The meeting was called to order at 7:16 P.M.

A roll call was taken, with the following results:

Present at Roll Call:
- Mayor Jim Bowlin
- Council Member Niles Stephens
- Council Member Crystal McCune
- Council Member Dave Bertolino
- Council Member Jon Bopp
- Council Member Katie Dodwell
- Council Member Kenneth E. Remy
- Council Member Lauren Edens
- Council Member Larry Brost
- Council Member Joe Garritano
- Council Member Tim Woerther
- Council Member Cheryl Jordan
- Council Member Debra Smith McCutchen
- Council Member Joe Farmer
- Council Member Kevin Dillard
- Council Member Don Barton
- Council Member John Gragnani

Absent:
- None

Also present:
- Mr. Sam Anselm, City Administrator
- Mr. Joe Vujnic, Director of Planning and Parks
- Mr. Rick Brown, Director of Public Works
- Mr. John Young, City Attorney
- Mr. Julian Jacquin, Economic Development Manager
- Ms. Jessica Stirmlinger, City Clerk
- Ms. Colleen Lohbeck, Deputy City Clerk
PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

The minutes of the February 10, 2020 City Council meeting were submitted for approval. A motion was made by Council Member Gragnani, seconded by Council Member McCune, to approve the minutes of the February 10, 2020 City Council meeting. A voice vote was taken with an affirmative result and the motion was declared passed.

PUBLIC PARTICIPATION

Public Participation and Hearing Procedures

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

Andy Irvine, 554 Eatherton Road, spoke with regard to a resident at 542 Eatherton Road who is operating a business and is in violation of a Simplified Conditional Use Permit (SCUP) for said property.

Jean Vedvig, 16709 Clayton Road, spoke with regard to cutting the 2021 City Calendar.

Officials’ Responses

MAYOR’S ANNOUNCEMENTS AND APPOINTMENTS

Announcements

Appointments - None

PUBLIC HEARING(S)

The review and consideration of a request by Michael Kennedy dated January 13, 2020, KAI Design and Build, regarding P.Z. 10-18 Wildwood Senior Apartments (The Prime Place at Wildwood); Amended C-8 Planned Commercial District (Town Center ‘Downtown District’ and Neighborhood General District’); south side of Main Street, west of Taylor Road (Locator Number: 235310393/Street Address: 16700 Main Street); which requests the modification of the site-specific governing ordinance to allow for an additional twelve (12) residential units, thereby increasing the total number from forty-eight (48) to sixty (60) within the single building. (Ward – Eight)

Director of Planning, Joe Vujnic, provided an overview of the request for action.

Public Hearing Comments - None

Discussion was held regarding the following: perception that senior apartments are assisted living; resident age restrictions, density and parking issues; no change to footprint or design of the building; adequate public space

A motion was made by Council Member Remy, seconded by Council Member Dodwell, to prepare legislation to affect changes outlined in P.Z. 10-18.
A roll call vote was taken with the following result:
Ayes – McCune, Bopp, Bertolino, Dodwell, Remy, Edens, Brost, Garritano, Woerther, Jordan, Farmer, Dillard, Bartoni, Gragnani, Stephens
Nays – McCutchen
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared the motion passed.

UNFINISHED BUSINESS

BILL #2544  AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE PURCHASE OF ONE 2020 CHEVROLET COLORADO 4WD CREW CAB PICKUP TRUCK FROM DON BROWN CHEVROLET, INC., THROUGH THE STATE OF MISSOURI COOPERATIVE PROCUREMENT PROGRAM. Recommended by the Administration/Public Works Committee (Second Reading) (Wards – All)
Direct Budgetary Impact: $29,538.00
Funding Source: Capital Projects Fund

A motion was made by Council Member Bertolino, seconded by Council Member Dodwell, for the second reading of Bill #2544. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2544 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2544 with the following results:
Ayes – Bopp, Bertolino, Dodwell, Remy, Edens, Brost, Garritano, Woerther, Jordan, McCutchen, Farmer, Dillard, Bartoni, Gragnani, Stephens, McCune
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared Bill #2544 approved and it became ORDINANCE #2544.

BILL #2545  AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN STP-URBAN PROGRAM AGREEMENT BY AND BETWEEN THE CITY OF WILDWOOD AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION IN ORDER TO PROCEED WITH OBTAINING FEDERAL FUNDING TO CONSTRUCT THE WILD HORSE CREEK ROAD BRIDGE #387 REPLACEMENT PROJECT. Recommended by the Administration/Public Works Committee (Second Reading) (Ward – One)
Direct Budgetary Impact: $340,000 (20% of $1,360,000)
Funding Source: Capital Projects Fund

A motion was made by Council Member Brost, seconded by Council Member Gragnani, for the second reading of Bill #2545. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2545 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2545 with the following results:
Ayes – Bertolino, Dodwell, Remy, Edens, Brost, Garritano, Woerther, Jordan, McCutchen, Farmer, Dillard, Bartoni, Gragnani, Stephens, McCune, Bopp
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared Bill #2545 approved and it became ORDINANCE #2545.
BILL #2546  AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CITY-CONTRACTOR AGREEMENT ON BEHALF OF THE CITY OF WILDWOOD WITH E. MEIER CONTRACTING, INC., FOR THE FY 2020 CONCRETE STREET SLAB AND SIDEWALK REPLACEMENT PROJECT, INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON THE PROJECT SPECIFICATIONS AND DRAWINGS. Recommended by the Administration/Public Works Committee (Second Reading) (Wards – All)

Direct Budgetary Impact: $865,000
Funding Source: Road and Bridge Fund

A motion was made by Council Member Woerther, seconded by Council Member Dodwell, for the second reading of Bill #2546. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2546 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2546 with the following results:
Ayes – Dodwell, Remy, Edens, Brost, Garritano, Woerther, Jordan, McCutchen, Farmer, Dillard, Bartoni, Gragnani, Stephens, McCune, Bopp, Bertolino
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared Bill #2546 approved and it became ORDINANCE #2546.

BILL #2547  AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO AN AGREEMENT WITH NATALIE McAVOY FOR THE MANAGEMENT AND OVERSIGHT OF THE CITY-SPONSORED FARMERS MARKET, OF WHICH SAID INDIVIDUAL SHALL ACT AS ITS MANAGER IN ALL ASPECTS OF THE SCHEDULING, OPERATION, AND RECORD-KEEPING ASSOCIATED WITH THE SAME. Recommended by the Planning and Parks Committee (Second Reading) (Wards – All)

Budgetary Impact: $19,000
Funding Source: 2020 Department of Planning and Parks Operating Budget

A motion was made by Council Member Remy, seconded by Council Member Gragnani, for the second reading of Bill #2547. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2547 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2547 with the following results:
Ayes – Remy, Edens, Brost, Garritano, Woerther, Jordan, McCutchen, Farmer, Dillard, Bartoni, Gragnani, Stephens, McCune, Bopp, Bertolino, Dodwell
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared Bill #2547 approved and it became ORDINANCE #2547.

NEW BUSINESS

BILL #2548  AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AGREEMENTS WITH SCI ENGINEERING, INC. AND THORNBURGH ABATEMENT, INC. FOR REMOVAL AND DISPOSAL OF ASBESTOS CONTAINING MATERIALS LOCATED IN THE STRUCTURE AT 115 3RD STREET WITHIN THE CITY OF WILDWOOD. Recommended by the Director of Public Works (First Reading) (Ward – Six)

Direct Budgetary Impact: $30,000
Funding Source: Capital Projects Fund
A motion was made by Council Member Jordan, seconded by Council Member Bertolino, for the first reading of Bill #2548. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2548 was read for the first time by title only.

A motion was made by Council Member Remy, seconded by Council Member Gragnani, for the second reading of Bill #2548. A voice vote was taken with a positive result and the motion was declared passed. Bill #2548 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2548 with the following results:
Ayes – Edens, Brost, Garritano, Woerther, Jordan, McCutchen, Farmer, Dillard, Bartoni, Gragnani, Stephens, McCune, Bopp, Bertolino, Dodwell, Remy
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared Bill #2548 approved and becomes Ordinance #2548.

RESOLUTIONS

RESOLUTION #2020-07 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDDWOOD, MISSOURI RECOGNIZING THE EFFORTS ASSOCIATED WITH THE WARD FIVE PARK NAMING CONTEST AND THEREBY ACKNOWLEDGING THE PUBLIC INPUT PROVIDED AS PART OF SUCH AND HEREAFTER SELECTING ONE (1) OF THE FOLLOWING TWO (2) NAMES FOR THIS NEWEST RECREATION AMENITY WITHIN THE WILDDWOOD COMMUNITY - GATOR GROVE PARK OR GREEN PINES PARK. Recommended by the Department of Planning and Parks (Ward – Five)
Direct Budgetary Impact: None
Funding Source: Not Applicable

A motion was made by Council Member McCutchen, for the adoption of Resolution #2020-07, which motion was seconded by Council Member Bertolino. Resolution #2020-07 was read into the record.

A motion was made by Council Member McCutchen to amend Resolution #2020-07 to reflect the name of the new Ward Five Park as Green Pines Park, which was seconded by Council Member Bertolino. A voice vote was taken for approval of Resolution #2020-07 as amended with an affirmative result and the motion was declared passed.

MISCELLANEOUS

Approval of Expenditures (Wards - All)

A motion was made by Council Member Dodwell, seconded by Council Member Farmer, for approval of the expenditures. A voice vote was taken for the approval of expenditures with an affirmative result and the motion was declared passed. Council Members Stephens, Dillard and Woerther opposed.

Receive and File – Three (3) Items

An action of the Planning and Parks Committee regarding future items for the Planning and Zoning Commission’s Work Program that were considered and acted upon by its members for inclusion of them for action in Fiscal Year 2020. (Wards – All)

Director of Planning, Joe Vujnic, provided an overview and stated he was available for any questions or comments.
A recommendation report for a new monument type sign for New Community Church (St. Louis County's P.C. 26-91 New Community Church), which is required, given its current representation will be removed from its existing location by the City of Wildwood, as part of its Phase Three Manchester Road Streetscape Project; Amended C-8 Planned Commercial District; north side of Manchester Road, west of Taylor Road Roundabout (Street Address: 16801 Manchester Road/St. Louis County Locator Number: 24V630297) thereby supporting the proposed siting of it at the selected location along the property's primary frontage. (Ward – Eight)

Director of Planning, Joe Vujnich, provided an overview and stated he was available for any questions or comments.

Discussion was held regarding the following: size and location of the new sign; cost cap of sign easements

A recommendation report for planned trail and other improvements at Bluff View Park in conjunction with Gateway Off-Road Cyclists (GORC), which will allow for different uses within the ninety-nine (99) acre public space area; PS Park and Scenic District; south side of Old State Road, east of State Route 109 (Street Address: 1900 Old State Road/St. Louis County Locator Number: 26U430012); supporting the granting of rights for these purposes to this private, not-for-profit organization. (Ward – Six)

Director of Planning, Joe Vujnich, provided an overview and stated he was available for any questions or comments.

Council Member Stephens requested a copy of the SCUP discussed during the Public Hearing of P.Z. 10-18 be emailed to the City Council for their information. Director of Planning, Joe Vujnich, to email information.

ADJOURNMENT

A motion was made by Council Member McCune, seconded by Council Member Farmer, to adjourn the meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. There being no further business; the meeting was adjourned at 8:26 p.m.

Approved this _____9TH____ day of ______MARCH______, 2020.

James R. Bowlin, Mayor

ATTEST:

City Clerk

City Council Minutes
February 24, 2020
Page 6
# COUNCIL WORK SESSION MINUTES

COUNCIL CHAMBERS

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

MONDAY, FEBRUARY 24, 2020
6:00 P.M.

<table>
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<tr>
<th>Present</th>
<th>Absent</th>
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<tr>
<td>Bowlin</td>
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<td>Stephens</td>
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<td>McCune</td>
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<td>Dodwell</td>
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<tr>
<td>Remy</td>
<td>Arrived at 6:16 p.m.</td>
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<td>Edens</td>
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<td>Brost</td>
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<td>Gragnani</td>
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## MAYOR’S COMMENTS AND ANNOUNCEMENTS

### FOR INFORMATION

**Department of Public Works**

Agreements for Removal and Disposal of Asbestos Containing Materials Located in the Structure at 115 3rd Street (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.
Discussion was held regarding the following: air quality monitoring by third party

**Planning and Parks Committee**

Naming Contest for the Ward Five Park (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.

**Watershed Erosion Task Force**

March 7, 2020 Training Session Information (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.

**Rural Internet Access Committee**

Rural Internet Access Update (Wards – All)

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

**Construction Project Updates (Wards-All)**

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

**FOR ACTION**

**Department of Planning**

Discussion regarding changes to Annual City Calendar and Photography Contest (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.

Director of Planning, Joe Vujnic, spoke to the cost of design and printing of calendars, and the availability of a downloadable version.

Discussion was held regarding the following: cost of design and cost of printing; possible pick up at City Hall; possibly selling at events; small batch printing with second printing available; budgetary impact; have residents order a calendar; number of households without internet access

A motion was made by Council Member Gragnani, seconded by Council Member Woerther, to print 5,000 copies of the calendar and charge $1.50 per calendar.
A motion was made by Council Member Bartoni, seconded by Council Member Garritano, to amend the motion to allow the Department of Planning to set up a software program providing residents a 60-day window to order a calendar and come back to council with the budgetary impact. A voice vote was taken to approve the amended motion with an affirmative result and the motion was declared passed. Council Members Woerther, Jordan, Edens, and Gragnani opposed.

**Department of Public Works**

**Contractor Bid for Staining of Concrete Traffic Barrier on Route 109 (Ward – 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.

Director of Public Works, Rick Brown, spoke to MoDOT issuing change order for staining project of the concrete barrier wall to be aesthetically consistent with other stained concrete within the City.

A motion was made by Council Member McCutchen, seconded by Council Member Bertolino, to approve the recommendation of the Department to prepare legislation. A voice vote was taken with an affirmative result and the motion was declared passed. Council Members Gragnani and Remy opposed.

**EXECUTIVE [CLOSED] SESSION: Lease, Purchase or Sale of Real Estate [RSMO 610.021 (2) 1994] & Legal Actions, Causes of Action, Litigation or Privileged Communications Between the City’s Representatives and its Attorneys [RSMO 610.021(1) 1994].**

Mayor Bowlin announced Council Member Remy asked for an additional item to be discussed which is under [RSMO 610.021(1) 1994] and asked the maker of the motion include both statutory citations.

A motion was made by Council Member Dodwell, seconded by Council Member Remy, to go into a Closed Meeting with regards to Lease, Purchase or Sale of Real Estate [RSMO 610.021 (2) 1994] & Legal Actions, Causes of Action, Litigation or Privileged Communications Between the City’s Representatives and its Attorneys [RSMO 610.021(1) 1994].

A roll call vote was taken with the following results:
Ayes – Stephens, McCune, Bopp, Bertolino, Dodwell, Remy, Edens, Brost, Garritano, Woerther, Jordan, McCutchen, Farmer, Dillard, Bartoni, Gragnani
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared the motion passed.

The closed Meeting commenced at 6:43 p.m.

A motion was made by Council Member Farmer, seconded by Council Member McCutchen, to recess the Work Session until after the Council Meeting. A voice vote was taken with an affirmative result and the motion was declared passed.

The Work Session reconvened at 8:26 p.m.

A motion was made by Council Member McCune, seconded by Council Member Farmer, to go into a Closed Meeting with regards to Lease, Purchase or Sale of Real Estate [RSMO 610.021 (2) 1994] & Legal Actions, Causes of Action, Litigation or Privileged Communications Between the City’s Representatives and its Attorneys [RSMO 610.021(1) 1994].
A roll call vote was taken with the following results:
Ayes – Stephens, McCune, Bopp, Bertolino, Dodwell, Remy, Edens, Brost, Garritano, Woerther, Jordan, McCutchen, Farmer, Dillard, Barton, Gragnani
Nays – None
Absent – None
Abstain – None
Whereupon Mayor Bowlin declared the motion passed.

The Closed Meeting commenced at 8:28 p.m.

A motion was made by Council Member Barton, seconded by Council Member Edens to adjourn the Closed Meeting.

A roll call vote was taken with the following results:
Ayes – Stephens, McCune, Bopp, Bertolino, Dodwell, Remy, Edens, Brost, Garritano, Woerther, Jordan, McCutchen, Farmer, Dillard, Barton, Gragnani
Nays – None
Absent – None
Abstain - None
Whereupon Mayor Bowlin declared the motion passed.

The Closed Meeting was adjourned at 8:55 p.m.

The Work Session Meeting reconvened at 8:56 p.m.

**ADJOURNMENT**

A motion was made by Council Member Stephens, seconded by Council Member Farmer, to adjourn the Work Session meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. There being no further business; the meeting was adjourned at 8:56 p.m.