

**COUNCIL WORK SESSION MINUTES  
COUNCIL CHAMBERS**

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

**Monday, February 14, 2022**  
**6:00 P.M.**

	<b>Present</b>	<b>Absent</b>
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	
Bartoni	X	
Clark	X	

\*via video conference

**MAYOR'S COMMENTS AND ANNOUNCEMENTS**

None.

**FOR INFORMATION**

**Department of Planning and Parks**

**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.

**Update on The 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.

#### **Update on Center Avenue Dedication (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: update on obtaining easements.

#### **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.

#### **Wildwood Celebration Commission**

#### **Update of the 2022 Celebrate Wildwood Event – Selection of Location Venue (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.

#### **Planning and Parks Committee**

#### **Update of Major Options for Fencing and Permitting Requirements (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: including homes that are not part of subdivisions, where the committee was at in the process of this topic, and when a draft ordinance could be expected from the committee.

#### **Overview of Recent Development Trends within Wildwood (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.

#### **2022 Recreation Event Schedule (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: adding the Lawn and Garden Summit to the City website's calendar of events and the Parks and Recreation app.

#### **Proposal for Fence Replacements along Wildwood Greenway Corridor (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.

**Update on In-Person and Virtual Recreation Programs (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 Facility Reservations, Event Registrations, and Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities (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 Administration**

**2021-2025 Strategic Plan Goals (Wards – All)**

Mayor Bowlin asked if there were any comments or questions.

**Improvements to Old State Road Over Next Five Years (Ward Seven and Eight)**

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

**Fire Risks in the Area – Council Member Lauren Edens (Wards – All)**

Mayor Bowlin asked if there were any comments or questions.

**Lawn and Garden Summit Flyer – Council Member Lauren Edens (Wards – All)**

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

**February 14, 2022 City Council Meeting Agenda Items**

Mayor Bowlin asked if there were any comments or questions.

**FOR ACTION**

**Department of Planning and Parks**

**‘Commercial Vehicle’ Definition and Test Period (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: providing image examples of a commercial vehicle, what the proposed definition would change relative to the current definition, what neighborhoods would see with the proposed change, origination of revising the commercial vehicle definition, weight ratings affecting what would meet the commercial vehicle definition, complaints from residents or a lack thereof, employers shifting responsibility of commercial vehicles onto employees, residents being unaware of a test period and its effect on a test period, effected residential districts, situations that could inadvertently create a burden, suspension of certain ordinances per Resolution 2020-11, considering other details of a commercial vehicle such as vehicle wraps, and considering residential areas where vehicles are more visible.

### **Consultant Proposal for Development of Design/Engineering Plan for Village Green (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: total expenditures, funding source, and adding the pavilion to the design/engineering plan.

A motion was made by Council Member Bartoni, seconded by Council Member Dodwell, to move forward with the department's recommendation. A voice vote was taken with an affirmative result, and the motion was declared passed.

### **Administration/Public Works Committee**

#### **Waste Connections Discussion (Wards – All)**

Rob Gill and Linda Jones with Waste Connections answered questions from the City Council.

Discussion was held regarding the following: current contract with Waste Connections, missed waste pickups, updating maps, notifying customers via call blasts and the Waste Connections app, Waste Connections call center hours of operations, notifying customers about delayed pickups, assessing penalties outlined in the contract, using the e-newsletter to inform residents about the app, and crediting residents for missed collections.

**EXECUTIVE [CLOSED] SESSION: 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].**

The executive session was postponed to the February 28th City Council meeting.

### **MISCELLANEOUS**

#### **Receive and File**

P.Z. 27-21 Johann E. Sanchez, 2511 Hickory Manor Drive, Wildwood, Missouri 63011, c/o Niki Rosario, Sunpro Solar, 8124 Bunkum Road, Caseyville, Illinois 62232 – A request for a Conditional Use Permit (CUP) in the R-3 10,000 square foot Residence District, with a Planned Environment Unit (PEU) (Street Address: 2511 Hickory Manor Drive/Locator Number: 23V421021), for the installation of roof-mounted solar panels, which are to be placed on the rear of the dwelling, but due to the lot having double-frontage, are to be situated as to be visible from the adjoining roadway (Taylor Road). This request is to be reviewed in accordance with 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 rear facing area of the roofs of the dwelling and would be visible from the adjoining roadway. (Ward Five)

Director of Planning Joe Vujnich spoke to the requested CUP.

### **ADJOURNMENT**

A motion was made by Council Member Gillani, seconded by Council Member Jakcsy, to adjourn the Work Session at 7:04 p.m. A voice vote was taken with an affirmative result and the motion was declared passed.



# WILDWOOD

CITY OF WILDWOOD

February 14, 2022, 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 7:08 P.M.

A roll call was taken, with the following results:

**Present at Roll Call:**

Council Member Michael Gillani  
Council Member Rob Jakcsy  
Council Member Dave Bertolino\*  
Council Member Katie Dodwell  
Council Member Scott Ottenberg  
Council Member Lauren Edens  
Council Member Joe Garritano\*  
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 Nathan Hopper  
Council Member Dan Flaschar

**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 January 24, 2022, City Council meeting were submitted for approval. A motion was made by Council Member Ottenberg, seconded by Council Member Farmer, to approve the minutes of the January 24, 2022, City Council meeting. A voice vote was taken with an affirmative result and the motion was declared passed.

### **PUBLIC PARTICIPATION**

None.

### **MAYOR ANNOUNCEMENTS AND APPOINTMENTS**

None.

### **PUBLIC HEARING(S)**

**P.Z. 23 and 23a-21 Westridge Commons, McBride Berra Land Company, LLC., c/o Jeannie M. Aumiller, 17415 North Outer Forty Road, Chesterfield, Missouri 63005** – A request for a modification from the ‘Workplace District’ Designation of the Town Center Regulating Plan to the ‘Neighborhood General’ District, on a 2.51 acre tract of land consisting of five (5) lots of record, all being located on the north and south sides of New College Avenue, between State Route 109 and West Avenue (Street Addresses: 17001, 17002, 17005, 17006, and 17010 New College Avenue/St. Louis County Locator Numbers: 24V420362, 24V420351, 24V420313, 24V420340, and 24V420331). Accompanying the aforementioned Regulating Plan modification is a request for a change in zoning from the Amended C-8 Planned Commercial District (P.Z. 14-01 McLain Partners) to the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), for the same tract of land. These requests seek to modify the use of the subject tract of land from its current vacant and undeveloped commercial status to a residential type of use. Proposed Use: A total of eighteen (18), attached single-family dwellings, on individual lots of record, with common ground, and required public space areas. (Ward Eight)

Director of Planning Joe Vujnich provided an overview of the proposed modification and recommendation by the department.

Discussion was held regarding the following: front elevations of dwellings, depictions of proposed PRD, direction the garage entrances will face, front of dwellings facing New College Avenue, siding types, and homogeneity with Westridge Centre buildings.

A motion was made by Council Member Gillani, seconded by Council Member Bartoni, to have legislation prepared as recommended by the department. A voice vote was taken with an affirmative result and the motion was declared passed.

**P.Z. 29-21 1045 Babler Park Drive, c/o David Spitznagel, 1045 Babler Park Drive, Wildwood, Missouri 63005** – A request for a change in zoning from the FPPS Floodplain Parks and Scenic District and PS Park and Scenic District to the FPNU Floodplain Non-Urban Residence District and NU Non-Urban Residence District upon a parcel of ground that is 6.53 acres in size, which is located on the west side of Babler Park Drive (State Route BA), north of its intersection with Pond Road. The property was previously part of Babler State Park but was sold into private ownership by the State of Missouri. Such sale, and now the property’s use for residential purposes, necessitates the request for zoning change. (Ward One)

Director of Planning Joe Vujnich provided an overview of the proposed zoning change and the recommendation of the department.

A motion was made by Council Member Clark, seconded by Council Member Brost, to proceed with preparing legislation as recommended by the department. A voice vote was taken with an affirmative result and the motion was declared passed.

## **UNFINISHED BUSINESS**

**BILL #2667** AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE THE ATTACHED DEED, EXHIBIT, AND OTHER DOCUMENTATION, WHICH THEREBY WILL GRANT A TWO HUNDRED (200) SQUARE FOOT EASEMENT ONTO A PUBLIC PROPERTY TO THE UNION ELECTRIC COMPANY, D/B/A AMEREN MISSOURI, WHICH WOULD BE LOCATED ON THE WESTERN END OF KOHN PARK. *Recommended by the Department of Planning (Second Reading) (Ward One)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

A motion was made by Council Member Brost, seconded by Council Member Clark, for the second reading of Bill #2667. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2667 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2667 with the following results:

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

Nay – None

Abstain – None

Absent – Hopper and Flaschar

Whereupon Mayor Bowlin declared Bill #2667 approved and it becomes Ordinance #2667.

**BILL #2668** AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A MINOR SUBDIVISION PLAT THAT WILL RESULT IN THE CREATION OF THREE (3) LOTS OF RECORD, ALL OVER TEN (10) ACRES IN SIZE, WHICH ARE TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER (¼) OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, WITH SUCH BEING MORE SPECIFICALLY LOCATED ON THE SOUTH SIDE OF MANCHESTER ROAD, NORTH OF MELROSE ROAD, WHICH WILL HEREAFTER BE KNOWN AS THE “ZEISER FARMS.” *Recommended by the Department of Planning (Second Reading) (Ward Six)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

A motion was made by Council Member Jakcsy, seconded by Council Member Rambaud, to postpone Bill #2668 to the February 28th City Council meeting. A voice vote was taken with an affirmative result and the motion was declared passed.

## **NEW BUSINESS**

**BILL #2669** AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A MINOR SUBDIVISION PLAT OF A TEN (10) ACRE PROPERTY THAT IS LOCATED WITHIN THE SHILOH SUBDIVISION (SHILOH OAKS LANE), WHICH WOULD THEREBY CREATE THREE (3) LOTS, ALL BEING WITHIN FRACTIONAL SURVEY SECTION 33, TOWNSHIP 45 NORTH, RANGE 3 EAST, WITH NO PARCEL OF GROUND LESS THAN THREE (3) ACRES IN SIZE, AND NOW KNOWN HEREAFTER AS THE “JGH SUBDIVISION.” *Recommended by the Department of Planning (First Reading) (Ward One)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A



A motion was made by Council Member Clark, seconded by Council Member Brost, for the first reading of Bill #2669. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2669 was read for the first time by title only.

A motion was made by Council Member Clark, seconded by Council Member Brost, for the second reading of Bill #2669. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2669 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2669 with the following results:

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

Nay – None

Abstain – None

Absent – Flaschar and Hopper

Whereupon Mayor Bowlin declared Bill #2669 approved and it becomes Ordinance #2669.

**BILL #2670** AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AN AMENDED CONTRACT WITH WILSON HYDRO, L.L.C., FOR THE PROVISION OF PROFESSIONAL SERVICES IN SUPPORT OF THE WATERSHED EROSION TASK FORCE'S EFFORTS TO BEGIN THE PERMITTING PROCESS IN ASSOCIATION WITH FOUR (4) PROJECTS THAT WILL BE REQUIRED TO OBTAIN FEDERAL, STATE, AND LOCAL AGENCIES' APPROVALS, BEFORE CONSTRUCTION, ALL OF WHICH HAVE BEEN IDENTIFIED AS IN CRITICAL NEED OF REPAIR. *Recommended by the Watershed Erosion Task Force and the Planning and Parks Committee* (First Reading) (Wards – All)

Direct Budgetary Impact: Additional \$9,700

Funding Source: Capital Improvement Program FY2022

Strategic Plan Goal: Erosion Control

A motion was made by Council Member Brost, seconded by Council Member Farmer, for the first reading of Bill #2670. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2670 was read for the first time by title only.

**BILL #2671** AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH TODD WAGNER, WAGNER & ASSOCIATES, TO PROVIDE PROFESSIONAL CONSULTING SERVICES RELATING TO THE RESERVE AT WILDWOOD PROJECT, A FIFTY (50) ACRE DEVELOPMENT SITE RECOMMENDED FOR ONE HUNDRED THIRTY-TWO (132) HOMESITES BY THE PLANNING AND ZONING COMMISSION. *Recommended by the Department of Planning and Parks* (First Reading) (Ward One)

Direct Budgetary Impact: \$14,325

Funding Source: Department of Planning Operating Budget

Strategic Plan Goal: N/A

A motion was made by Council Member Clark, seconded by Council Member Brost, for the first reading of Bill #2671. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2671 was read for the first time by title only.

**BILL #2672** AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE APPROVAL OF A REPLACEMENT DEPOSIT AGREEMENT, WITH EXTENSIONS OF THE ASSOCIATED LETTERS OF CREDIT, WHICH ARE MADE PART HEREOF AND ATTACHED HERETO, FOR THE "VILLAGES AT BRIGHTLEAF SUBDIVISION – PLAT ONE;" A SEVENTY-ONE (71) LOT RESIDENTIAL SUBDIVISION LOCATED IN SECTION ONE, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE NORTHWEST CORNER OF STATE ROUTE 100 AND TAYLOR ROAD. *Recommended by the Department of Planning* (First Reading) (Ward Five)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

**BILL #2673** AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE APPROVAL OF A REPLACEMENT DEPOSIT AGREEMENT, WITH EXTENSIONS OF THE ASSOCIATED LETTERS OF CREDIT, WHICH ARE MADE PART HEREOF AND ATTACHED HERETO, FOR THE “VILLAGES AT BRIGHTLEAF SUBDIVISION – PLAT TWO;” A NINETEEN (19) LOT RESIDENTIAL SUBDIVISION LOCATED IN THE SECTION ONE, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE NORTHWEST CORNER OF STATE ROUTE 100 AND TAYLOR ROAD. *Recommended by the Department of Planning (First Reading) (Ward Five)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

A motion was made by Council Member McCutchen, seconded by Council Member Bertolino, for the first reading of Bill #2672 and Bill #2673. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2672 and Bill #2673 was read for the first time by title only.

**BILL #2674** AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS AND OTHER ITEMS THAT ARE NECESSARY TO VACATE A MULTIPLE-USE TRAIL EASEMENT TO THE BENEFIT OF THE CITY OF WILDWOOD, AND THEN, THEREAFTER, RE-ESTABLISH THE SAME AT A NEW LOCATION WITHIN THE MANORS AT THE MEADOWS OF CHERRY HILLS SUBDIVISION, OF WHICH THE THREE (3) TRUSTEES HAVE AGREED AND SIGNED SAID INSTRUMENTS TO THIS EFFECT AND THEREBY APPROVING SUCH. *Recommended by the Planning and Parks Committee (First Reading) (Ward Eight)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

A motion was made by Council Member Gillani, seconded by Council Member Jakcsy, for the first reading of Bill #2674. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2674 was read for the first time by title only.

## **RESOLUTIONS**

**RESOLUTION #2022-6** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, THAT HEREBY ENDORSES AND COMMITS THE SUM OF SEVEN HUNDRED THOUSAND DOLLARS (\$700,000.00), REPRESENTING THE COMMUNITY’S MATCH AS THE PROJECT SPONSOR AND APPLICANT TO THE LAND AND WATER CONSERVATION FUND (LWCF), FOR THE DEVELOPMENT OF THE FIRST PHASE OF WILDWOOD’S “VILLAGE GREEN” PROJECT. *Recommended by Planning and Parks Committee (Ward Eight)*

Direct Budgetary Impact: \$700,000 (FY2023)

Funding Source: Capital Improvement Program FY2023

Strategic Plan Goal: Enhanced Green Space

A motion was made by Council Member Gillani, seconded by Council Member Bartoni, for the adoption of Resolution #2022-6. Resolution #2022-6 was read into the record.

Discussion was held regarding the following: including an overview of Phase 1 with the application.

A voice vote was taken for the approval of Resolution #2022-6 with an affirmative result and the motion was declared passed.

**CONSENT AGENDA**

**Mayor's Appointments**

Christopher Hammond – (Ward Three) – Historic Preservation Commission – Term Ending December 2024

A motion was made by Council Member Ottenberg, seconded by Council Member Nyhan, to approve the reappointment of Christopher Hammond to the Historic Preservation Commission. A voice vote was taken with an affirmative result and the motion was declared passed.

**MISCELLANEOUS**

Council Member Brost suggested establishing a format to communicate information regarding internet access to residents. Mayor Bowlin suggested having Spectrum representatives, City staff, and City Council members available to answer questions. City Administrator Cross explained his plan to provide regular information to residents.

Council Member Edens stated she had received some complaints regarding snow removal.

Council Member Nyhan asked if the internet design plan could be changed based on feedback received. City Administrator Cross noted comments and questions he receives is communicated to Spectrum. Mayor Bowlin cautioned against actions that could unintentionally slow the project.

Council Member Garritano stated he and Council Member Ottenberg would be attending the Missouri Municipal League legislative conference in Jefferson City and meet with legislative representatives to advocate for the city's needs.

City Administrator Cross noted the City's legislative consultant would be at the February 28th City Council meeting.

**ADJOURNMENT**

A motion was made by Council Member Jakcsy, 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 7:56 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

ATTEST:

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