

**COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS**

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

**Monday, July 12, 2021
5:30 P.M.**

	Present	Absent
Bowlin	X	
Gillani		X
Hopper		X
Jakcsy	X	
Bertolino	X	
Dodwell	X	
Ottenberg	X	
Edens	X	
Brost	X	
Garritano*	X	
Flaschar	X	
Rambaud	X	
McCutchen	X	
Farmer	X	
Nyhan	X (arrived at 5:32)	
Bartoni	X	
Clark	X	

* via video conference

MAYOR'S COMMENTS AND ANNOUNCEMENTS

None.

FOR INFORMATION

Internet Access Committee

Update on 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.

Department of Planning

Update on Investigations Underway Regarding 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.

Wildwood Celebration Commission

Update on the 2021 Celebrate Wildwood Event – September 25, 2021 (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

2021 Update to Economic Development Guide: Meeting #6 (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.

Certified Economic Development Community (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.

FOR ACTION

Department of Public Works

Monarch Fire Protection District Traffic Study (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: Monarch Fire Protection District (MFPD) looking into funding and performing a traffic study, taxpayer dollars funding the traffic study, timeframe for MFPD to reach a decision, what would occur if the City had concerns after the traffic study results, performing a traffic study now when a roundabout would be placed at the intersection in the future, MFPD's variance request to the Board of Adjustment (BOA), and postponing Council action until BOA makes decision on variance request.

A motion was made by Council Member Dodwell, seconded by Council Member Flaschar, to postpone the Monarch Fire Protection District Traffic Study item for two weeks. A voice vote was taken with an affirmative result and the motion was declared passed.

Planning and Parks Committee

Development of a Hard Court System in an Existing City Park Property (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: projected cost.

A motion was made by Council Member Flaschar, seconded by Council Member Nyhan, to proceed with engaging a firm for the design and engineering of a hard court system. A voice vote was taken with an affirmative result and the motion was declared passed.

Department of Planning and Parks

Agreement on Sales Trailer Location on Main Street as Part of the Future Prime Place Project (Ward Eight)

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: uncertainty of what is to be built, removal of trailer, use of store front or unoccupied space instead of a trailer, deadline for issuing grading permits, trailer being a non-issue, development being good for downtown area and businesses, supporting the developer and development, trailer being placed on subject site without a permit, use of subject site by City for events.

A motion was made by Council Member Bertolino, seconded by Council Member Ottenberg, to proceed with recommendations set forth in the July 12, 2021 letter to City Council from the Director of the Department of Planning.

A motion was made by Council Member Dodwell to amend the motion by the developer providing an update to the Director of the Department of Planning every two weeks, which would be provided at City Council meetings, on the current status of their activities continuing through the six-month period. Without objection the amended was added to the original motion.

Discussion was further held regarding the following: allowing the trailer to remain for four months instead of six months.

A motion was by Council Member Rambaud, seconded by Council Member Edens, to amend motion in that the trailer could remain at its location until November 1, 2021. A voice vote was taken with an affirmative result and the motion was declared passed.

Discussion was further held regarding the following: timeframe and deadline to complete conditions, using a different location for City events, and development's lack of momentum.

A voice vote was taken on the motion as amended with an affirmative result and the motion was declared passed. Council Member Farmer, Council Member Bartoni, and Council Member McCutchen voted no.

EXECUTIVE [CLOSED] SESSION: Operational guidelines, policies and specific response plans developed, adopted, or maintained by any public agency responsible for law enforcement, public safety, first response, or public health for use in responding to or preventing any critical incident which is or appears to be terrorist in nature and which has the potential to endanger individual or public safety or health [RSMO 610.021(18) 1994]; and Existing or proposed security systems and structural plans of real property owned or leased by a public governmental body, and information that is voluntarily submitted by a nonpublic entity owning or operating an infrastructure to any public governmental for use by that body to devise plans for protection of that infrastructure, the public discourse of which would threaten public safety [RSMO 610.021(19) 1994].

A motion was made by Council Member Bartoni, seconded by Council Member Ottenberg, to go into a Closed Meeting with regards to operational guidelines, policies and specific response plans developed, adopted, or maintained by any public agency responsible for law enforcement, public safety, first response, or public health for use in responding to or preventing any critical incident which is or appears to be terrorist in nature and which has the potential to endanger individual or public safety or health [RSMO 610.021(18) 1994]; existing or proposed security systems and structural plans of real property owned or leased by a public governmental body, and information that is voluntarily submitted by a nonpublic entity owning or operating an infrastructure to any public governmental for use by that body to devise plans for protection of that infrastructure, the public discourse of which would threaten public safety [RSMO 610.021(19) 1994]; and legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys [RSMO 610.021(1) 1994].

A roll call vote was taken with the following results:

Ayes – Jakcsy, Bertolino, Dodwell, Ottenberg, Edens, Brost, Flaschar, Rambaud, McCutchen, Farmer, Nyhan, Bartoni, and Clark

Nays – None

Abstain – Garritano

Absent – Gillani and Hopper

Whereupon Mayor Bowlin declared the motion passed.

The Closed Meeting commenced at 6:16 p.m.

A motion was made by Council Member Ottenberg, seconded by Council Member Dodwell, to adjourn the Closed Meeting.

A roll call vote was taken with the following results:

Ayes – Dodwell, Ottenberg, Edens, Brost, Flaschar, Rambaud, McCutchen, Farmer, Nyhan, Bartoni, Clark, Jakcsy, and Bertolino

Nays – None

Abstain – None

Absent – Gillani, Hopper, and Garritano

Whereupon Mayor Bowlin declared the motion passed.

The Closed Meeting was adjourned at 6:56 p.m. and the Work Session reconvened at 7:02 p.m.

ADJOURNMENT

A motion was made by Council Member Jakcsy, seconded by Council Member Farmer, 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
JULY 12, 2021 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 7:03 P.M.

A roll call was taken, with the following results:

Present at Roll Call:

Mayor Jim Bowlin
Council Member Rob Jakcsy
Council Member Dave Bertolino
Council Member Katie Dodwell
Council Member Scott Ottenberg
Council Member Lauren Edens
Council Member Larry Brost
Council Member Joe Garritano*
Council Member Dan Flaschar
Council Member Rob Rambaud
Council Member Debra Smith McCutchen
Council Member Joe Farmer
Council Member Tracey Nyhan
Council Member Don Bartoni
Council Member Teresa Clark

Absent:

Council Member Michael Gillani
Council Member Nathan Hopper

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. Travis Newberry, Senior Planner

*via video conference

PLEDGE OF ALLEGIANCE

Mayor Bowlin led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the June 28, 2021 City Council meeting were submitted for approval. A motion was made by Council Member Ottenberg, seconded by Council Member Bartoni, to approve the minutes of the June 28, 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 – None

MAYOR ANNOUNCEMENTS AND APPOINTMENTS

Announcements

Presentation – FY2020 Comprehensive Annual Financial Report, RubinBrown LLP (Wards – All)

Ted Williamson, Partner with RubinBrown LLP, provided a summary of financial results and reported an unmodified or clean opinion on the financial statements.

Discussion was held regarding the following: work done by City staff, written policies, and rotating audit partners.

Without objection it was agreed the City Treasurer and City Administrator would report back to the City Council in 30 days on whether the City should have a policy regarding rotation of auditors, what the terms of the rotation would be, and whether the policy should be in writing.

Appointments (see Consent Agenda)

PUBLIC HEARING(S) – None

UNFINISHED BUSINESS

BILL #2624 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN STP-URBAN PROGRAM AGREEMENT BY AND BETWEEN THE CITY OF WILDWOOD AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION IN ORDER TO PROCEED WITH OBTAINING FEDERAL FUNDING TO DESIGN AND CONSTRUCT THE MANCHESTER ROAD AND TAYLOR ROAD RESURFACING PROJECT. *Recommended by the Administration/Public Works Committee (Second Reading) (Wards Seven and Eight)*

Direct Budgetary Impact: \$360,000 (20% of \$1,800,000)

Funding Source: Capital Improvement Fund

A motion was made by Council Member Flaschar, seconded by Council Member Garritano, for the second reading of Bill #2624. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2624 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2624 with the following results:

Ayes – Ottenberg, Edens, Brost, Garritano, Flaschar, Rambaud, McCutchen, Farmer, Nyhan, Bartoni, Clark, Jakcsy, Bertolino, and Dodwell

Nays – None

Abstain – None

Absent – Gillani and Hopper

Whereupon Mayor Bowlin declared Bill #2624 approved and it becomes Ordinance #2624.

BILL #2625 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT ON BEHALF OF THE CITY WITH TERRASPEC, FOR THE DEVELOPMENT OF DESIGN AND ENGINEERED DRAWINGS AND SPECIFICATIONS FOR BIDDING PURPOSES IN ASSOCIATION WITH THE BLUFF VIEW PARK UPGRADES, WHICH WOULD INCLUDE CONSTRUCTION ADMINISTRATION/MANAGEMENT SERVICES. *Recommended by the Planning and Parks Committee (Second Reading) (Ward Six)*

Direct Budgetary Impact: \$67,500

Funding Source: FY2021 Capital Improvements Program

A motion was made by Council Member Jakcsy, seconded by Council Member Rambaud, for the second reading of Bill #2625. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2625 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2625 with the following results:

Ayes – Edens, Brost, Garritano, Flaschar, Rambaud, McCutchen, Farmer, Nyhan, Bartoni, Clark, Jakcsy, Bertolino, Dodwell, and Ottenberg

Nays – None

Abstain – None

Absent – Gillani and Hopper

Whereupon Mayor Bowlin declared Bill #2625 approved and it becomes Ordinance #2625.

NEW BUSINESS

BILL #2620A AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING CERTAIN MODIFICATIONS TO EXISTING C-8 PLANNED COMMERCIAL DISTRICT ORDINANCE #2549, WHICH GOVERNS A MIXED-USE DEVELOPMENT LOCATED IN THE CITY'S TOWN CENTER DOWNTOWN AND NEIGHBORHOOD GENERAL DISTRICTS, BY ALLOWING UP TO AN ADDITIONAL SIX (6) MONTHS FOR THE SUBMITTAL AND ACTION ON THE REQUIRED SITE DEVELOPMENT PLAN, WITH SUCH BEING CONSISTENT WITH THE FAVORABLE ACTION OF THE PLANNING AND ZONING COMMISSION THAT IS SET FORTH IN ITS MAY 3, 2021 LETTER OF RECOMMENDATION ON THE SAME. *Recommended by the Planning and Zoning Commission (First Reading) (Ward Eight)*

Direct Budgetary Impact: None

Funding Source: N/A

A motion was made by Council Member Garritano, seconded by Council Member Ottenberg, for the first reading of Bill #2620A. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2620A was read for the first time by title only.

Discussion was held regarding the following: change in Bill #2620A from Bill #2620 and amending the timeframe to be consistent with the timeframe set for the sales trailer on the subject site.

BILL #2626 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A CHANGE IN ZONING FROM THE PS PARK AND SCENIC DISTRICT TO THE NU NON-URBAN RESIDENCE DISTRICT UPON A PARCEL OF GROUND THAT IS 0.53 ACRE IN SIZE, WHICH IS LOCATED ON THE NORTH SIDE OF STONESTHROW DRIVE, AT ITS CURRENT TERMINUS. *Recommended by the Planning and Zoning Commission (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 #2626. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2626 was read for the first time by title only.

A motion was made by Council Member Jakcsy, seconded by Council Member Rambaud, for the second reading of Bill #2626. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2626 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2625 with the following results:

Ayes – Edens, Brost, Garritano, Flaschar, Rambaud, McCutchen, Farmer, Nyhan, Bartoni, Clark, Jakcsy, Bertolino, Dodwell, and Ottenberg

Nays – None

Abstain – None

Absent – Gillani and Hopper

Whereupon Mayor Bowlin declared Bill #2626 approved and it becomes Ordinance #2626.

BILL #2627 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE ALL THE NECESSARY CONTRACTS AND UNDERTAKE THE NEEDED ACTIONS TO ENGAGE THE UNITED STATES GEOLOGICAL SURVEY (USGS) IN THE FIRST YEAR OF A TWO (2) YEAR STUDY OF THE CAULKS CREEK WATERSHED, AS PART OF THE OVERALL EFFORTS OF THE CITY'S WATERSHED EROSION TASK FORCE (WETF) TO DEVELOP ENVIRONMENTALLY-APPROPRIATE AND ENGINEERED SOLUTIONS TO ON-GOING CONCERNS THEREIN, WITH SUCH ANALYSIS TO BEGIN BEFORE THE END OF 2021. *Recommended by the Watershed Erosion Task Force (First Reading) (Wards Two, Three, Four, Five, Seven, and Eight)*

Direct Budgetary Impact: \$105,200

Funding Source: FY2021 Capital Improvements Program

A motion was made by Council Member Dodwell, seconded by Council Member Edens, for the first reading of Bill #2627. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2627 was read for the first time by title only.

BILL #2628 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, THAT ENDORSES THE ACTION OF THE PLANNING AND ZONING COMMISSION IN ITS ADOPTION OF THE 2021 TOWN CENTER PLAN UPDATE, AFTER EXTENSIVE STUDY, AND THEREFORE RATIFIES CHANGES TO THE CHARTER'S COMPREHENSIVE ZONING PLAN, WHICH REFLECTS THE REGULATING PLAN COMPONENT OF THIS AFOREMENTIONED DOCUMENT. *Recommended by the Planning and Zoning Commission (First Reading) (Wards One, Four, Five, Seven, and Eight)*

Direct Budgetary Impact: None

Funding Source: N/A

A motion was made by Council Member McCutchen, seconded by Council Member Brost, for the first reading of Bill #2628. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2628 was read for the first time by title only.

Discussion was held regarding the following: zoning designation change of property close to the Village Green and addressing disability issues.

RESOLUTIONS - None

CONSENT AGENDA

Approval of Expenditures

Appointments

Kurt Hensic – (Ward One) – Historic Preservation Commission – Term Ending May 2024

Stacy Jackson – (Ward Six) – Provisional Municipal Judge – Term Ending June 2023

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

MISCELLANEOUS

Council Member Edens requested City staff look into a requirement for institutions such as homeowner associations and condo associations to have a healthy reserve fund for emergency or necessary repairs.

Council Member Farmer requested the Board of Public Safety look into the City having a coordinated drone show in the future to celebrate the Fourth of July instead of fireworks.

Council Member Rambaud asked for staffing updates in the Department of Planning and Parks. Mr. Cross stated the Planner position had been filled and resumes for the Assistant Director were being reviewed.

ADJOURNMENT

A motion was made by Council Member Bertolino, seconded by Council Member McCutchen, 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 7:50 p.m.

Approved this _____ day of _____, 2021.

Jim Bowlin, Mayor

ATTEST:

City Clerk