



WILDWOOD

CITY OF
WILDWOOD
FEBRUARY 9, 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 Jim Baugus
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 Larry McGowen
Council Member Glen DeHart
Council Member David Sewell

A quorum was present

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

PLEDGE OF ALLEGIANCE

Mayor Woerther led the Pledge of Allegiance

MAYOR ANNOUNCEMENTS/APPOINTMENTS – None

APPROVAL OF MINUTES

The minutes of the January 26, 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.

PUBLIC PARTICIPATION

Daniel J. Topik, 1576 Englebrook Drive, spoke on the EPA action report and stated one could not make a rational conclusion of the report unless one had a degree. Mr. Topik asked if the EPA would hold a public hearing and what the City would do next.

Tammy Shea, 18132 Sunny Top, spoke on the number of times the Gazette was published.

PUBLIC HEARING(S)

P.Z. 21, 22, and 23-14 - Stone Mill Subdivision, Lombardo Homes of St. Louis, L.L.C., Skip Stone, 2299 Technology Drive, Suite 150, O'Fallon, Missouri 63368, c/o SmithAmundsen, L.L.C., Brad Goss, 120 South Central Avenue, Suite 700, St. Louis, Missouri 63105 - A request to consider a change to the 'Suburban Residential Area's' definition contained in the 'Conceptual Land Use Categories Map' of the City's Master Plan to consider a greater density of units per acre on this property than currently allowed under its adopted text. Accompanying this Master Plan amendment are requests for a change in zoning from the NU Non-Urban Residence District to the R1-A 22,000 square foot Residence District, with the application of a Planned Residential Development Overlay District (PRD), for an eight (8) acre property, which is located on the west side of Center Avenue, south of Manchester Road (Street Address: 2710 West Avenue/Locator Number: 24V420010). Proposed Use: Twelve (12) single family dwellings on individual lots, common ground, and public space. (Ward Eight)

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

The Department recommended authorization to prepare a resolution for the subject property only regarding the Master Plan change and also legislation for the rezoning of the tract of land, along with the Planned Residential Development Overlay District (PRD) recommended by the Planning and Zoning Commission.

Paul Reinisch, 2644 East Avenue, stated he was concerned with the construction vehicles using East Avenue and wants them to use Center Avenue.

Brad Goss, 120 South Central, representing the petitioner, stated he was there if the City Council had any questions and noted the construction access would be from Center Avenue.

Mr. Vujnich noted Center Avenue was up for repair in the future and that was the rationale for using Center Avenue now before it was going to be repaired.

Discussion was held regarding the following: what is the site zoned for now; pulling out the two Brown properties; advertisement was incorrect; will correct the inconsistency at the Planning and Zoning Commission and then City Council; was a phase two environmental study done; petitioner did a phase one and two; is elevation steep on the backside; slopes from east to west; no curbs or sidewalks; have to address the water runoff; when it is complete will there be any parking on the street; there will be a restriction; if MSD doesn't, the City will require an easement; no plan has been brought forward to-date for the Brown property; density of Westridge Oaks is 1.5 and is consistent with what is being proposed; tonight deal with properties in Stone Mill; deal with the Brown property separately; authorize preparation on the Stone Mill property; take other two properties back to Planning and Zoning.

A motion was made by Council Member Goodson, seconded by Council Member Garritano, to authorize the Department of Planning to draft a separate Resolution endorsing and ratifying a Master Plan change only for this site and to draft separate legislation for Stone Mill Subdivision. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

There being nothing further, Mayor Woerther closed the public hearing.

UNFINISHED BUSINESS

BILL #2083 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING MODIFICATIONS TO AN EXISTING C-8 PLANNED COMMERCIAL DISTRICT ORDINANCE FOR THE PURPOSES OF ALLOWING AN EXTENSION OF TIME FOR COMMENCEMENT OF CONSTRUCTION TO BEGIN ON THE PROJECT, IN KEEPING WITH THE LETTER OF RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION DATED DECEMBER 15, 2014. (P.Z. 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates) Recommended by the Planning & 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 #2083. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2083 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2083, with the following results:

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

Nays – None

Absent – McGowen, DeHart and Sewell

Whereupon Mayor Woerther declared Bill #2083 approved, passed and it became ORDINANCE #2083.

NEW BUSINESS

BILL #2084 AN ORDINANCE AUTHORIZING THE REAPPROVAL OF A BOUNDARY ADJUSTMENT PLAT OF LOT 12 OF THE HIDDEN VALLEY FOREST SUBDIVISION [PHASE 2, PLAT 2] AND A CONSOLIDATION OF PART OF

LOT 9 OF THE COURTOIS TRACT AND PART OF LOTS 9, 10, 11, AND 16, KNOWN AS TRACT B, OF RIVER BEND SUBDIVISION [PLAT BOOK 57, PAGE 24], ALL BEING LOCATED IN U.S. SURVEY 3206, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ALONG HIDDEN FOREST LANE, EAST OF STATE ROUTE 109; THEREBY TRANSFERRING A 0.23 ACRE AREA BETWEEN THESE ADJOINING PROPERTIES. *Recommended by the Department of Planning (First Reading) (Ward Six)*

A motion was made by Council Member Bowlin, seconded by Council Member Manton, for the first reading of Bill #2084. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2084 was read for the first time by title only.

BILL #2085 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI APPROVING A RECORD PLAT, TRUST INDENTURE, GENERAL WARRANTY DEED, AND CASH DEPOSIT AGREEMENTS, WHICH PROVIDE THE NECESSARY GUARANTEES FOR REQUIRED SUBDIVISION IMPROVEMENTS; ALL FOR AN EIGHT (8) LOT RESIDENTIAL SUBDIVISION UPON ON A SIX (6) ACRE PARCEL OF GROUND THAT IS LOCATED IN SECTION 7, TOWNSHIP 44 NORTH, RANGE 4 EAST, IN THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI; AND, MORE SPECIFICALLY, SITUATED ON THE NORTH SIDE OF OLD STATE ROAD, SOUTH OF RIDGE ROAD, HEREAFTER TO BE KNOWN AS THE “OLD STATE PLACE” SUBDIVISION. *Recommended by the Department of Planning (First Reading) (Ward Seven)*

A motion was made by Council Member Levitt, seconded by Council Member Stine, for the first reading of Bill #2085. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2085 was read for the first time by title only.

BILL #2086 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH J. M. MARSCHUETZ CONSTRUCTION COMPANY FOR CITY-WIDE CONCRETE STREET AND SIDEWALK REPLACEMENT, INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS. *Recommended by the Administration/Public Works Committee (First Reading) (Wards – All)*

A motion was made by Council Member Dodwell, seconded by Council Member Cox, for the first reading of Bill #2086. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2086 was read for the first time by title only.

BILL #2087 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH H. R. GREEN, INC. FOR THE DEVELOPMENT OF CONSTRUCTION PLANS AND SPECIFICATIONS FOR A ROUNDABOUT AT THE INTERSECTION OF MISSOURI ROUTE 109 AND THE EASTBOUND RAMPS TO AND FROM MISSOURI ROUTE 100, WITHIN THE CITY OF

WILDWOOD. Recommended by the Administration/Public Works Committee (First Reading) (Wards One and Eight)

A motion was made by Council Member Garritano, seconded by Council Member Goodson, for the first reading of Bill #2087. A voice vote was taken with an affirmative result and the motion was declared passed (McCutchen voted Nay). Bill #2087 was read for the first time by title only.

RESOLUTION (S)

RESOLUTION #2015-05 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A CONTRACT WITH SWT (LANDSCAPE ARCHITECTS) FOR SERVICES RELATING TO THE COMPLETION OF THE ENGINEERING PLANS AND BID SPECIFICATIONS FOR A SECOND PEDESTRIAN BRIDGE OVER STATE ROUTE 100, EAST OF STATE ROUTE 109. (Wards Five and Eight)

A motion was made by Council Member McCutchen, for the reading of Resolution #2015-05, which motion was seconded by Council Member Bertolino. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Resolution #2015-05 was read into the record. A voice vote was taken for the approval of Resolution #2015-05 with a unanimous affirmative result.

OTHER

RECEIVE & FILE (S)

P.Z. 3, 4, 5 and 6-14 Wildwood Trail Subdivision - Approval of the Site Development Plan (SDP), Landscape Plan, Public Space Plan, and other related items to allow for the development of this twenty (20) lot, single-family residential subdivision, with common ground and public space areas. (Ward Eight)

Director of Planning Vujnich stated the Site Plan Subcommittee of the Planning and Zoning Commission considered the submitted plans and believed them to be in compliance with the site-specific ordinance governing the property and the City's Zoning Ordinance and Subdivision and Development Regulations. Director of Planning Vujnich stated the Site Plan Subcommittee supported the approval of this complement of plans, thereby allowing the Department of Planning to sign and release them. Director of Planning Vujnich stated the Architectural Review Board would be reviewing the elevations and materials of the proposed dwelling units at their next meeting.

CONTINUED FROM WORK SESSION

**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 that over the last (2) weeks the installation of the bridge structure over Bonhomme Creek was completed as well as work getting started on the pavilion and related use area. Director of Planning Vujnich stated the Department had received one (1) change order request over the past two (2) weeks. Director of Planning Vujnich stated the change order included a deduction for the elimination of two (2)

column footings and foundation changes to the pavilion (-\$3,317.00), with the addition of an electronic locking system for the restrooms (+\$3,312.80). Director of Planning Vujnich stated the amount of the change order was \$4.20. Director of Planning Vujnich stated the Department had begun the initial planning for the development of Phase Two of the community park project and presented some preliminary information to the Planning/Economic Development/Parks Committee. Director of Planning Vujnich stated the total to-date spent on the project was \$1,634,821.75.

Master Plan Update Process (Wards – All)

Director of Planning Vujnich stated the Master Plan Update Committee discussed a list of considerations with the request from the Department to provide input on each of them. Director of Planning Vujnich briefly reviewed those items and the decisions made in regard to each of them.

Update on Celebrate Wildwood Event, including Art Festival and 20th Anniversary Activities (Wards – All)

Director of Planning Vujnich stated the Committee and other volunteers had been working on the preliminary schedule for the three (3) day event at the end of August, specifically the 28th, 29th, and 30th. Director of Planning Vujnich stated the proposed schedule was being provided to the City Council for their review and input.

Policy on the Allocation of Public Funds to City-Wide Organizations (Wards – All)

Director of Planning Vujnich stated the Committee reviewed at least two (2) “draft” versions of this policy before favorably acting upon the draft provided to the City Council for their consideration. Director of Planning Vujnich stated the Committee significantly amended the original draft to reach its consensus.

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

Administration/Public Works

Solid Waste License Agreement Extension (Wards – All)

City Administrator Thomas stated the Administration/Public Works Committee was recommending an additional three (3) year extension of the current Solid Waste License Agreement with Meridian Waste Service with the option of authorizing three (3) additional years.

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

OTHER

A motion was made by Council Member Stine, seconded by Council Member Bowlin, to authorize the City Administrator to work with the appropriate people to draft an official letter to congressional delegation expressing the city’s concerns with the Strecker Forest site. A voice vote was taken with a

unanimous affirmative result and the motion was declared passed.

ADJOURNMENT

A motion was made by Council Member Cullinane, seconded by Council Member Baugus, 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 8:47 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, FEBRUARY 9, 2015
6:00 P.M.**

Present	Absent
Stine	McGowen
Levitt	DeHart
McCutchen	Sewell
Bertolino	
Cullinane	
Baugus	
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 Dodwell, 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].

A roll call vote was taken with the following results:

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

Nays – None

Absent – McGowen, DeHart and Sewell

Whereupon Mayor Woerther declared the motion passed.

A motion was made by Council Member Baugus, seconded by Council Member Marshall, to go out of Executive Session at 7:20 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 – Stine, Levitt, McCutchen, Bertolino, Cullinane, Baugus, Goodson, Garritano, Bowlin, Cox, Dodwell, Marshall and Manton

Nays – None

Absent – McGowen, DeHart and Sewell

Whereupon Mayor Woerther declared the motion passed.

CITY ADMINISTRATOR DISCUSSION ITEMS

Engagement of Consultant for Survey Services in Association with 2015 Master Plan Update (Wards – All)

Director of Planning Vujnich stated the Master Plan Update Committee discussed mail and internet surveys as a component of the city's public outreach effort. Director of Planning Vujnich stated the surveys would be used to reach residents and property owners of Wildwood or other individuals who conduct business here on a day-to-day basis, any of whom may have an opinion or insight about the Master Plan. Director of Planning Vujnich stated the Department of Planning requested a proposal from Dr. Terry Jones, who is facilitating the Master Plan meetings, and his partner for this survey service and the total of the two (2) instruments would be twenty-seven thousand four hundred dollars (\$27,400.00). Director of Planning Vujnich stated the Department considered many factors and was requesting the City Council's support of the following: that the proposal for the overall survey be limited to the web-based type; that the internet survey process include a mailing to all households advising residents of its availability; that the city not proceed forward with the mail survey; and that the Department be authorized to provide this information to the volunteer Committee at the February 19, 2015 public input session and then prepare the needed legislation for City Council's consideration at its meeting on February 23, 2015 for the web-based survey component only.

Discussion was held regarding the following: what is the difference between direct mail and web survey; postcard will say to take the survey on the website.

A motion was made by Council Member Dodwell, seconded by Council Member Baugus, to authorize the Department of Planning to proceed. A voice vote was taken with a unanimous affirmative result and the motion was declared 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 was recently advised by Wisper ISP that both of the original pilot program poles located in the Babler Forest Subdivision (Ward One) had experienced substantial damage from woodpeckers, to the point that its service personnel would not climb them. Director of Planning Vujnich stated the Department would like to have an engineer inspect the poles before moving forward with a recommendation. Director of Planning Vujnich stated if their condition is as described, which would be a substantial charge to the City, it could be addressed via the 2015 Capital Improvement Program's budget, which was fifty thousand dollars (\$50,000.00). Director of Planning Vujnich stated the Department was still waiting for the requested information from Wisper ISP on its testing program of the new equipment. Director of Planning Vujnich stated 259 households currently receive service from one (1) of the two (2) providers.

ADJOURNMENT

Work Session was adjourned at 7:27 p.m.