

**COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS**

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

**Monday, May 8, 2023
5:30 P.M.**

The work session was called to order at 5:30 p.m.

A roll call was taken, with the following results:

	Present	Absent
Bowlin	X	
Clark	X	
Bartoni	X	
Nyhan	X	
Farmer	X	
McCutchen	X	
Rambaud	X	
Flaschar	X	
Garritano	X	
Brost		X
Edens	X	
Ottenberg	X	
Dodwell	X	
Bertolino	X	
Jakcsy	X	
Hopper	(arrived at 5:43)	
Gillani		X

*via video conference

MAYOR'S COMMENTS AND ANNOUNCEMENTS

None.

FOR INFORMATION

Department of Administration

Interim City Administrator Reports (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.

Community Room Audio Buildout (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.

FY2022 Year End Budget Amendment (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: replacing the phone system.

City Investment Policy (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

Economic Development Committee 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.

Administration/Public Works Committee

City-Contractor Agreement with West Contracting for 2023 Asphalt Resurfacing Project (Wards One and Five)

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

Proposed New Solid Waste License Agreements for Residential Solid Waste, Recycling and Yard Waste (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 Public Works

Old State Road Truck Traffic (Wards Six, 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.

Department of Planning

Pedestrian Bridge and Trail Segment Project – Manors at the Meadows of Cherry Hills (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.

Planning and Parks Committee

Emergency Repairs to Rock Hollow Valley Trail Bridge #5 (Ward Six)

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

Revision to Culvert Repairs on Hamilton-Carr Greenway at LaSalle Springs Middle School (Ward Six)

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 Application for the "Wall That Heals" (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.

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.

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.

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.

Historic Preservation Commission

The National Society of the Daughters of the American Revolution Historic Preservation Recognition Award (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 Wildwood History Book and Book Launch Planning (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 Madison Valley (formally Old Slave Road) Memorial Plaque (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

Promotion and Advertising for 2023 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.

Update on Activities, Commitments, and Actions (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

Planning and Parks Committee

Bill #2786 (Ward One)

Direct Budgetary Impact: \$393,000

Funding Source: Capital Improvement Sales Tax Funds FY2023

Strategic Plan Goal: Public Works/Public Safety

Director of Planning and Parks Joe Vujnich provided an overview of the recommendation.

Discussion was held regarding the following: Bill #2786 returning to the City Council in June, the pickleball courts at the new development only being available for those residents, and possibility of the development's basketball, tennis, and pickleball courts being available for public use.

Report and Recommendation on Fee Increases and Event Charges (Wards – All)

Direct Budgetary Impact: Varies

Funding Source: Contractors, Residents, and Participants

Strategic Plan Goal: Financial Resources

Director of Planning and Parks Joe Vujnich provided an overview of the recommendation.

A motion was made by Council Member Bartoni, seconded by Council Member Dodwell, to proceed with the necessary process and legislation for the fee increases and event charges as presented. A voice vote was taken with an affirmative result and the motion was declared passed.

Champions of History Nomination – Paul Wojciechowski (Wards – All)

Direct Budgetary Impact: Less than \$1,000

Funding Source: Capital Improvement Sales Tax Fund FY2023

Strategic Plan Goal: N/A

Director of Planning and Parks Joe Vujnich provided an overview of the recommendation.

A motion was made by Council Member Dodwell, seconded by Council Member Clark, to approve Paul Wojciechowski's nomination to the Champions of History. A voice vote was taken with an affirmative result and the motion was declared passed.

MISCELLANEOUS

Receive and File

P.Z. 10-23 Jody and Denise Crow, 18300 Eagles Rest Knoll Court, Wildwood, Missouri 63069 – A request that seeks the review and action of the Planning and Zoning Commission regarding an existing outdoor game court (soccer field) located on the west side of Allenton Road, on the south side of Eagles Rest Knoll Court (Street Address: 18300 Eagles Rest Knoll Court/St. Louis County Locator Number: 26X240225); NU Non-Urban Residence District. This request is to be reviewed in accordance with Chapter 415.090 NU - Non-Urban Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their considerations

by the Planning and Zoning Commission. The completed outdoor game court addition, i.e. soccer field, is situated on the south side of the existing residence, which does constitute an accessory use to the single family dwelling, the lot's primary activity. (Ward Six)

Director of Planning and Parks Joe Vujnich provided an overview of the request.

A review and determination regarding the renewal of an existing Conditional Use Permit (CUP) in the Amended C-8 Planned Commercial District granted by the City Council (via Resolution) on May 13, 2002 for a telecommunications tower and related equipment shelter (P.Z. 16-99 Sprint Spectrum, L.P.). The Commission must consider renewing this permit on an annual basis. This facility is located on the north side of Clayton Road, east of Strecker Road (Locator Number: 21U120327 /Street Address: 16497 Clayton Road). Accompanying this renewal request is the Department's report in response to a communication from William Bostic, Crown Castle, dated March 13, 2023, which seeks the Planning and Zoning Commission's review and action on a request to amend the same Conditional Use Permit (CUP) to change the required renewal timeframe of it from every year to every three (3) years. (Ward Two)

Director of Planning and Parks Joe Vujnich provided an overview of the proposed renewal.

Mayor Bowlin left the meeting at 5:51 p.m. Mayor Pro Tem Garritano presided over the meeting in his absence.

Presentation of a comparative analysis of surrounding municipalities and their respective single family Re-Occupancy Permit Programs for consideration and Commission direction (Wards – All)

Director of Planning and Parks Joe Vujnich provided an overview of the analysis.

Discussion was held regarding the following: logistics of performing inspection services, inspections causing issues for real estate transactions, fire inspections being required for only part of the city, and revenue generated from inspections.

May 8, 2023 City Council Meeting Agenda Items

Mayor Pro Tem Garritano asked if there were any comments or questions.

Council Member Dodwell, Council Member Farmer, and Council Member Rambaud asked questions and provided comments on the proposed solar panel regulations.

Director of Planning and Parks Joe Vujnich, Mayor Bowlin, and City Attorney John Young provided responses to the Council Members' questions.

Mayor Bowlin returned to the meeting at 6:02 p.m.

Council Member Garritano provided an overview of the proposed memorandum of understanding for solid waste services. Council Member Ottenberg asked about a service agreement and Mayor Bowlin stated a contract would come to the City Council in June.

ADJOURNMENT

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



WILDWOOD

**CITY OF WILDWOOD
MEETING OF CITY COUNCIL
WILDWOOD CITY HALL
16860 MAIN STREET
WILDWOOD, MO 63040**

MAY 8, 2023 RECORD OF PROCEEDINGS

FIRST SESSION

The meeting was called to order at 6:33 P.M.

A roll call was taken, with the following results:

Present at Roll Call:

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

Absent:

Council Member Larry Brost

Also present:

Mr. Joe Vujnich, Director of Planning and Parks
Mr. Rick Brown, Director of Public Works
Mr. Thomas Lee, Interim City Administrator &
Economic Development/Communications Manager
Mr. John Young, City Attorney
Ms. Megan Eldridge, City Clerk

Ms. Melanie Rippetoe, Assistant Director of
Planning and Parks
Mr. Travis Newberry, Senior Planner
*via video conference

PLEDGE OF ALLEGIANCE

Mayor Bowlin led the Pledge of Allegiance.

APPROVAL OF MINUTES (see Consent Agenda)

PUBLIC PARTICIPATION

Public Participation and Hearing Procedures

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

Vicki Wroblewski, Ward 1, spoke regarding the public dedication of streets and alleys and Resolution #2023-4.

Lou Salamone, Ballwin, spoke regarding deer management plans.

Officials' Responses – None.

MAYOR ANNOUNCEMENTS AND APPOINTMENTS

Announcements

The State of the City (Wards – All)

Mayor Bowlin read his State of the City into the record.

Proclamation - Retirement of Dr. Carlos Diaz-Granados from Pond Elementary School

Mayor Bowlin read the proclamation for Dr. Diaz-Granados' retirement from Pond Elementary School and presented him with a proclamation.

Proclamation – Historic Preservation Commission Student Route 66 Taskforce

Mayor Bowlin read the proclamation for the Historic Preservation Commission's Student Route 66 Taskforce and the taskforce with a proclamation.

Appointments – None.

PUBLIC HEARINGS – None

UNFINISHED BUSINESS

BILL #2787 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO A CONSULTANT/SERVICE AGREEMENT WITH DOERING ENGINEERING, INC. FOR THE UPDATE OF CENTER AVENUE ENGINEERING PLANS AND THE PREPARATION OF BID SPECIFICATIONS FOR ITS

IMPROVEMENT TO A TOWN CENTER AREA STANDARD. *Recommended by the Planning and Parks Committee (Second Reading) (Ward Eight)*

Direct Budgetary Impact: \$37,000

Funding Source: Capital Improvement Sales Tax Funds FY2023

Strategic Plan Goal: Public Works/Public Safety

BILL #2788 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CITY-CONSULTANT AGREEMENT WITH HORNER & SHIFRIN, INC. FOR SURVEYING, ENGINEERING, AND PREPARATION OF FINAL DESIGN PLANS AND SPECIFICATIONS FOR A CAPITAL IMPROVEMENT PROJECT CONSTRUCTING LEFT TURN LANES ON STATE ROUTE 100 AT THE INTERSECTIONS OF BOONESS LANE/MANCHESTER ROAD, WOODLAND MEADOWS DRIVE, HENCKEN ROAD AND WINDY HOLLOW LANE/HAWKS REST ROAD. *Recommended by the Administration/Public Works Committee (Second Reading) (Wards One and Six)*

Direct Budgetary Impact: \$290,042

Funding Source: Capital Improvement Sales Tax Funds

Strategic Plan Goal: Public Works/Public Safety

A motion was made by Council Member Garritano, seconded by Council Member Clark, for the second reading of Bill #2787 and Bill #2788. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2787 and Bill #2788 were read for the second time by title only.

A roll call vote was taken for the approval of Bill #2787 and Bill #2788 with the following results:
Ayes – Clark, Bartoni, Nyhan, Farmer, McCutchen, Rambaud, Flaschar, Garritano, Edens, Ottenberg, Dodwell, Bertolino, Jakcsy, Hopper, and Gillani

Nays – None

Abstain – None

Absent – Brost

Whereupon Mayor Bowlin declared Bill #2787 and Bill #2788 passed and they become Ordinance #2787 and Ordinance #2788.

RESOLUTIONS

RESOLUTION #2023-4 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AMENDING THE POLICY ON PUBLIC DEDICATION OF PRIVATE STREETS TO INCLUDE ALLEYS LOCATED WITHIN THE TOWN CENTER AREA. *Recommended by the Administration/Public Works Committee (Wards – All)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

A motion was made by Council Member Ottenberg, seconded by Council Member McCutchen, for the adoption of Resolution #2023-4.

Discussion was held regarding the following: the proposed policy, required signatures from affected property owners, conflict with homeowner association indentures, notifying property owners, impacts to homeowner associations, and policies in other cities.

Council Member Gillani left the meeting at 6:57 p.m.

A motion was made by Council Member Garritano, seconded by Council Member Dodwell, to refer Resolution #2023-4 to the Administration/Public Works Committee with a report back to City Council within 60 days. A voice vote was taken with an affirmative result and the motion was declared passed.

RESOLUTION #2023-8 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI CERTIFYING THE RESULTS OF THE APRIL 4, 2023, GENERAL MUNICIPAL ELECTION (Wards – All)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

A motion was made by Council Member Bartoni, seconded by Council Member Ottenberg, for the adoption of Resolution #2023-8. A voice vote was taken for approval of Resolution #2023-8 with an affirmative result and the motion was declared passed.

Mayor Bowlin and Council Member Bartoni thanked Council Member Bertolino for his service.

CONSENT AGENDA

Approval of April 10, 2023 Work Session and Regular Meeting Minutes

Approval of Expenditures

A motion was made by Council Member Flaschar, seconded by Council Member Jakcsy, to approve the consent agenda. A voice vote was taken with an affirmative result and the motion was declared passed.

Council Member Gillani returned to the meeting at 7:09 p.m.

SWEARING-IN CEREMONY

City Clerk Eldridge led the swearing-in ceremony of the newly elected City Council Members:

Lauren Edens (Ward Two)
Tracey Nyhan (Ward Three)
Katie Dodwell (Ward Four)
Ed Marshall (Ward Five)
Rob Jakcsy (Ward Six)
Nathan Hopper (Ward Seven)
Joe Garritano (Ward Eight)

ADJOURNMENT

A motion was made by Council Member Hopper, seconded by Council Member Flaschar, 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 7:14 p.m.

Approved this _____ day of _____, 2023.

Jim Bowlin, Mayor

ATTEST:

City Clerk



WILDWOOD

**CITY OF WILDWOOD
MEETING OF CITY COUNCIL
WILDWOOD CITY HALL
16860 MAIN STREET
WILDWOOD, MO 63040**

MAY 8, 2023 RECORD OF PROCEEDINGS

SECOND SESSION

The meeting was called to order at 7:19 P.M.

A roll call was taken, with the following results:

Present at Roll Call:

Mayor Jim Bowlin
Council Member Teresa Clark
Council Member Don Bartoni
Council Member Tracey Nyhan
Council Member Joe Farmer
Council Member Debra Smith McCutchen
Council Member Rob Rambaud
Council Member Dan Flaschar
Council Member Joe Garritano
Council Member Lauren Edens
Council Member Scott Ottenberg
Council Member Katie Dodwell
Council Member Ed Marshall
Council Member Rob Jakcsy
Council Member Nathan Hopper
Council Member Michael Gillani* (arrived at 8:05)

Absent:

Council Member Larry Brost

Also present:

Mr. Joe Vujnich, Director of Planning and Parks
Mr. Rick Brown, Director of Public Works
Mr. Thomas Lee, Interim City Administrator &
Economic Development/Communications Manager
Mr. John Young, City Attorney
Ms. Megan Eldridge, City Clerk

Ms. Melanie Rippetoe, Assistant Director of
Planning and Parks
Mr. Travis Newberry, Senior Planner
*via video conference

PUBLIC PARTICIPATION

Public Participation and Hearing Procedures

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

Charles Barcom, Gateway Disposal, spoke regarding providing solid waste services.

Trevor Wright, Ward 5, spoke in support of Bill #2792 and requested a second reading.

David Grabe requested a second reading of Bill #2795.

Officials' Responses – None.

MAYOR ANNOUNCEMENTS AND APPOINTMENTS

Announcements – None.

Appointments

Mayor Pro Tempore

One City Council Member was nominated to be considered for Mayor Pro Tempore: Council Member Garritano.

A voice vote was taken with an affirmative result and the motion was declared passed. Whereupon Mayor Bowlin declared Council Member Garritano as Mayor Pro Tempore.

City Council Liaison – Planning and Zoning Commission

One City Council Member was nominated to be considered for the City Council Liaison to the Planning and Zoning Commission: Council Member Brost.

A voice vote was taken with an affirmative result and the motion was declared passed. Whereupon Mayor Bowlin declared Council Member Brost the City Council Liaison to the Planning and Zoning Commission.

Mayor Membership – Planning and Zoning Commission

Mayor Bowlin agreed to serve on the Planning and Zoning Commission as a voting member per Missouri Statute Chapter 89 Zoning and Planning Section 89.320.

Council Standing Committee Assignments

Administration/Public Works

Planning/Parks
Economic Development

A motion was made by Council Member Ottenberg, seconded by Council Member Farmer, for the approval of the Council Standing Committee assignments as presented. A voice vote was taken with an affirmative result and the motion was declared passed.

Council Committee Liaisons

Historic Preservation Commission (2)
Architectural Review Board (1)

Council Committee Memberships

Board of Public Safety (1)
Wildwood Celebration Commission (1)

A motion was made by Council Member Hopper, seconded by Council Member Farmer, for the approval of the Council Committee Liaisons and the Council Committee memberships as presented. A voice vote was taken with an affirmative result and the motion was declared passed.

(Ward Two) – Wildwood Celebration Commission – Term Ending December 31, 2024

A motion was made by Council Member Farmer, seconded by Council Member Dodwell, to postpone the appointment to the June City Council meeting. A voice vote was taken with an affirmative result and the motion was declared passed.

PUBLIC HEARINGS

P.Z 16-22 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040 – A request to review amendments to regulations and requirements contained in Chapter 415 of the Zoning Ordinance of the City of Wildwood, Missouri, pertaining to roof-mounted solar panels or other roof-mounted solar energy systems within the residential zoning districts (“R” Districts) and the “NU” Non-Urban Residence District, including, but not limited to, their installation in a manner where they are visible from an adjoining or adjacent roadway, and the procedures for their approval. (Wards – All)

The public hearing was read into the record.

Mr. Vujnich provided an overview of the recommendation.

Mayor Bowlin opened the public hearing.

Jon Lamb, Ward 1, spoke in support of solar panels on homes. He also spoke regarding the proposed amendments and his request for solar panels to be permitted on his home.

Frances Babb, Clarkson Valley, spoke regarding solar panel regulations in Missouri and neighbors who have solar panels on their homes. She spoke in support of solar panels and in opposition to the proposed amendments.

Betsy Vanderheyden spoke regarding solar panels on her home. She spoke in support of solar panels and in opposition to the proposed amendments.

Luke Baumstark appeared on behalf of Tom Downey and spoke regarding Mr. Downey's request for solar panels to be permitted on his home. He spoke in support of solar panels and in opposition to the proposed amendments.

Jonathan Dolan, Missouri Solar Energy Industries Association, spoke in support of solar panels and in opposition to the proposed amendments.

Glenn Scott, Ward 2, spoke in support of solar panels and in opposition to the proposed amendments.

Kyle Barber, solar business owner, spoke in support of solar panels and in opposition to the proposed amendments.

Jeremy Rubenstein, Ward 7, spoke in support of solar panels and in opposition to the proposed amendments.

There being no further comment, Mayor Bowlin closed the public hearing.

P.Z. 20-22 Greenberg Development Company, L.L.C., P.O. Box 486, Wildwood, Missouri 63038 – A request for the modification of the Town Center Regulating Plan for a 4.6 acre tract of land that is currently designated by it as “Workplace District” to the “Neighborhood General District” to accommodate its use for a maximum of eleven (11), single family detached dwellings on individual lots and associated parking areas (Street Address: 16795 Manchester Road/ St. Louis County Locator Numbers: 24V630312); northwest corner of the Manchester Road and Taylor Road intersection. (Ward Eight)

The public hearing was read into the record.

Mr. Vujnich provided an overview of the request.

Council Member Gillani left the meeting at 8:15 p.m.

Mayor Bowlin opened the public hearing.

Edward Kohn, Ward 3, appeared on behalf of Greenberg Development Company, L.L.C., and requested a second reading of Bill #2798 and spoke in support of the proposed development.

George M. Stock, Stock & Associates Consulting Engineers, provided a presentation regarding the proposed development.

Louis Johnson, Ward 8, spoke regarding traffic and road maintenance concerns.

Jenny Goskie, Ward 5, spoke in support of the proposed development.

There being no further comment, Mayor Bowlin closed the public hearing.

P.Z. 21-22 Greenberg Development Company, L.L.C., P.O. Box 486, Wildwood, Missouri 63038 – A request for a change in zoning for a total of five (5) properties that are currently designated either Amended C-8 Planned Commercial District (Street Addresses: 16720 and 16780 Main Street/St. Louis County Locator Numbers: 23V310581 and 23V310561), C-8 Planned Commercial District (Street Address: 16700 Main Street/St. Louis County Locator Number: 23V310570), and NU Non- Urban Residence District (Street Addresses: 16795 and 16727 Manchester Road/St. Louis County Locator Numbers: 24V630303 and 24V630312) to the 2nd Amended C-8 Planned Commercial District (Street Addresses: 16720 and 16780 Main Street/St. Louis County Locator Numbers: 23V310581 and 23V310561), Amended C-8 Planned Commercial District, and C-8 Planned Commercial District, including a Conditional Use Permit (CUP) (Street Addresses: 16700 Main Street and 16795 and 16727 Manchester Road/St. Louis County Locator Numbers: 23V310570, 24V630312 and 24V630303), all in association with an overall tract of land that is 11.8 acres, which would thereby authorize a mixed-use development in the City’s Town Center Area, such to be located on the west side of Taylor Road, between Main Street and Manchester Road. Proposed Uses: All C-2 Shopping District Permitted and Conditional Uses, a Maximum of One Hundred Eighty-Nine (189) Multiple- Family Units, and a Maximum of Eleven (11), Single Family Detached Dwellings on Individual Lots, along with Public Space (pickleball courts and others), Stormwater Management Facilities, and Parking Areas. (Ward Eight)

The public hearing was read into the record.

Mr. Vujnich provided an overview of the request.

Mayor Bowlin opened the public hearing.

There being no comment, Mayor Bowlin closed the public hearing.

UNFINISHED BUSINESS – None

NEW BUSINESS

BILL #2791 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REVISING THE BUDGET FOR THE CITY OF WILDWOOD, MISSOURI FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2022 AND ENDING ON DECEMBER 31, 2022. *Recommended by the Interim City Administrator* (First Reading) (Wards – All)

Direct Budgetary Impact: \$2,953,064 increase to Total Ending Fund Balance

Funding Source: All Funds

Strategic Plan Goal: N/A

BILL #2792 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CONTRACT WITH N.B. WEST CONTRACTING COMPANY FOR THE RESURFACING OF VARIOUS PUBLIC STREETS WITHIN THE CITY, INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS. *Recommended by the Administration/Public Works Committee* (First Reading) (Wards One and Five)

Direct Budgetary Impact: \$668,072.54

Funding Source: Road and Bridge Fund

Strategic Plan Goal: Public Works/Public Safety

BILL #2793 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A SUCCESSOR DEVELOPER AGREEMENT, INCLUDING AN ACCOMPANYING CASH DEPOSIT, WITH

THE HOMESTEAD ESTATES AT WILDWOOD HOMEOWNERS ASSOCIATION FOR THE RELEASE OF CERTAIN FUNDS FROM THE DEFAULTED ESCROW ACCOUNTS THAT ARE ASSOCIATED WITH THIS RESIDENTIAL SUBDIVISION, THEREBY ALLOWING FOR THE CITY'S REIMBURSEMENT TO THIS ENTITY FOR ITS COMPLETION OF STREET CORRECTIONS, AS SHOWN ON THE APPROVED IMPROVEMENT PLANS.

Recommended by Department of Planning (First Reading) (Ward One)

Direct Budgetary Impact: \$378,35.66 (Defaulted Escrows)

Funding Source: N/A

Strategic Plan Goal: N/A

BILL #2794 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A MINOR SUBDIVISION PLAT FOR A ONE ACRE PARCEL OF GROUND INTO THREE LOTS OF RECORD, BEING ADJUSTED LOT 1 OF THE STRECKER-AMANT SUBDIVISION, A BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION ONE, TOWNSHIP 44 NORTH, RANGE 3 EAST, LOCATED ON THE NORTHEAST CORNER OF MANCHESTER ROAD AND LINDY LANE, AND TO BE HEREAFTER KNOWN AS "17011 MANCHESTER ROAD SUBDIVISION." *Recommended by Department of Planning (First Reading) (Ward Eight)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

BILL #2795 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR THE CONSOLIDATION OF TWO LOTS THAT ARE PART OF THE HENCKEN VALLEY ESTATES SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, SPECIFICALLY LOCATED AT THE TERMINUS OF HENCKEN VALLEY ESTATES DRIVE, AND TO BE HEREAFTER KNOWN AS THE "CONSOLIDATION OF LOTS 8 AND 9 OF HENCKEN VALLEY ESTATES RESUBDIVISION. *Recommended by Department of Planning (First Reading) (Ward Six)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

BILL #2796 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH PATTERNH IVES L.L.C. FOR PROFESSIONAL SERVICES RELATING TO THE DEVELOPMENT OF DESIGN AND ENGINEERING PLANS AND BID SPECIFICATIONS FOR THE REASSEMBLY OF THE ESSEN LOG CABIN, WHICH WAS DONATED BY ITS FAMILY, AND WILL BE LOCATED IN THE CITY'S VILLAGE GREEN, CONSISTENT WITH THE HISTORIC PRESERVATION COMMISSION'S REPORT DATED MARCH 23, 2023. *Recommended by Historic Preservation Commission (First Reading) (Ward Eight)*

Direct Budgetary Impact: \$39,840

Funding Source: N/A

Strategic Plan Goal: N/A

BILL #2797 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REAUTHORIZING A BOUNDARY ADJUSTMENT PLAT BETWEEN TWO PROPERTIES UNDER THE SAME OWNERSHIP TO ADDRESS A PREVIOUS ENCROACHMENT ONTO ST. LOUIS COUNTY, MISSOURI PARK PROPERTY, ALL BEING PART OF U.S. SURVEY 2032, SECTION 15, AND A PORTION OF TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, LOCATED AT THE TERMINUS OF STONESTHROW DRIVE, AND TO BE HEREAFTER KNOWN AS "LOT CONSOLIDATION PLAT OF LOT 4 STONESTHROW EQUESTRIAN ESTATES, PLAT BOOK 346, PAGE 395." *Recommended by Department of Planning (First Reading) (Ward Six)*

Direct Budgetary Impact: None
Funding Source: N/A
Strategic Plan Goal: N/A

A motion was made by Council Member Flaschar, seconded by Council Member Nyhan, for the first reading of Bill #2791, Bill #2792, Bill #2793, Bill #2794, Bill #2795, Bill #2796, and Bill #2797. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2791, Bill #2792, Bill #2793, Bill #2794, Bill #2795, Bill #2796, and Bill #2797 were read for the first time by title only.

Discussion was held regarding the following: reading Bill #2792 a second time.

Council Member Gillani returned to the meeting at 8:39 p.m.

Council Member Gillani left the meeting at 8:41 p.m.

A motion was made by Council Member Clark, seconded by Council Member Ottenberg, for the second reading of Bill #2791, Bill #2793, Bill #2794, Bill #2795, and Bill #2797. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2791, Bill #2793, Bill #2794, Bill #2795, and Bill #2797 were read for the second time by title only.

Council Member Gillani returned to the meeting at 8:44 p.m.

Council Member Dodwell thanked Finance Officer Dawn Kaiser and staff for the detailed information provided.

A roll call vote was taken for the approval of Bill #2791, Bill #2793, Bill #2794, Bill #2795, and Bill #2797 with the following results:

Ayes – Clark, Bartoni, Nyhan, Farmer, McCutchen, Rambaud, Flaschar, Garritano, Edens, Ottenberg, Dodwell, Marshall, Jakcsy, Hopper, and Gillani

Nays – None

Abstain – None

Absent – Brost

Whereupon Mayor Bowlin declared Bill #2791, Bill #2793, Bill #2794, Bill #2795, and Bill #2797 passed and they become Ordinance #2791, Ordinance #2793, Ordinance #2794, Ordinance #2795, and Ordinance #2797.

A motion was made by Council Member McCutchen, seconded by Council Member Marshall, for the second reading of Bill #2792. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2792 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2792 with the following results:

Ayes – Bartoni, Nyhan, Farmer, McCutchen, Rambaud, Flaschar, Garritano, Edens, Ottenberg, Dodwell, Marshall, Jakcsy, Hopper, Gillani, and Clark

Nays – None

Abstain – None

Absent – Brost

Whereupon Mayor Bowlin declared Bill #2792 passed and it becomes Ordinance #2792.

FIRST READINGS FROM HEARINGS WITH FAVORABLE CITY RECOMMENDATION

BILL #2798 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING THE REZONING OF FIVE PROPERTIES TO THE AMENDED C-8 PLANNED COMMERCIAL DISTRICT AND C-8 PANNED COMMERCIAL DISTRICT, ALONG WITH A CONDITIONAL USE PERMIT (CUP), TO ACCOMMODATE A MIXED-USE DEVELOPMENT, WHICH INCLUDES UP TO 11 SINGLE-FAMILY DWELLINGS ON INDIVIDUAL LOTS, 189 MULTIPLE-FAMILY UNITS IN A COMBINATION OF STRUCTURES, AND A FOUR-STORY COMMERCIAL/RESIDENTIAL BUILDING, WHICH IS CONSISTENT WITH THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION DATED APRIL 3, 2023. *Recommended by Planning and Zoning Commission (First Reading) (Ward Eight)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Discussion was held regarding the following: traffic and parking concerns, traffic generation assessment, land use designation of property on the south side of Manchester Road, sound mitigation, developers providing updates to City Council, rezoning occurring if development does occur, and losing commercial property.

A motion was made by Council Member Nyhan, seconded by Council Member Clark, for the first reading of Bill #2798. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2798 was read for the first time by title only.

BILL #2799 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING TITLE IV OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD BY DELETING SECTION 415.090(C)(35)(A-B), SECTION 415.090(D)(1)(A-H), SECTION 415.110(C)(24A), SECTION 415.110(D)(1)(A-H), SECTION 415.120(C)(16)(A), SECTION 415.120(D)(1)(A-H), SECTION 415.130(17)(A), SECTION 415.130(17)(D)(1)(A-H), SECTION 415.140(16)(A), SECTION 415.140(16)(D)(1)(A-H), SECTION 415.150(17)(A), SECTION 415.150(17)(D)(1)(A-H), SECTION 415.160(17)(A), AND SECTION 415.160(17)(D)(1)(A-H), IN THEIR ENTIRETY, AND ENACTING, IN LIEU THEREOF, A NEW SECTION 415.630 FOR THE REGULATION SOLAR ENERGY SYSTEMS WITHIN THE CITY. *Recommended by Planning and Zoning Commission (First Reading) (Wards – All)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Discussion was held regarding the following: surveying residents and subdivision trustees, review of data by the Department of Planning, and pending applications for a conditional use permit for solar panels.

A motion was made by Council Member Dodwell, seconded by Council Member Ottenberg, for the postponement of Bill #2799 until the City Council received the survey data. A voice vote was taken with an affirmative result and the motion was declared passed.

Discussion was further held regarding the following: comments received from the public.

Council Member Gillani left the meeting at 9:24 p.m.

RESOLUTIONS

RESOLUTION #2023-9 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH TSI GLOBAL COMPANIES, L.L.C. FOR THE PURCHASE, DELIVERY, AND INSTALLATION OF AUDIO EQUIPMENT IN THE COMMUNITY ROOM OF THE WILDWOOD MUNICIPAL BUILDING. *Recommended by Interim City Administrator (Wards – All)*

Direct Budgetary Impact: \$13,130.86

Funding Source: City Hall Capital Investment Fund

Strategic Plan Goal: N/A

A motion was made by Council Member Farmer, seconded by Council Member McCutchen, for the adoption of Resolution #2023-9.

Discussion was held regarding the following: support for TSI Global Companies, L.L.C.

A voice vote was taken for approval of Resolution #2023-9 with an affirmative result and the motion was declared passed.

RESOLUTION #2023-10 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH ALLIED SERVICES, LLC, D/B/A REPUBLIC SERVICES OF BRIDGETON AND GATEWAY DISPOSAL, LLC FOR SOLID WASTE COLLECTION AND DISPOSAL SERVICES. *Recommended by the Administration/Public Works Committee (Wards – All)*

Direct Budgetary Impact: No Direct Cost to City

Funding Source: N/A

Strategic Plan Goal: Public Works/Public Safety

A motion was made by Council Member Hopper, seconded by Council Member Clark, for the adoption of Resolution #2023-10.

Discussion was held regarding the following: entering into a contract after the memorandum of understanding ends.

A voice vote was taken for approval of Resolution #2023-10 with an affirmative result and the motion was declared passed.

CONSENT AGENDA – None

MISCELLANEOUS

Council Member Edens spoke discussing residents' thoughts on particular issues at meetings.

ADJOURNMENT

A motion was made by Council Member Ottenberg, seconded by Council Member Farmer, 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 9:31 p.m.

Approved this _____ day of _____, 2023.

Jim Bowlin, Mayor

ATTEST:

City Clerk