



WILDWOOD

CITY OF WILDWOOD
JULY 8, 2019 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 7:00 P.M.

A roll call was taken, with the following results:

Present at Roll Call:

Mayor Jim Bowlin
Council Member Niles Stephens
Council Member Jon Bopp
Council Member Dave Bertolino
Council Member Katie Dodwell
Council Member Kenneth E. Remy
Council Member Lauren Edens
Council Member Larry Brost
Council Member Tim Woerther
Council Member Cheryl Jordan
Council Member Debra Smith McCutchen
Council Member Steve Taylor
Council Member Don Bartoni
Council Member John Gragnani

Absent:

Council Member Crystal McCune *arrived at 7:15 pm*
Council Member Joe Garritano
Council Member Kevin Dillard

Also present:

Mr. Joe Vujnich, Director of Planning and
Parks/Co-Interim City Administrator
Mr. Rick Brown, Director of Public Works
Mr. John Young, City Attorney
Ms. Kathy Arnett, Assistant Director of Planning
and Parks

PLEDGE OF ALLEGIANCE

Mayor Bowlin led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the June 24, 2019 City Council meeting were submitted for approval. A motion was made by Council Member Edens, seconded by Council Member McCutchen, to approve the minutes of the June 24, 2019 City Council meeting. A voice vote was taken with an affirmative result and the motion was declared passed. Council Member Bartoni abstained.

PUBLIC PARTICIPATION

Public Participation and Hearing Procedures

Tom Smith, 17221 Portland Crest Court, Ward One, noted he reviewed the May 28, 2019 City Council meeting and wanted to bring to the attention of the City Council a violation he noted. Violations to 125.050 and 125.060. At time of appointment of Watershed Erosion Task Force, Council Member Taylor voted to appoint his wife to Committee, which is a violation. Per Code he should forego his office as Council Member. Mr. Smith will submit an official complaint regarding the violation for review by the Board of Ethics.

Steve Krumrey, 16223 Surfview Court, Ward Seven, noted he is a member of the Lake Chesterfield Homeowners Association and requested a status on the receipt of bids on the dam's engineering work, so they can proceed with their work necessary to be completed in the lake.

Dave Williams and Kate Dozier, 2 of 3 trustees in Nantucket Subdivision, Ward Seven, noted their concerns with fireworks being set off within neighborhoods. Some issues they have dealt with have been a home in their subdivision burn to the ground due to fireworks and neighbor issues dealing with PTSD. Request of the City if there is a way to help families who have individuals suffering from PTSD.

Officials' Responses – Director Vujnich responded to the question regarding the dam analysis in Lake Chesterfield. He noted a firm had been contacted to discuss further evaluation of the dam in the area of Pierside Lane. Received a proposal of approximately \$60,000. This amount of money was not budgeted in this fiscal year, so evaluation by City Team Members regarding how to fund is underway.

MAYOR ANNOUNCEMENTS AND APPOINTMENTS

Announcements – None

Swearing-In Ceremony – A ceremonial swearing in was completed of Don Bartoni to the office of Council Member, since he was officially sworn in during Work Session.

Appointments -

Municipal Judge Reappointment – Rick Brunk –Term Ending June 2021

A motion was made by Council Member Bopp, seconded by Council Member Dodwell, to approve the reappointment of Rick Brunk as Municipal Judge. A voice vote was taken with an affirmative result and the motion was declared passed.

Cindy Deppeler – Planning and Zoning Commission Reappointment - (Ward Five) – Term Ending June 2024

A motion was made by Council Member McCutchen, seconded by Council Member Bertolino, to approve the reappointment of Cindy Deppeler to the Planning and Zoning Commission. A voice vote was taken with an affirmative result and the motion was declared passed.

Carol Simpson – Planning and Zoning Commission Reappointment - (Ward Six) – Term Ending June 2024

A motion was made by Council Member Jordan, seconded by Council Member Bopp, to approve the reappointment of Carol Simpson to the Planning and Zoning Commission. A voice vote was taken with an affirmative result and the motion was declared passed.

William Ritter – Architectural Review Board Reappointment - (Ward Six) – Term Ending June 2022

A motion was made by Council Member Jordan, seconded by Council Member Bopp, to approve the reappointment of William Ritter to the Architectural Review Board. A voice vote was taken with an affirmative result and the motion was declared passed.

Andrew Bolazina - Board of Adjustment, Alternate, Reappointment - (Ward Four) – Term Ending June 2021

A motion was made by Council Member Dodwell, seconded by Council Member Taylor, to approve the reappointment of Andrew Bolazina to the Board of Adjustment. A voice vote was taken with an affirmative result and the motion was declared passed.

Appointment of Larry Brost to the Administration/Public Works Committee

A motion was made by Council Member Gragnani, seconded by Council Member Edens, to approve the appointment of Larry Brost to the Administration/Public Works Committee. A voice vote was taken with an affirmative result and the motion was declared passed.

Appointment of Larry Brost to the Economic Development Committee

A motion was made by Council Member Dodwell, seconded by Council Member Jordan, to approve the appointment of Larry Brost to the Economic Development Committee. A voice vote was taken with an affirmative result and the motion was declared passed.

Appointment of Lauren Edens to the Administration/Public Works Committee

A motion was made by Council Member Bartoni, seconded by Council Member Jordan, to approve the appointment of Lauren Edens to the Administration/Public Works Committee. A voice vote was taken with an affirmative result and the motion was declared passed. Council Member Edens abstained.

Appointment of Don Bartoni to the Planning and Parks Committee

A motion was made by Council Member Gragnani, seconded by Council Member Edens, to approve the appointment of Don Bartoni to the Planning and Parks Committee. A voice vote was taken with an affirmative result and the motion was declared passed. Council Member Bartoni abstained.

Appointment of Larry Brost to the Rural Internet Access Committee as Council Liaison

A motion was made by Council Member Jordan, seconded by Council Member Gragnani, to approve the appointment of Larry Brost to the Rural Internet Access Committee as Council Liaison. A voice vote was taken with an affirmative result and the motion was declared passed. Council Member Brost abstained.

PUBLIC HEARING –

- A. P.Z. 2-19 Doug Gray, 16709 Westglen Farms Drive, Wildwood, Missouri, 63011, c/o Straight Up Solar, Valerie A. Corey, 10330 Page Industrial Boulevard, St. Louis, Missouri 63132 – A request for a Conditional Use Permit (CUP) in the R-1A 22,000 square foot Residence District and R-3 10,000 square foot Residence District, with Planned Environment Units (PEU) (Street Address: 16709 Westglen Farms Drive/Locator Number: 23V631055), for the installation of roof-mounted solar panels, which are to be so situated on the dwelling as to be visible from an adjoining roadway. This request is to be reviewed in accordance with Chapter 415.120 R-1A 22,000 square foot Residence District and Chapter 415.140 R-3 10, 000 square foot Residence District Regulations of the City of Wildwood Zoning Ordinance, which establishes standards and requirements for the installation of solar panels. The requested permit is required due to the panels' placement on the front facing area of the dwelling's roof. The purpose of this hearing is to gain testimony and information regarding the action of the Planning and Zoning Commission relative to the above-referenced request for a Conditional Use Permit (CUP), which it granted, but with certain conditions. City Council exercised its power of review of the Commission's action, at the request of the petitioner, to address language in the permit relating to tree preservation. (Ward Five)

Director Vujnich noted the public hearing had been postponed at a previous City Council meeting for the Ward Five representatives to meet with the subdivision trustees. Council Member Bertolino noted he discussed the request with the trustees and the property owner and then requested the requirement for the trees' retention be eliminated from the proposed Conditional Use Permit.

A motion was made by Council Member Bertolino, seconded by Council Member Taylor, to prepare a resolution which would grant the Conditional Use Permit without the requirement for the trees' retention.

Discussion was then held regarding the following: the trees are not grand trees; the ability of the City to plant trees in the right-of-way in replacement, if they are removed; the tree retention was to address neighbors' concerns; the lack of replacement requirement, since not grand trees; the lack of screening in Fall and Winter since the trees are deciduous; the concern of some members with overriding the decision of the Planning and Zoning Commission; and the question of a similar request on Rainforest Drive, which the Department will review and provide information on at the next meeting.

A roll call vote was taken the following results:

Ayes – Stephens, Bopp, Bertolino, Dodwell, Remy, Edens, Brost, McCutchen, Taylor, Bartoni, Gragnani

Nays – McCune, Woerther, Jordan

Absent – Garritano, Dillard

Abstain – None

Whereupon Mayor Bowlin declared the motion passed.

- B. P.Z. 4-19 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040 – A request to consider possible amendments to the City of Wildwood’s Zoning Ordinance – Chapter 415.380 Miscellaneous Regulations – which would address certain issues and concerns relating to hotels, motels, and similar types of uses, specifically regarding guest vehicles and the identification of them relative to their parking and/or storage in conjunction with these activities. (Wards – All)

Director Vujnich requested a postponement for two (2) weeks.

A motion was made by Council Member Woerther, seconded by Council Member McCune, to postpone for two (2) weeks. A voice vote was taken with an affirmative result and the motion was declared passed.

UNFINISHED BUSINESS - None

NEW BUSINESS

BILL #2482 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDWOOD APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) EXISTING PARCELS OF GROUND, KNOWN AS LOT 12 OF SPICEWOOD FARMS – PLAT 2 – [PLAT BOOK 189, PAGE 71] AND LOT A OF LOT SPLIT PLAT, BOTH OF WHICH ARE LOCATED IN U.S. SURVEY 459 AND 1956 [PLAT BOOK 356, PAGE 647] SECTIONS 17 AND 18, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND, MORE SPECIFICALLY, SITUATED WEST SIDE OF OLD SLAVE ROAD, NORTH OF WILD HORSE CREEK ROAD, FOR THE PURPOSES OF RECONFIGURING THE COMMON BOUNDARY LINE BETWEEN THEM BY TRANSFERRING APPROXIMATELY ONE (1) ACRE FROM LOT A TO LOT 12 (HEREAFTER SPICEWOOD FARMS BOUNDARY ADJUSTMENT PLAT), ALL BEING IN ACCORDANCE WITH THE CITY’S SUBDIVISION AND DEVELOPMENT REGULATIONS. *Recommended by the Department of Planning* (First Reading) (Ward - One)

Direct Budgetary Impact: None

A motion was made by Council Member Gragnani, seconded by Council Member Brost, for the first reading of Bill #2482. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2482 was read for the first time by title only.

A motion was made by Council Member Gragnani, seconded by Council Member Brost, for the second reading of Bill #2482. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2482 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2482 with the following results:

Ayes – Stephens, McCune, Bopp, Bertolino, Dodwell, Remy, Edens, Brost, Woerther, Jordan, McCutchen, Taylor, Bartoni, Gragnani

Nays – None

Absent – Garritano, Dillard

Abstain – None

Whereupon Mayor Bowlin declared Bill #2482 approved and it became **ORDINANCE #2482**.

RESOLUTIONS – None

MISCELLANEOUS –

ADJOURNMENT

A motion was made by Council Member McCune, seconded by Council Member Dodwell, 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; the meeting was adjourned at 7:53 p.m.

Approved this _____ day of _____, 2019.

James R. Bowlin, Mayor

ATTEST:

Deputy City Clerk

DRAFT

COUNCIL WORK SESSION MINUTES COUNCIL CHAMBERS

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

MONDAY, JULY 8, 2019
6:00 P.M.

<u>Present</u>	<u>Absent</u>
Bowlin	
Stephens	
McCune	x
Bopp	
Bertolino	
Dodwell	
Remy	
Edens	
Brost	
Garritano	x
Woerther	
Jordan	
McCutchen	
Taylor	x
Dillard	x
Bartoni	
Gagnani	

MAYOR'S COMMENTS AND ANNOUNCEMENTS

Mayor Bowlin requested if there were any objections to swearing in Mr. Bartoni as Council Member for Ward Two, so he could participate in the entire evening's proceedings. There was no objection.

Co-Interim City Administrator Joe Vujnich then swore Mr. Bartoni into the office of Council Member.

FOR INFORMATION

Council Member McCutchen questioned if Taylor Road should be an arterial road, instead of a collector, as noted in the 3rd Whereas of the ordinance accepting its ownership.

Council Member Jordan questioned City Attorney Young regarding Meridian Waste, noting she had heard from multiple neighborhoods in Ward Six regarding missed pickups and asked what action could be taken against Meridian. City Attorney Young noted actions have been discussed in closed session and he will convene with Team Members for an update and to ensure all appropriate actions are being taken.

Mayor Bowlin requested the item be put on the next City Council meeting agenda for discussion, along with a report of what has been done and the status of service throughout the City.

Administration

New Microphones in Council Chambers

Mayor Bowlin stated a memorandum had been provided for the City Council's review and asked if there were any comments or questions.

Update on First Floor Women's Restroom (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.

Department of Planning and Parks

Community Park – Phase III Update (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.

Historic Preservation Commission

Final Review of Display Banner for Historic Communities Overview Map (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.

Update on 2019 Work Program of the City's Historic Preservation Commission (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.

Rural Internet Access Committee

Rural Internet Access Update (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 (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.

Council Member Dodwell inquired about a microphone for every member on at the dais. Joe Vujnich and Julian Jacquin to provide a status update by the next council meeting.

FOR ACTION

Manchester Road (Route 66) Dedication from State of Missouri (Wards – All)

Director of Planning Vujnich noted correspondence had been received from the Area Engineer with the Missouri Department of Transportation (MoDOT) noting the right-of-way of Manchester Road had never been transferred to St. Louis County for ownership, instead only a maintenance agreement had been in place. MoDOT questioned if the City would be interested in taking over ownership.

Director Vujnich then noted Manchester Road is the original Route 66, so the matter was considered by the City's Historic Preservation Commission, which endorsed the acceptance of the roadway by the City.

A motion was made by Council Member Woerther, seconded by Council Member Dodwell, to draft legislation for the City to take ownership of the Manchester Road right-of-way.

EXECUTIVE [CLOSED] SESSION: Lease, Purchase or Sale of Real Estate [RSMO 610.021 (2) 1994]

A motion was made by Council Member Gragnani, seconded by Council Member Jordan, to go into Executive Session at 6:14 p.m. with regards to Lease, Purchase or Sale of Real Estate [RSMO 610.021 (2) 1994].

A roll call vote was taken with the following results:

Ayes – Stephens, Bopp, Bertolino, Dodwell, Remy, Edens, Brost, Woerther, Jordan, McCutchen, Bartoni, Gragnani

Nays – None

Absent – McCune, Garritano, Taylor, Dillard

Abstain – None

Whereupon Mayor Bowlin declared the motion passed.

A motion was made by Council Member McCutchen, seconded by Council Member Dodwell, to go out of Executive Session at 6:24 p.m. with regards to Lease, Purchase or Sale of Real Estate [RSMO 610.021 (2) 1994].

A roll call vote was taken with the following results:

Ayes – Stephens, Bopp, Bertolino, Dodwell, Remy, Edens, Brost, Woerther, Jordan, McCutchen, Bartoni, Gragnani

Nays – None

Absent – McCune, Garritano, Taylor, Dillard

Abstain – None

Whereupon Mayor Bowlin declared the motion passed.

MISCELLANEOUS – None

ADJOURNMENT

A motion was made by Council Member Gragnani, seconded by Council Member Stephens, to adjourn Work Session at 6:26 p.m. A voice vote was taken with an affirmative result and the motion was declared passed.

DRAFT