

**COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS**

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

**Monday, July 10, 2023
5:30 P.M.**

The work session was called to order at 5:31 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
Marshall	X	
Jakcsy	X	
Hopper	(arrived at 5:52)	
Gillani	X	

*via video conference

MAYOR’S COMMENTS AND ANNOUNCEMENTS

Presentation – FY2022 Annual Comprehensive Financial Report (ACFR), RubinBrown LLP (Wards – All)

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

Mayor Bowlin thanked City staff for their work.

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.

Discussion was held regarding the following: funding for watershed erosion.

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.

Board of Public Safety

Speed Limit Reduction on State Route 109 from Babler View Drive to Route BA (South) (Ward Three)

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

Crestview Drive – Main Street Extension (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.

Vehicle Purchase for Departments of Administration, Planning and Parks, and Public Works (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.

Celebrate Wildwood – Revenues and Expenditures (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.

Ameren Missouri Easement Request – Kohn Park (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.

Hardcourt Area in Town Center (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.

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

Historic Survey of Properties for 2023 - 2025 (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 History Book and Book Launch (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.

Madison Valley 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

Parade Components – “Wildwood – City of Parks and Trails” (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.

Event Promotion and Advertising (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.

Event 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

Department of Administration

Solar Panel Survey (Wards – All)

Direct Budgetary Impact: \$3,400
Funding Source: Operating Budget
Strategic Plan Goal: N/A

Mayor Bowlin provided an update on the solar panel survey.

Discussion was held regarding the following: asking for opinions on solar panels in different zoning districts, responses by ward, and using a survey company for the survey.

A motion was made by Council Member Clark, seconded by Council Member Gillani, to proceed with the solar panel survey as recommended.

Discussion was further held regarding the following: identifying who would be surveyed.

A motion was made by Council Member Edens, seconded by Council Member Jakcsy, to amend the motion by adding a question to the survey at Professor Nanes' discretion if there should be one uniform code or if the code should be differentiated by zoning district.

Discussion was further held regarding the following: having one uniform code and simplicity of survey.

A voice vote was taken on the motion to amend, and the motion was declared passed by a vote of 7-5.

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

Planning and Parks Committee

Retrofits of Detention and Retention Basins in Caulks Creek Watershed (Wards – Two, Three, Four, Seven, and Eight)

Direct Budgetary Impact: \$49,072

Funding Source: Capital Improvement Sales Tax Fund FY2023

Strategic Plan Goal: Erosion Control

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

A motion was made by Council Member Farmer, seconded by Council Member Marshall, to authorize preparation of legislation as recommended. A voice vote was taken with an affirmative result and the motion was declared passed.

Grant Application with Friends of Belleview for Belleview Farms Park (Wards – All)

Direct Budgetary Impact: \$25,000

Funding Source: Capital Improvement Sales Tax Fund FY2023

Strategic Plan Goal: Enhanced Green Space

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

Discussion was held regarding the following: application fee and matching funds.

A motion was made by Council Member Bartoni, seconded by Council Member Ottenberg, to endorse the grant application with the understanding that it would return to the City Council for approval if any matching funds were needed. A voice vote was taken with an affirmative result and the motion was declared passed.

Second Access for St. Louis Community College (Ward One)

Direct Budgetary Impact: None

Funding Source: N/A

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 Clark, seconded by Council Member Jakcsy, to proceed with an easement for a second access for St. Louis Community College.

Discussion was held regarding the following: traffic study addressing ingress and egress, possible City expenditures, and collecting a traffic generation fee.

A voice vote was taken on the motion with an affirmative result and the motion was declared passed.

MISCELLANEOUS

Receive and File

P.Z. 9-23 Jonathan Lamb, 18378 Woodlands Grove Drive, Wildwood, Missouri 63038, c/o ADT Solar and Niki Rosario, 8124 Bunkum Road, Building C, Caseyville, Illinois 63223 – A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for the installation of roof-mounted solar panels, which are to be so situated on the dwelling as to be visible from the adjoining roadway, with such being located on the south side of Woodlands Grove Drive, east of its intersection with Woodlands Road (Street Address: 18378 Woodland Grove Drive/St. Louis County Locator Number: 24X330193). This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban 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 front facing area of the roof of the dwelling, thereby causing them to be visible from the adjoining roadway. (Ward One)

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

A motion was made by Council Member Gillani, seconded by Council Member Farmer, to waive the City Council's 15-day review period. A voice vote was taken with an affirmative result and the motion was declared passed.

A recommendation report of the Site Plan Subcommittee of the Planning and Zoning Commission regarding P.Z. 01-22 Kurtz Nursery, 2312 Steamboat Hollow Lane, Wildwood, Missouri 63038, c/o Edward Griesedieck, EJG Legal Consulting, L.L.C., 5 Indian Creek Lane, St. Louis, Missouri 63131; an Amended M-3 Planned Industrial District designated tract of land, which is located on the west side of North Eatherton Road, north of its intersection with Centaur Road, which recommends the approval of the submitted engineered plan set and the related materials associated with the same for this location,

thereby allowing its use for a mulch storage and processing facility, composting of a range of landscape materials, agricultural and horticultural operations, landscape and maintenance operations, along with forestry and timber processing, and accessory sales of products. (Ward One)

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

July 10, 2023 City Council Meeting Agenda Items

Mayor Bowlin spoke about referring Bill #2815 to the Planning and Zoning Commission to obtain clarity on one or two-car garages and recessing the public hearings to the August City Council meeting.

Council Member Farmer asked about the public providing comments on public hearing items at tonight's meeting. City Attorney John Young provided responses to the questions.

Mayor Bowlin stated he would request two readings of Bill #2806.

Mayor Bowlin asked when the phone system relative to Resolution #2023-12 would be in place. Council Member Farmer asked about expenditures for the phone system. Interim City Administrator Thomas Lee provided responses to the questions.

Mayor Bowlin asked if there were any additional comments or questions.

ADJOURNMENT

A motion was made by Council Member Farmer, seconded by Council Member Marshall, to adjourn the Work Session at 6:23 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**

JULY 10, 2023 RECORD OF PROCEEDINGS

The meeting was called to order at 6:30 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 Joe Garritano
Council Member Larry Brost
Council Member Lauren Edens
Council Member Scott Ottenberg
Council Member Ed Marshall
Council Member Rob Jakcsy
Council Member Nathan Hopper
Council Member Michael Gillani

Absent:

Council Member Debra Smith McCutchen
Council Member Rob Rambaud
Council Member Dan Flaschar
Council Member Katie Dodwell

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
Mr. Travis Newberry, Senior Planner

*via video conference

PLEDGE OF ALLEGIANCE

Mayor Bowlin led the Pledge of Allegiance.

FIRST READINGS FROM HEARINGS WITH FAVORABLE CITY RECOMMENDATION

BILL #2815 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, ENDORSING AND RATIFYING A CHANGE TO THE TOWN CENTER REGULATING PLAN AND APPROVING THE REZONING OF NINE PROPERTIES, WITH THE APPLICATION OF A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) ONTO THE PROPERTIES TOTALING 17.3 ACRES, LOCATED ON THE NORTH SIDE OF CRESTVIEW DRIVE (FUTURE MAIN STREET), BETWEEN MARKET DRIVE AND EATHERTON ROAD, AND AUTHORIZING UP TO 134 ATTACHED AND DETACHED SINGLE-FAMILY DWELLINGS ON INDIVIDUAL LOTS, WITH COMMON GROUND, STORMWATER FACILITIES AND REQUIRED PUBLIC SPACE AREAS, ALL BEING CONSISTENT THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION DATED JULY 5, 2023. *Recommended by the Planning and Zoning Commission Committee (First Reading) (Ward Eight)*

Direct Budgetary Impact: None

Funding Source: Not Applicable

Strategic Plan Goal: N/A

A motion was made by Council Member Clark, seconded by Council Member Ottenberg, to refer Bill #2815 to the Planning and Zoning Commission, with a recommendation returning to the City Council at the August City Council meeting.

Discussion was held regarding the following: seeking clarification from the Planning and Zoning Commission.

A voice vote was taken on the motion with an affirmative result and the motion was declared passed.

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.

Mike Whalen, Eureka, requested a second reading of Bill #2809 and noted an error in the legal description of the subject property.

Lawrence "Zachary" Cornett requested a second reading of Bill #2810.

Maggie Pizarro, Ward 1, requested a second reading of Bill #2812.

Jeff Atkins, Volz Incorporated, St. Louis, requested a second reading of Bill #2811.

Megan Gillespie, Ward 8, spoke in opposition to the proposed Crestview Development and submitted a petition of those in opposition to the development.

Stan Parsons, Ward 8, spoke in opposition to postponing the public hearing and concerns about the proposed Crestview development.

Debi Donaldson, Ward 8, spoke regarding the City Council delaying a vote on the Crestview development, concerns and problems with the proposed Crestview development, the city attorney assisting McBride Berra Land Company, LLC, and the Wildwood Business Association.

Officials' Responses – None.

MAYOR ANNOUNCEMENTS AND APPOINTMENTS

Announcements

Proclamation - Retirement of Officer Joe Early from St. Louis County Police Department
Mayor Bowlin read the proclamation for Officer Joe Early and presented him with a proclamation.

Appointments (see Consent Agenda)

PUBLIC HEARINGS

P.Z. 5-23 Crestview, McBride Berra Land Company, L.L.C., 17415 North Outer Forty Road, Chesterfield, Missouri 63005 – A request for the modification of the Town Center Regulating Plan for a total of four (4) properties that are currently designated by it as “Downtown District” to the “Neighborhood General District” (Street Addresses: 16927, 16921, 16915, and 16907 Crestview Drive/St. Louis County Locator Numbers: 23V220161, 23V220141, 23V220150, and 23V220172), thereby accommodating a portion of their use for up to one hundred thirty-one (131) attached and detached single family dwellings on individual lots and associated street and pedestrian network, off-street parking areas, required public space, and stormwater management facilities, all in association with an approximately 9.65 acre tract of land that is located on the north side of Crestview Drive, east of its intersection with Eatherton Road. This requested modification to the Town Center Regulating Plan is applicable to this 9.65 acre tract of land, minus an approximately 1.05 acre area, with such being identified on the Preliminary Development Plan as an outlot of this residential project, which is to retain the “Downtown District” designation for planned future commercial uses, all being identified by the City’s Town Center Plan. (Ward Eight)

P.Z. 6-23 Crestview, McBride Berra Land Company, L.L.C., 17415 North Outer Forty Road, Chesterfield, Missouri 63005 – A request for a change in zoning for a total of nine (9) properties that are currently designated either the NU Non-Urban Residence District (Street Addresses: 2406, 2420, and 2424 Eatherton Road and 16933, 16927, 16921, 16915, and 16907 Crestview Drive/ St. Louis County Locator Numbers: 23V210085, 23V210052, 23V210113, 23V220132, 23V220161, 23V220141, 23V220150, and 23V220172) or R-3 10,000 square foot Residence District (Street Address: 2418 Eatherton Road/St. Louis County Locator Number: 23V210063) to the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), all in association with an overall tract of land that is 16.3 (+/-) acres in area and located on the north side of Crestview Drive, east of its intersection with Eatherton Road. Proposed Uses: A maximum of one hundred thirty-one (131) single family attached and detached dwellings on individual lots, along with associated street and pedestrian network, off-street parking areas, required public space, and stormwater management facilities. (Ward Eight)

P.Z. 7-23 Crestview, McBride Berra Land Company, L.L.C., 17415 North Outer Forty Road, Chesterfield, Missouri 63005 – A request for a change in zoning for a 1.05 acre portion of a total of three (3) properties, as identified on the Preliminary Development Plan, with such being an outlot of an associated residential project, which are currently designated the NU Non-Urban Residence District (16927, 16921, and 16915 Crestview Drive/St. Louis County Locator Numbers: 23V220161, 23V220141, and 23V220150) to the C-2 Shopping District, with this area being located on the north side of Crestview Drive, east of its intersection with Eatherton Road. Proposed Uses: All C-2 Shopping District Permitted Uses. (Ward Eight)

P.Z. 7A-23 Crestview, McBride Berra Land Company, L.L.C., 17415 North Outer Forty Road, Chesterfield, Missouri 63005 – A request for the modification of the Town Center Regulating Plan for a 1.05 acre portion of a total of three (3) properties, as identified on the Preliminary Development Plan, with the same being previously indicated as an outlot of an associated residential project, which are currently designated by it as “Downtown District” to the “Neighborhood General District” (Street Addresses: 16927, 16921, and 16915 Crestview Drive/St. Louis County Locator Numbers: 23V220161, 23V220141, and 23V220150), thereby accommodating a portion of their use for attached and detached single family dwellings on individual lots and associated street and pedestrian network, off-street parking areas, required public space, and stormwater management facilities. Accompanying the aforementioned requested modification to the Town Center Regulating Plan is a request for a change in zoning for the same 1.05 acre portion of a total of three (3) properties, again, as identified on the Preliminary Development Plan, with the same being previously identified as an outlot of an associated residential project, which are currently designated the NU Non-Urban Residence District (16927, 16921, and 16915 Crestview Drive/St. Louis County Locator Numbers: 23V220161, 23V220141, and 23V220150), to the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), with this area being located on the north side of Crestview Drive, east of its intersection with Eatherton Road. Proposed Uses: A maximum of seven (7) single family attached and detached dwellings on individual lots, along with associated street and pedestrian network, off-street parking areas, required public space, and stormwater management facilities. (Ward Eight)

A motion was made by Council Member Clark, seconded by Council Member Brost, to recess the public hearings for P.Z. 5-23, P.Z. 6-23, P.Z. 7-23, and P.Z. 7A-23 to the August City Council meeting. A voice vote was taken with an affirmative result and the motion was declared passed.

P.Z. 5-21 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040 – A request of the Planning and Zoning Commission for its consideration and recommendation regarding a potential allowance to the application of the Chapter 410 Tree Preservation and Restoration Code of the City’s Municipal Code, as amended, onto projects that have certain vesting due to their current statuses relative to the rezoning and subdivision processes of the City of Wildwood. (Wards - All)

City Attorney Young stated a public hearing was held and closed at the last City Council meeting; therefore another public hearing was not required.

UNFINISHED BUSINESS

BILL #2796 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH PATTERN IVE 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 (Second Reading) (Ward Eight)*

Direct Budgetary Impact: \$39,840

Funding Source: N/A

Strategic Plan Goal: N/A

A motion was made by Council Member Garritano, seconded by Council Member Gillani, for the second reading of Bill #2796. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2796 was read for the second time by title only.

A motion was made by Council Member Gillani, seconded by Council Member Ottenberg, to amend Bill #2796 as set forth in Bill #2796A. A voice vote was taken with an affirmative result and the motion was declared passed.

A roll call vote was taken for the approval of Bill #2796A with the following results:

Ayes – Clark, Bartoni, Nyhan, Farmer, Garritano, Brost, Edens, Ottenberg, Marshall, Jakcsy, Hopper, and Gillani

Nays – None

Abstain – None

Absent – McCutchen, Rambaud, Flaschar, and Dodwell

Whereupon Mayor Bowlin declared Bill #2796A passed and it becomes Ordinance #2796.

BILL #2802 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN STBG PROGRAM AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION TO OBTAIN FEDERAL FUNDING TO DESIGN AND CONSTRUCT A CAPITAL IMPROVEMENT PROJECT TO RESURFACE AND IMPROVE VALLEY ROAD. *Recommended by the Administration/Public Works Committee (Second Reading) (Ward Two)*

Direct Budgetary Impact: \$200,000 (20% Of \$1,000,000)

Funding Source: Capital Improvement Sales Tax Fund FY2023

Strategic Plan Goal: Public Works/Public Safety

A motion was made by Council Member Bartoni, seconded by Council Member Edens, for the second reading of Bill #2802. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2802 was read for the second time by title only.

Discussion was held regarding the following: timeline for project.

A roll call vote was taken for the approval of Bill #2802 with the following results:

Ayes – Bartoni, Nyhan, Farmer, Garritano, Brost, Edens, Ottenberg, Marshall, Jakcsy, Hopper, Gillani, and Clark

Nays – None

Abstain – None

Absent – McCutchen, Rambaud, Flaschar, and Dodwell

Whereupon Mayor Bowlin declared Bill #2802 passed and it becomes Ordinance #2802.

BILL #2805 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING TITLE IV OF THE CODE

OF ORDINANCES OF THE CITY OF WILDWOOD BY DELETING CHAPTER 410 IN ITS ENTIRETY, AND ENACTING, IN LIEU THEREOF, A NEW CHAPTER 410 FOR THE REGULATION OF TREE PRESERVATION AND RESTORATION WITHIN THE CITY. *Recommended by the Planning and Zoning Commission (Second Reading)* (Wards – All)

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 Brost, for the second reading of Bill #2805. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2805 was read for the second time by title only.

A motion was made by Council Member Gillani, seconded by Council Member Ottenberg, to amend Bill #2805 as set forth in Bill #2805A. A voice vote was taken with an affirmative result and the motion was declared passed.

Discussion was held regarding the following: approved projects that would be excluded from the code change.

A roll call vote was taken for the approval of Bill #2805A with the following results:

Ayes – Nyhan, Garritano, Brost, Ottenberg, Marshall, Jakcsy, Hopper, Gillani, Clark, and Bartoni

Nays – Farmer and Edens

Abstain – None

Absent – McCutchen, Rambaud, Flaschar, and Dodwell

Whereupon Mayor Bowlin declared Bill #2805 passed and it becomes Ordinance #2805.

NEW BUSINESS

BILL #2806 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPOINTING THOMAS J. LEE TO THE OFFICE OF CITY ADMINISTRATOR; ESTABLISHING THE COMPENSATION OF THE CITY ADMINISTRATOR; AND AUTHORIZING THE MAYOR TO EXECUTE AN EMPLOYMENT AGREEMENT. *Recommended by the City Council (First Reading)* (Wards – All)

Direct Budgetary Impact: \$130,000 plus benefits

Funding Source: Operating Budget

Strategic Plan Goal: N/A

A motion was made by Council Member Farmer, seconded by Council Member Ottenberg, for the first reading of Bill #2806. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2806 was read for the first time by title only.

A motion was made by Council Member Ottenberg, seconded by Council Member Farmer, for the second reading of Bill #2806. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2806 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2806 with the following results:

Ayes – Farmer, Garritano, Brost, Edens, Ottenberg, Marshall, Jakcsy, Hopper, Gillani, Clark, Bartoni, and Nyhan

Nays – None

Abstain – None

Absent – McCutchen, Rambaud, Flaschar, and Dodwell

Whereupon Mayor Bowlin declared Bill #2806 passed and it becomes Ordinance #2806.

Council Member Edens and Council Member Garritano congratulated Mr. Lee on his appointment.

BILL #2807 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 390, TRAFFIC SCHEDULE II, SPEED LIMITS, OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD, BY ESTABLISHING A 40 MPH SPEED LIMIT ON A PORTION OF MISSOURI ROUTE 109 WITHIN THE CITY OF WILDWOOD. *Recommended by the Board of Public Safety (First Reading) (Wards One, Three, and Five)*

Direct Budgetary Impact: No direct cost to City

Funding Source: N/A

Strategic Plan Goal: Public Works/Public Safety

BILL #2810 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A RECORD PLAT, TRUST INDENTURES, AND A DEPOSIT AGREEMENT, WHICH GUARANTEES REQUIRED IMPROVEMENTS FOR A SEVEN LOT RESIDENTIAL SUBDIVISION THAT IS A RESUBDIVISION OF LOT A OF RIEGER FARMS – PLAT ONE, PART OF SECTION 33, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, LOCATED ON THE SOUTH SIDE OF RIEGER ROAD, EAST OF ITS INTERSECTION WITH WILD HORSE CREEK ROAD, AND TO BE HEREAFTER KNOWN AS “RIEGER FARMS – PLAT TWO” SUBDIVISION. *Recommended by the Department of Planning (First Reading) (Ward One)*

Direct Budgetary Impact: None

Funding Source: Not Applicable

Strategic Plan Goal: N/A

BILL #2811 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A MINOR SUBDIVISION PLAT FOR A THREE LOT RESIDENTIAL SUBDIVISION LOCATED ON A TRACT OF LAND BEING LOTS 2 AND 3 OF THE SCHNEIDER’S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST AND IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF STATE ROUTE 100 AND POND ROAD, AND TO BE HEREAFTER KNOWN AS “SCHNEIDER’S WILDWOOD SUBDIVISION – RESUBDIVISION OF LOTS 2 AND 3.” *Recommended by the Department of Planning (First Reading) (Ward One)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

BILL #2812 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A BOUNDARY ADJUSTMENT PLAT OF THREE LEGAL LOTS OF RECORD, ALL LOCATED ON A TRACT OF LAND BEING ADJUSTED LOT 2 OF THE “SALIA TRACTS SECOND BOUNDARY ADJUSTMENT PLAT (PLAT BOOK 360, PAGE 214)”, AND LOTS 1-A AND 1-B OF THE “SALIA TRACTS LOT SPLIT OF ADJUSTED LOT ONE” OF THE “SALIA TRACTS SECOND BOUNDARY ADJUSTMENT PLAT (PLAT BOOK 363, BOOK 333)”, ALL WITHIN U.S. SURVEY 909, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, LOCATED ON THE SOUTH SIDE OF PUELLMAN ROAD AT ITS INTERSECTION WITH EAST SALIA DRIVE, AND TO BE HEREAFTER KNOWN AS “SALIA TRACTS THIRD BOUNDARY ADJUSTMENT PLAT.” *Recommended by the Department of Planning (First Reading) (Ward One)*

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

BILL #2813 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A SECOND AMENDMENT TO THE CONTRACT WITH THE UNITED STATES GEOLOGICAL SURVEY (USGS) FOR AN ADDITIONAL THREE MONTHS OF RESEARCH AND ANALYSIS AS PART OF A TWO YEAR STUDY OF THE CAULKS CREEK WATERSHED, EXTENDING THE DATE TO MARCH 30, 2024, WHICH IS CONSISTENT WITH THE WATERSHED EROSION TASK FORCE’S EFFORTS TO DEVELOP ENVIRONMENTALLY APPROPRIATE AND ENGINEERED SOLUTIONS TO ONGOING CONCERNS. *Recommended by the Departments of Planning and Public Works (First Reading) (Wards Two, Three, Four, Five, Seven, and Eight)*

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

BILL #2814 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AN AMENDED DEED, EXHIBIT, AND OTHER DOCUMENTATION, TO GRANT AN EXPANDED UTILITY EASEMENT TO THE UNION ELECTRIC COMPANY, D/B/A AMEREN MISSOURI, ONTO PUBLIC PROPERTY LOCATED ON A PORTION OF KOHN PARK, ABUTTING SOUTH EATHERTON ROAD, IN ORDER TO RELOCATE A UTILITY POLE. *Recommended by the Planning and Parks Committee (First Reading) (Wards One)*

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

Discussion was held regarding the following: speed limit changes on state roads.

A motion was made by Council Member Farmer, seconded by Council Member Gillani, for the first reading of Bill #2807, Bill #2810, Bill #2811, Bill #2812, Bill #2813, and Bill #2814. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2807, Bill #2810, Bill #2811, Bill #2812, Bill #2813, and Bill #2814 were read for the first time by title only.

A motion was made by Council Member Bartoni for the second reading of Bill #2810, Bill #2811, Bill #2812, Bill #2813, and Bill #2814.

Discussion was further held regarding the following: when the speed limit changes on state roads would go into effect.

The motion made by Council Member Bartoni was seconded by Council Member Hopper. A voice vote was taken on the motion with an affirmative result and the motion was declared passed. Bill #2810, Bill #2811, Bill #2812, Bill #2813, and Bill #2814 were read for the second time by title only.

A roll call vote was taken for the approval of Bill #2810, Bill #2811, Bill #2812, Bill #2813, and Bill #2814 with the following results:

Ayes – Garritano, Brost, Edens, Ottenberg, Marshall, Jakcsy, Hopper, Gillani, Clark, Bartoni, Nyhan, and Farmer

Nays – None

Abstain – None

Absent – McCutchen, Rambaud, Flaschar, and Dodwell

Whereupon Mayor Bowlin declared Bill #2810, Bill #2811, Bill #2812, Bill #2813, and Bill #2814 passed and they become Ordinance #2810, Ordinance #2811, Ordinance #2812, Ordinance #2813, and Ordinance #2814.

BILL #2808 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO COMPLETE ALL NECESSARY DOCUMENTS FOR THE PURCHASE OF A 2023 CHRYSLER PACIFICA VAN FROM GLENDALE CHRYSLER, DODGE, RAM, JEEP UNDER THE STATE OF MISSOURI'S COOPERATIVE PROCUREMENT PROGRAM FOR THE DEPARTMENTS OF ADMINISTRATION, PLANNING AND PARKS, AND PUBLIC WORKS. *Recommended by the Planning and Parks Committee (First Reading) (Wards – All)*

Direct Budgetary Impact: \$37,762.38

Funding Source: Capital Improvement Sales Tax Funds FY2023

Strategic Plan Goal: N/A

A motion was made by Council Member Farmer, seconded by Council Member Brost, for the first reading of Bill #2808. A voice vote was taken with an affirmative result and the motion was declared passed. Council Member Clark abstained. Bill #2808 was read for the first time by title only.

A motion was made by Council Member Ottenberg, seconded by Council Member Nyhan, for the second reading of Bill #2808. A voice vote was taken with an affirmative result and the motion was declared passed. Council Member Clark abstained. Bill #2808 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2808 with the following results:

Ayes – Brost, Edens, Ottenberg, Marshall, Jakscy, Hopper, Gillani, Bartoni, Nyhan, Farmer, and Garritano

Nays – None

Abstain – Clark

Absent – McCutchen, Rambaud, Flaschar, and Dodwell

Whereupon Mayor Bowlin declared Bill #2808 passed and it becomes Ordinance #2808.

BILL #2809 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A RECORD PLAT, TRUST INDENTURES, GENERAL WARRANTY DEED, AND A DEPOSIT AGREEMENT, WHICH GUARANTEES REQUIRED IMPROVEMENTS FOR A 12 LOT RESIDENTIAL SUBDIVISION THAT IS LOT 2 AND 3 OF THE SUBDIVISION MADE BY THE BOARD OF PUBLIC SCHOOLS OF SECTION 16, TOWNSHIP 44 NORTH, RANGE 3 EAST, BEING THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF STATE ROUTE 100 AND MELROSE ROAD, AND TO BE HEREAFTER KNOWN AS "WEST EDEN" SUBDIVISION. *Recommended by the Department of Planning (First Reading) (Ward One)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Discussion was held regarding the following: amending the property's legal description.

A motion was made by Council Member Clark, seconded by Council Member Brost, for the first reading of Bill #2809. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2809 was read for the first time by title only.

RESOLUTIONS (see Consent Agenda)

CONSENT AGENDA

Resolutions

RESOLUTION #2023-12A A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH SLAPPEY COMMUNICATIONS, L.L.C., DBA IT VOICE, FOR A CLOUD-BASED PHONE SYSTEM FOR THE WILDWOOD MUNICIPAL BUILDING.
Recommended by the Administration/Public Works Committee (Wards – All)

Direct Budgetary Impact: \$229.70 increase to total ending balance of Administration - Service Contracts Fund

Funding Source: General Fund

Strategic Plan Goal: N/A

Mayor's Appointments

William Biermann – (Ward Five) – Municipal Judge – Term Ending June 2025

Jim Hrubes – (Ward Eight) – Board of Adjustment (Alternate) – Term Ending June 2025

Approval of June 12, 2023 Work Session and Regular Meeting Minutes

Approval of Expenditures

A motion was made by Council Member Gillani, seconded by Council Member Garritano, to approve the consent agenda.

Discussion was held regarding the following: polycom phone system.

A voice vote was taken on the motion with an affirmative result and the motion was declared passed.

Mayor Bowlin noted Judge Biermann would attend the next City Council meeting to answer any questions from the City Council.

MISCELLANEOUS

Council Member Edens thanked staff for the Green Rock Trail Challenge event.

Council Member Bartoni noted he received a call that yard waste in his subdivision would not be picked up tomorrow and would be picked up Wednesday.

Council Member Farmer expressed concern that traffic studies for proposed developments were not considering future traffic conditions, after the development was in place. He asked if the City needed to

look into that or encourage developers to take that into consideration. Mr. Vujnich responded that the updated Town Center plan did an overall traffic analysis that included current and future conditions 20 years out. He noted a traffic study for developments was required before site development plans were presented to the Planning and Zoning Commission and City Council. Mr. Brown stated projects that were ready or planned for construction were included in traffic studies, as well as future growth and traffic.

Mayor Bowlin stated information on developments and traffic studies, in the form of a grid, would be helpful.

Council Member Farmer asked how the proposed McBride Berra Land Company, L.L.C. development considered traffic from The Reserve development. Mayor Bowlin replied the understanding from the Planning and Zoning Commission was that traffic conditions were judged on what developments were approved or under consideration at the time.

Council Member Farmer stated he assumed the apartment complex development wasn't incorporated in the traffic study, but The Reserve may have been. Mayor Bowlin replied that the apartment complex development wasn't in place or proposed at the time, and the traffic study analyzed The Reserve. He noted the apartment complex development would need to consider traffic generated by The Reserve because that development had been approved. Mr. Vujnich stated a traffic study was required on the apartment complex development given discussions and concerns of the City Council regarding The Prime Place development proposal. He believed traffic in the entire area was taken into consideration. Mr. Brown stated he did not think the Main Street extension was included in that study.

Without objection, it was agreed that a one-page grid regarding developments and traffic studies would be reviewed at the next City Council work session. Council Member Clark asked if the traffic study could include traffic from the community college expansion. Mayor Bowlin replied he would ask that be addressed on the grid.

Council Member Edens stated a one-page memo with a depiction of Town Center zoning for agenda items would be helpful for City Council and residents, as there was misconception on the intent of the City's Master Plan and high-density development. Mayor Bowlin suggested including information at the beginning of the memos outlining zoning classifications and acreage and density requirements for those classifications. Council Member Edens noted the Neighborhood Edge district would be helpful to include. She noted the Neighborhood Edge district was created to address some of these issues, and the district was reviewed by citizens and the Town Center Update Committee, and continually gets reviewed.

Council Member Garritano stated the Town Center Development Manual described all permitted and conditional uses for each district as well as descriptions of each district and a map of the land uses. He noted the document may need to be updated on the City website. He commented that ongoing feedback and the misunderstanding that all of Wildwood had three-acre lots needed to be addressed. He stated the city's founders decided Town Center would be a high-density area. He stated Town Center made up 800 acres, or 2%, of the whole city, with the rest being park land, developed land, or open land.

Mayor Bowlin stated a prefacing paragraph in department recommendations for any proposed development would be beneficial. Without objection it was agreed this would be included. Council Member Edens requested a statement on legal zoning concepts be included, as comments are received

objection to development. She noted the City had zoning laws and there could be no constitutional taking of property.

Council Member Hopper asked for a follow-up of vehicle size limitations on Old State Road. Mayor Bowlin stated it would be placed on the next City Council work session agenda.

Council Member Farmer suggested including information on City Council agendas regarding a project's history and estimated schedule. Mayor Bowlin stated he would take that into consideration.

Council Member Clark noted the strategic plan update is scheduled for the August City Council meeting.

ADJOURNMENT

A motion was made by Council Member Hopper, 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 7:38 p.m.

Approved this _____ day of _____, 2023.

Jim Bowlin, Mayor

ATTEST:

City Clerk