

**City of Wildwood, Missouri**  
**Record of Proceedings**



**WILDWOOD**

**Town Center Update Team Meeting**

Wednesday, October 7, 2020

Wildwood City Hall, 16860 Main Street, Wildwood, Missouri  
63040

**Meeting #21 Minutes**

The Town Center Update Team meeting was called to order by Chair Loyal, at 6:30 p.m., on Wednesday, September 30, 2020, via 'Zoom Webinar Platform' and broadcast on the City of Wildwood's YouTube Channel, from Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

**I. Welcome and Opening Remarks by Chair Loyal and Pledge of Allegiance**

Chair Loyal welcomed the Team Members to the meeting and thanked them for their attendance. Thereafter, Chair Loyal led the attendees in the Pledge of Allegiance. He requested roll call be taken, and then asked Dr. Jones to please begin the moderation of the meeting.

Roll Call was taken, with the following results:

Present Team Members: Curtis, Rowton, Lux, Risdall, Broyles, Hood, Loyal, Kohn, Helfrey, Lee, Hoffmann, and Council Members McCutchen and Gillani.

Absent: Team Members Edwards, Weiss, Marion, Sedlak, and Hoffmann

Staff in attendance: Director of Planning Vujnich, Assistant Director of Planning Arnett, Planner Newberry, and Economic Development Manager Julian Jacquin.

**II. Review and Action on Draft Minutes from September 30, 2020 Team Meeting**

Dr. Jones questioned if there were any comments or modifications from the Team Members regarding the minutes of the September 30, 2020 Meeting. Being none, Dr. Jones declared the minutes approved by consensus.

**III. Public Comments and Input**

None

**IV. Explanation of Meeting Materials by Department of Planning and Parks**

Director Vujnich provided a brief explanation of the items in the packet, as they relate to tonight's agenda items that are scheduled for discussion.

Chair Loyal noted his request to add an item for discussion relative to the Team's decisions on Ackerley Place and Latitude N38. Hearing no objections, Dr. Jones added the item to the agenda by consensus.

## **Discussion on Team's Actions Regarding Ackerley Place and Latitude N38**

Chair Loyal questioned if the Town Center Update Team's actions on these two (2) petitions should be included in the public input being gathered, or excluded, because both have already proceeded with their zoning processes at City Council. Discussion was held regarding this action and concluded with consensus from the Team to have Department staff report to the City Council this group's recommendation, but not to include them as questions in the public input survey. Discussion was also held regarding the Team's decision not to change to the plan's land use designation of the parcels of ground owned by St. Luke's, which are located on the northeast corner of State Route 109 and State Route 100, but it should still be included as part of the public input process.

**A motion was made by Member Loyal, seconded by Member McCutchen, to include a question in the public input survey relative to no action taken to modify the Regulating Plan designation on the St. Luke's Hospital parcels of ground.**

**A roll call vote was taken with the following results:**

**Aye – Members Curtis, Rowton, Lux, Risdall, Broyles, Hood, Loyal, Helfrey, Lee, McCutchen, and Gillani.**

**Nay – Kohn**

**At the conclusion of the vote, Dr. Jones declared the motion approved.**

## **V. Discussion on Public Input Process**

Director Vujnich provided an overview of the proposed public input process, which would be entirely virtual. Assistant Director Arnett provided an overview of the materials to be used, including the City's website and an introductory video to be created by Staff. Economic Development Manager Jacquin explained the maps to be made to tell the Town Center story visually. Planner Newberry noted the process is similar to what was successfully implemented for the first phase of public input on the Village Green.

Member Kohn left the meeting.

Discussion was then held regarding the following: the desire to provide the materials in advance to the Team Members for their review; the goal of the public input process to gauge resident opinions on the proposed changes; the support of mailing a postcard to every household, not just a select group; the concern for gathering input from all residents, especially those citizens on the periphery of the City; the need to explain in the introductory video why there is a Town Center, how the Town Center prevents infiltration of other uses throughout the City, and how its allowance for commercial uses protects all of Wildwood; the need for specific information on the postcard that is mailed, including dates for input and ways to respond; and a request for a list of the major objectives of the public input process.

**A motion was made by Member Helfrey, seconded by Member Broyles, to proceed forward with the guidelines provided in the memorandum for the public input process.**

**A roll call vote was taken with the following results:**

**Aye – Members Curtis, Rowton, Lux, Risdall, Broyles, Hood, Loyal, Helfrey, Lee, McCutchen, and Gillani.**

**Nay – None**

At the conclusion of the vote, Dr. Jones declared the motion approved.

**VI. Final Public Comments and Input from Team Members**

None

**VII. Other Items of Interest**

None

**VIII. Next Meeting Date – Tuesday, December 8, 2020 at 6:30 p.m.**

Consensus was reached to retain December 8<sup>th</sup> for the final meeting.

**IX. Closing Remarks and Adjournment by Chair Loyal**

There being no further business to conduct, Team Member Hood motioned to adjourn, which was seconded by Team Member Rowton. Upon a voice vote, Dr. Jones declared the meeting adjourned at 7:16 p.m.