

**COUNCIL WORK SESSION MINUTES  
COUNCIL CHAMBERS**

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

**Monday, April 12, 2021  
5:00 P.M.**

	<b>Present</b>	<b>Absent</b>
Bowlin	X	
Garritano	X	
Flaschar	X	
Jakcsy	X	
Bertolino	X	
Dodwell	X	
Nyhan	X	
Bartoni*	X	
Brost	X	
Clark	X	
Edens*	X	
Remy* (arrived 5:59 pm)	X	
Farmer*	X	
Gillani	X	
McCune*	X	
Rambaud	X	
McCutchen	X	

\* via video conference

**MAYOR’S COMMENTS AND ANNOUNCEMENTS**

Mayor Bowlin asked if the Council had any objection to his comment regarding Waste Connections in the recent Mayor’s Report.

**FOR INFORMATION**

**Rural Internet Access Committee**

**Updates on Rural Internet Access Issues (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.

## Wildwood Celebration Commission

### **Update on Planned 2021 Wildwood Celebration Event (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

### **Code Enforcement Update – Recent Issues and Trends (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.

## Economic Development Committee

### **Wildwood Business Discounts for Cyclers and Walkers (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.

### **2021 Update to Economic Development Guide - Meeting #3 (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.

### **Economic Development Manager's Report (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.

### **"Visit Wildwood" Tourism Campaign 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.

Discussion was held regarding the following: distribution of printed piece, campaign audience, and assessing the campaign's success

## Department of Public Works

### **Strecker Road Sidewalk Project (Wards Two and Four)**

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

Discussion was held regarding the following: reason for environmental testing, new owner of the Callahan site, stop work order sign on the Callahan site, easements for 162 and 210 Strecker Road, sidewalk overlay, soil sampling and environmental testing, and Council authorizing environmental sampling and testing.

### **Increased Contract Authorization for Evergreen Forest Curb Replacement Project (Ward Five)**

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 Public Works and Department Planning

### **Update on Birch Forest Drive Turnaround (Ward Five)**

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

## Administration/Public Works Committee

### **Waste Connections Contract Renewal (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.

## FOR ACTION

## Department of Planning

### **The Reserve at Wildwood (Ward One)**

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

Discussion was held regarding the following: work done by Davey Resource Group, work to be done by Dr. Hammer, delay in completing work by consultants, using additional consultants, and effect of Payne Family Homes' change of ownership.

A motion was made by Council Member Dodwell, seconded by Council Member Garritano, to postpone action on The Reserve at Wildwood to the next City Council meeting. A voice vote was taken with an affirmative result and the motion was declared passed.

## Historic Preservation Commission

### **Champions of History Program – Recognition of Individuals for Service to the City (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.

Discussion was held regarding the following: recognizing Historic Preservation Commissioners, appearance of recognizing only the chair, vice-chair, and secretary on one commission, recognizing the founders of Wildwood, and deferring this item to the Planning and Parks Committee.

A motion was made by Council Member Dodwell, seconded by Council Member Jakcsy, to refer the Champions of History Program to the Planning and Parks Committee with a report at the second City Council meeting in May. A voice vote was taken with an affirmative result and the motion was declared passed.

## Department of Administration

### **2021-2025 Strategic Planning – Phase II and III (Wards – All)**

#### **Review of Strategic Plan Goals and Sub-Goals**

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

Discussion was held regarding the following: completion dates for strategic plan goals and sub-goals, projects moved further out for completion, prioritization and funding for Green Pines Park trail, and sidewalks and paths near Green Pines Park.

### **Funding Source Discussion**

Discussion was held regarding the following: possible internet access providers, funding for internet access, communicating and meeting with legislative representatives, and moving forward with internet access while managing risks and preserving options for the City regarding funding.

### **Recommendation Regarding Desired Funding Option for Repairs and Restoration of Certain Locations in the Identified Watershed Areas (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.

Discussion was held regarding the following: funding options discussed by the Planning and Parks Committee, Watershed Erosion Task Force and Economic Development Committee, parks and stormwater sales tax as a funding option, funding provided by the City, educating the public, and duration and amount of the sales tax.

A motion was made by Council Member Remy, seconded by Council Member Bertolino, for legislation to be prepared for the April 26, 2021 City Council meeting to propose a ½-cent parks and stormwater sales tax on the November 2021 ballot.

Discussion was further held regarding the following: vote on the sales tax by the Planning and Parks Committee, informing residents where sales tax funds would go, delaying placing the sales tax on the November 2021 ballot, approval of an ordinance by the City Council, effect of watershed and erosion problems, citizens and entities campaigning for the sales tax, the City not promoting political issues, committing to a sales tax while needing to fund internet access, receiving revenue through online sales taxes, overwhelming citizens with taxes, prioritizing internet access over erosion, citizens wanting erosion issues fixed, work done by the Watershed Erosion Task Force Education Subcommittee, looking at other options before requesting more funding, no sunset clauses for taxes that fund projects, wasting taxpayer money, and ballot certification deadline.

A motion was made by Council Member McCune, seconded by Council Member Bartoni, to suspend the rules and allow Council Member Remy to speak for a third time. A roll call vote was taken on the motion with the following results: Ayes – Garritano, Flaschar, Jakcsy, Bertolino, Dodwell, Nyhan, Bartoni, Brost, Clark, Edens, Farmer, Gillani, McCune, Rambaud, and McCutchen

Nays – None

Abstain – Remy

Absent – None

Whereupon Mayor Bowlin declared the motion approved.

Discussion was further held regarding the following: funding sources other than a sales tax, Metropolitan St. Louis Sewer District repair responsibilities, estimated cost to mitigate watershed and erosion issues, and how Wildwood compared to other cities in sales tax rates.

A motion was made by Council Member McCutchen, seconded by Council Member Garritano, to postpone legislation on a ½-cent parks and stormwater sales tax proposal until: the City Council could be educated on information developed by the Watershed Erosion Task Force Education Subcommittee and how that information would be distributed to the public, and to specify plans in order to be understood fully for the ballot.

Discussion was further held regarding the following: having more information on internet access than erosion.

A roll call vote was taken on the motion to postpone with the following results:

Ayes – Flaschar, Jakcsy, Brost, Clark, Gillani, Rambaud, McCutchen, and Garritano

Nays – Bertolino, Dodwell, Nyhan, Bartoni, Edens, Remy, Farmer, and McCune

Abstain – None

Absent – None

Whereupon Mayor Bowlin declared the vote a tie. Mayor Bowlin broke the tie by voting no, and declared the motion defeated.

Discussion was further held regarding the following: funding from the American Rescue Plan Act.

A roll call vote was taken on the main motion with the following results:

Ayes – Jakcsy, Bertolino, Dodwell, Nyhan, Bartoni, Clark, Edens, Remy, Farmer, McCune, Rambaud, McCutchen, and Flaschar

Nays – Brost, Gillani, and Garritano

Abstain – None

Absent – None

Whereupon Mayor Bowlin declared the motion approved.

#### **MISCELLANEOUS**

None.

#### **ADJOURNMENT**

A motion was made by Council Member Flaschar, seconded by Council Member Brost, to adjourn the Work Session at 7:03 p.m. A voice vote was taken with an affirmative result and the motion was declared passed.



# WILDWOOD

**CITY OF WILDWOOD**  
**APRIL 12, 2021 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 7:09 P.M.

A roll call was taken, with the following results:

**Present at Roll Call:**

Mayor Jim Bowlin  
Council Member Joe Garritano  
Council Member Dan Flaschar  
Council Member Rob Jakcsy  
Council Member Dave Bertolino  
Council Member Katie Dodwell  
Council Member Tracey Nyhan  
Council Member Don Bartoni\*  
Council Member Larry Brost  
Council Member Teresa Clark  
Council Member Lauren Edens\*  
Council Member Kenneth Remy\*  
Council Member Joe Farmer\*  
Council Member Michael Gillani  
Council Member Crystal McCune\*  
Council Member Rob Rambaud  
Council Member Debra Smith McCutchen

**Absent:**

None

**Also present:**

Mr. Joe Vujnich, Director of Planning and Parks\*  
Mr. Rick Brown, Director of Public Works\*  
Mr. John Young, City Attorney  
Ms. Megan Eldridge, City Clerk  
Mr. Steve Cross, City Administrator  
Mr. Julian Jacquin, Economic Development Manager

\*via video conference

## **PLEDGE OF ALLEGIANCE**

Mayor Bowlin led the Pledge of Allegiance.

## **APPROVAL OF MINUTES**

The minutes of the March 22, 2021 City Council meeting were submitted for approval. A motion was made by Council Member Clark, seconded by Council Member Flaschar, to approve the minutes of the March 22, 2021 City Council meeting. A voice vote was taken with an affirmative result and the motion was declared passed.

## **PUBLIC PARTICIPATION**

### **Public Participation and Hearing Procedures**

Mayor Bowlin reviewed the guidelines for Public Participation and Public Hearing Procedures.

Jane Finnegan, 2517 Rain Forest Drive, congratulated candidates in the recent election. Ms. Finnegan spoke regarding vinyl privacy fences, studies of noise levels at Taylor Road and Route 100, noise issues, and resolving noise issues.

Ryan Leslie, Brookhollow Subdivision, Ward 1, spoke in support for Resolution #2021-12, internet access, and funding for internet access.

### **Officials' Responses**

Mayor Bowlin stated the issue of vinyl privacy fences was dependent on several factors. He requested Mr. Cross look into that issue, as well as Ms. Finnegan's questions on locations effected by the noise study and a berm, and respond to Ms. Finnegan.

Council Member McCutchen stated residents of Ward 5 were heard regarding the sound study and the issue was being addressed.

## **MAYOR ANNOUNCEMENTS AND APPOINTMENTS**

### **Announcements**

#### **2019 Comprehensive Annual Financial Report Award**

Mayor Bowlin recognized the City for receiving the Comprehensive Annual Financial Report Award from the Government Finance Officers Association.

#### **Proclamation – Arbor Day**

Mayor Bowlin read the proclamation for Arbor Day.

#### **Municipal COVID-19 Vaccination Pop-Up Events**

Mayor Bowlin spoke about the possibility of Wildwood being a pop-up COVID-19 vaccination site. He explained an online survey for residents had been posted on the City's website and Facebook page to evaluate the possibility of having a pop-up vaccination site.

Council Member Remy spoke in support of a vaccination event. Council Member Garritano thanked Mayor Bowlin and St. Louis County Council Member Mark Harder for their work on this item.

### **Appointments (see Consent Agenda)**

## **PUBLIC HEARING(S)**

**Caption:** Monarch Fire Protection District, c/o FGM Architects Inc., One Metropolitan Square, Suite 1945, St. Louis, Missouri 63102

**Case Number:** P.Z. 11-20

**Property Owner:** Monarch Fire Protection District

**Applicant:** FGM Architects, Inc.

**Hearing Date:** Monday, April 12, 2021

**Hearing Time:** 7:00 p.m.

**Hearing Location:** City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040

Notice is hereby given that, at its meeting on March 8, 2021, pursuant to Section 415.500(l)(3) of the Code of Ordinances of the City of Wildwood, Missouri (the "City Code") the of the City of Wildwood, Missouri, (the "City Council") exercised its 'Power of Review' of the Planning And Zoning Commission's denial of the request for Conditional Use Permit (CUP) in the NU Non-Urban Residence District for use of certain property generally located on the south side of Wild Horse Creek Road at its intersection with Eatherton Road, with a street address of 18304 Wild Horse Creek Road and 18304 Wild Horse Creek Road and St. Louis County Locator Numbers 19W510215 and 19W510194, as a fire station, with living quarters and associated parking areas. Public sanitary sewer service is planned to be extended to the site. (Ward One)

Director of Planning Vujnich entered the following into evidence: City of Wildwood, Missouri Charter, City of Wildwood, Missouri Zoning Ordinances, file developed and maintained by the department related to P.Z. 11-20, testimonies and exhibits offered during this public hearing, Chapter 410 and Chapter 425, the City's Master Plan. The Monarch Fire Protection District did not object to the admitted evidence.

Director Vujnich provided an overview of the Planning and Zoning Commission's recommendation on P.Z. 11-20.

A presentation of the CUP request was made by: Rick Gans, a member of the Monarch Fire Protection District Board of Directors, Josh Mandell with FGM Architects, Inc., and Assistant Chief Les Crews with the Monarch Fire Protection District.

Discussion was held regarding the following: allowing parties to speak more than 15 minutes.

### **Public Hearing Comments**

Eric Tremayne, 433 Eatherton Valley Road, spoke in opposition to the CUP request.

Mr. Gans cross-examined Mr. Tremayne.

Melina Loggia, 18308 Wild Horse Creek Road, spoke in opposition to the CUP request.

Mr. Gans cross-examined Ms. Loggia.

Director Vujnich and Mr. Gans submitted written briefs.

Discussion was held regarding the following: street view of the proposed site for the requested CUP, postponing a decision by the City Council, need for a new fire station, Proposition F, proposed site location and fire station, water access, traffic and turn radius concerns, and fire stations located near traffic and homes.



A motion was made by Council Member Edens, seconded by Council Member Dodwell, to reverse the Planning and Zoning Commission's decision on P.Z. 11-20.

Discussion was further held regarding the following: data on response times, noise from fire stations, erosion concerns, if the proposed CUP was the best solution, residents being farther from the new station, City requirements for new construction, providing public safety, other locations for a new fire station, weekly calls received by the fire station, traffic assessments, acquiring the subject property before approval of the CUP, existing fire station, speakers at the Planning & Zoning Commission hearing, and approved CUP permit at Orrville Road and Shepard Road.

A roll call vote was taken on the motion with the following results:

Ayes – Bertolino, Dodwell, Nyhan, Bartoni, Brost, Edens, Remy, Gillani, McCune, Rambaud, McCutchen, Garritano, Flaschar, and Jakcsy

Nays – Clark

Abstain – None

Absent – Farmer

Whereupon Mayor Bowlin declared the motion approved.

**UNFINISHED BUSINESS** - None

### **NEW BUSINESS**

**BILL #2605** AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH DJM ECOLOGICAL SERVICES, INC. FOR THE DEVELOPMENT OF A PEDESTRIAN BRIDGE IN THE MANORS AT THE MEADOWS OF CHERRY HILLS, AS INDICATED IN THE BID DOCUMENTS AND SPECIFICATIONS, WHICH INCLUDES THE BASE PROPOSAL ALONG WITH ADD ALTERNATE #1, IN KEEPING WITH THE DOCUMENTATION SUBMITTED BY SUCH IN RESPONSE TO THE CITY'S ADVERTISEMENT IN THIS REGARD. *Recommended by the Planning and Parks Committee (First Reading) (Ward Eight)*

**Direct Budgetary Impact:** None

**Funding Source:** N/A

A motion was made by Council Member Gillani, seconded by Council Member Garritano, for the first reading of Bill #2605. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2605 was read for the first time by title only.

**BILL #2606** AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SECTION THREE OF ORDINANCE #2596 OF THE CITY OF WILDWOOD, MISSOURI, INCREASING THE TOTAL AUTHORIZATION AMOUNT FOR THE CITY-CONTRACTOR AGREEMENT AUTHORIZED PURSUANT TO SAID ORDINANCE #2596 TO ALLOW FOR THE COMPLETION OF WORK ON THE EVERGREEN FOREST CURB REPLACEMENT PROJECT BY FOSTER'S CONCRETE CONSTRUCTION, LLC. *Recommended by the Department of Public Works (First Reading) (Ward Five)*

**Direct Budgetary Impact:** \$43,990.22 (includes \$16,150 in escrow)

**Funding Source:** Road and Bridge Fund and Escrow

A motion was made by Council Member McCutchen, seconded by Council Member Bertolino, for the first reading of Bill #2606. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2606 was read for the first time by title only.

A motion was made by Council Member McCutchen, seconded by Council Member Bertolino, for the second reading of Bill #2606. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2606 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2606 with the following results:

Ayes – Dodwell, Nyhan, Bartoni, Brost, Clark, Edens, Remy, Gillani, McCune, Rambaud, McCutchen, Garritano, Flaschar, Jakcsy, and Bertolino

Nays – None

Abstain – None

Absent – Farmer

Whereupon Mayor Bowlin declared Bill #2606 approved and it becomes Ordinance #2606.

**BILL #2607** AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE ADJUSTMENT OF A CERTAIN BOUNDARY LINE BETWEEN TWO (2) LEGAL LOTS OF RECORD THAT ARE KNOWN AS CAMP WYMAN AND LOT 16 OF PLAT THREE OF THUNDER MOUNTAIN SUBDIVISION, WITH SAID BEING MORE SPECIFICALLY LOCATED AT THE TERMINUS OF THUNDER VALLEY DRIVE, AND WILL THEREBY MODIFY THEM TO ADDRESS AN ENCROACHMENT ISSUE THAT CURRENTLY EXISTS UPON THESE PROPERTIES, ALL TO BE KNOWN HEREAFTER AS “THUNDER MOUNTAIN BOUNDARY ADJUSTMENT PLAT - CAMP WYMAN AND LOT 16.” *Recommended by the Department of Planning (First Reading) (Ward Six)*

Direct Budgetary Impact: None

Funding Source: N/A

A motion was made by Council Member Rambaud, seconded by Council Member Jakcsy, for the first reading of Bill #2607. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2607 was read for the first time by title only.

## **RESOLUTIONS**

**RESOLUTION #2021-12** A RESOLUTION OF THE CITY OF WILDWOOD, MISSOURI, RENAMING THE RURAL INTERNET ACCESS COMMITTEE AS THE INTERNET ACCESS COMMITTEE. *Recommended by the City Council (Wards - All)*

Direct Budgetary Impact: None

Funding Source: N/A

A motion was made by Council Member Flaschar, seconded by Council Member McCutchen, for the adoption of Resolution #2021-12. Resolution #2021-12 was read into the record.

A voice vote was taken for approval of Resolution #2021-12 with an affirmative result and the motion was declared passed.

## **CONSENT AGENDA**

### **Appointments**

Vince Loyal – Board of Public Safety – Ward 8 – Unexpired Term Ending June 30, 2022

Jim Foyil – Rural Internet Access Committee – Ward 1

Council Member McCutchen spoke in support of Mr. Loyal’s appointment.

A motion was made by Council Member Clark, seconded by Council Member Gillani, to approve the consent agenda. A voice vote was taken for approval of the consent agenda with an affirmative result and the motion was declared passed.

**MISCELLANEOUS**

Council Member Bartoni thanked Officer Widdis for his service and recognized the Lafayette Girls Wrestling team who placed second at the state championship with two individual members placing first in their weight class.

**ADJOURNMENT**

A motion was made by Council Member Flaschar, seconded by Council Member Gillani, to adjourn the meeting. A voice vote was taken with an affirmative result and the motion was declared passed. There being no further business, the meeting was adjourned at 9:45 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jim Bowlin, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk