of the event: sanitation, security, shuttle service for attendees and participants, and grounds and event management. Director of Planning Vujnich stated the City's contract with the St. Louis County Police Department – Wildwood Precinct also contained additional funding for City-sponsored events which includes overtime for the officers that are assigned to the event.

Discussion was held regarding the following: is the event profitable for St Louis Home fires; can the City get reimbursed; has been discussed previously but Council wanted to be sure it was a safe and secure event and that was more important than being reimbursed; can the City obtain a financial statement from Home Fires and what they charge for the vendors; charge around \$125.00 for bbq entries and less for businesses; in past, requests have been made to get the financials; have not received

a precise calculation; under the agreement, the City is entitled to receive a summary of general costs; will provide the summary from last year.

### **COMMITTEE ACTION ITEM(S)/RECOMMENDATION(S)**

#### **Update on Rural Internet Access Project (Wards – All)**

Director of Planning Vujnich stated the recent extent of activity on this project had been focused on the providers working with individual property owners to extend service to them through the use of repeater locations and eventually the St. Louis County E-911 Towers. Director of Planning Vujnich stated approximately one (1) month ago, the Department presented information from Bays ET about a proposed work-around for the St. Louis County E-911 Tower. Director of Planning Vujnich stated the Department believed there was value to proceed forward with obtaining firm costs for this work-around that was proposed by Bays ET. Director of Planning Vujnich stated that although the County towers have been promised, the wait was now approaching eighteen (18) months and the Department believed it was appropriate to consider alternatives at this stage of the process. Director of Planning Vujnich stated the Department would note two (2) other pay requests were submitted by Bays ET and Wisper ISP for new transmitting equipment that would be placed on the poles. Director of Planning Vujnich stated the City Council requested information on its past testing and also wanted testing results from at least one (1) pole site located in the City to better measure and understand its effectiveness.; that testing information was not available. Director of Planning Vujnich stated the Department was seeking direction from Council on how to proceed with Bays ET with regard to the poles.

Discussion was held regarding the following: making good progress; stability with Bays ET; question on the timing; is it really 2015 or 2016 budget; they are ready to proceed with poles; additional money will be for the equipment ordered by Bays ET and Wisper ISP; installation on one did not turn out very well, working with equipment to see if it will work better; are they making any money at this point; not sure if they are; when will the providers be able to support themselves and not need money from the City; problem has been the terrain and the standard technology used has serious deficiencies; why is there a difference in costs being asked by the providers; would like to know the reason for difference in what each provider is requesting; why are the poles so expensive; Department explained it is the pole cost, the electrical connection; expenses for the City is for the engineering firm for the site and placement of the pole; isn't there a risk of doing the poles and then St. Louis County comes in with their towers; any advantage to trying to negotiate with St. Louis County; about 350 households now, additional poles will get City to around 500; law passed that cities cannot be in the business of telecommunications; City only owning the poles, not collecting the fees; there is no issue at this point with regard to the State law; \$30,000 in budget for poles but want to add another \$50,000 for the additional equipment if it proves out.

#### **Planning/Economic Development/Parks**

##### **Update on Community Park Project (Ward One)**

Director of Planning Vujnich gave a brief update on the Community Park. Director of Planning Vujnich stated the playground subcontractor completed the punch list items that had been identified. Director of Planning Vujnich stated one (1) item remained missing in the park, which was the wind chimes, but they were scheduled to be in place before the planned opening of the park. Director of Planning Vujnich stated the general contractor has had the punch list for repairs at the park for over two (2) weeks and some progress was being made but many items were still in need of repair. Director of Planning Vujnich stated the repairs must be completed by the August 30, 2015 date. Director of Planning Vujnich stated the City was working with Ameren Missouri on the provision of electrical service to the park, which will not be ready by the opening date.

##### **Update on Bluff View Park Opening (Ward Six)**

Director of Planning Vujnich stated a soft opening was held on August 7<sup>th</sup> but the official ceremony was postponed until after Labor Day.



Discussion was held regarding the following: the approach to trail has hard and then softer trail, is it intended to use the soft trail; the trail on the left is Bluff View, the hard trail is the driveway from the house that used to sit on the Bluff; will address the issue and make sure people know which is which; is there a connection to Al Foster Trail; there are a couple of sections that need to be widened to let people pass.

#### **Administration/Public Works**

##### **Municipal Court Reform / Community Service Program Update (Wards – All)**

City Administrator Thomas stated the Administration/Public Works Committee recommended amending Section 135.305 of the Wildwood Municipal Code pertaining to the City's Community Service Program. City Administrator Thomas stated the proposed changes would satisfy the spirit of the State Statute, anticipate future changes in State Law and provide the Judge with more flexibility in ordering community service as a condition of probation.

#### **Board of Public Safety**

##### **Three-Way Stop Control - Windsor Meadows Boulevard at State Route 109 Connection (Ward One)**

Director of Public Works Brown stated the Board of Public Safety was recommending that a two-way stop be installed for Windsor Meadows Boulevard traffic. Director of Public Works Brown stated the Board of Public Safety did not feel that a three-way stop would be appropriate due to concerns that traffic would backup into the roundabout.

A motion was made by Council Member Baugus, seconded by Council Member McGowen, to authorize the Department of Public Works to prepare the necessary legislation. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

#### **ADJOURNMENT**

Work Session was adjourned at 7:20 p.m.