COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS

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

Monday, August 10, 2020
6:00 P.M.

<table>
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<tr>
<th>Present</th>
<th>Absent</th>
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<tbody>
<tr>
<td>Bowlin</td>
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<td>Garritano*</td>
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<td>Flaschar</td>
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<td>Bopp*</td>
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<td>Bertolino</td>
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<td>Dodwell</td>
<td>Arrived 6:06 pm</td>
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<td>Nyhan</td>
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<td>Bartoni*</td>
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<td>Brost</td>
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<td>Clark</td>
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<td>Edens*</td>
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<td>Remy*</td>
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<td>Farmer*</td>
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<td>Gillani</td>
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<td>McCune*</td>
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<td>Rambaud</td>
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<td>McCutchen*</td>
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* via video conference

MAYOR'S COMMENTS AND ANNOUNCEMENTS

FOR INFORMATION

Department of Planning and Parks

Sixth Update on Green Pines Park Construction Process (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.

Discussion was held regarding the following: height of the playground tower.

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.

Discussion was held regarding the following: fiber-to-the-home and working with Ameren.

Wildwood Celebration Commission

Date of Rescheduled Celebrate Wildwood Event – Spring 2021 (Wards – All)
Mayor Bowlin stated a memorandum had been provided for the City Council’s review and asked if there were any comments or questions.

Discussion was held regarding the following: the Celebrate Wildwood and Art Festival events for 2021.

Administration/Public Works Committee

Recommended Project for Federal TAP Funding Application (Wards 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.

Discussion was held regarding the following: the existing sidewalk, the proposed trail, Old State Road improvements, TAP funding, splitting the local match of the grant, the Parks Action Plan Update, and the budget year for design funding.

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

EXECUTIVE [CLOSED] SESSION: Leasing, purchase, or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore [RSMO 610.021 (2) 1994]

A motion was made by Council Member Dodwell, seconded by Council Member Flaschar to go into a Closed Meeting with regards to leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore [RSMO 610.021 (2) 1994].

A roll call vote was taken with the following results:
Ayes – Flaschar, Bertolino, Dodwell, Nyhan, Bartoni, Brost, Clark, Edens, Remy, Gillani, McCune, Rambaud and McCutchen
Nays – None
Abstain – Garritano, Bopp and Farmer
Absent – None
Whereupon Mayor Bowlin declared the motion passed.

The Closed Meeting commenced at 6:24 p.m.

A motion was made by Council Member Remy, seconded by Council Member Bartoni to adjourn the Closed Meeting.
A roll call vote was taken with the following results:
Ayes – Flaschar, Bertolino, Dodwell, Nyhan, Bartoni, Brost, Clark, Edens, Remy, Gillani, McCune, Rambaud and McCutchen
Nays – None
Abstain – None
Absent – Garritano, Bopp and Farmer
Whereupon Mayor Bowlin declared the motion passed.

The Closed Meeting was adjourned at 7:05 p.m.

ADJOURNMENT

The Work Session was adjourned at 7:05 p.m.
The meeting was called to order at 7:07 P.M.

A roll call was taken, with the following results:

**Present at Roll Call:**
- Mayor Jim Bowlin
- Council Member Joe Garritano*
- Council Member Dan Flaschar
- Council Member Jon Bopp*
- Council Member Dave Bertolino
- Council Member Katie Dodwell
- Council Member Tracey Nyhan
- Council Member Don Bartoni
- Council Member Larry Brost
- Council Member Teresa Clark
- Council Member Lauren Edens*
- Council Member Kenneth Remy
- Council Member Joe Farmer*
- Council Member Michael Gillani
- Council Member Crystal McCune
- Council Member Rob Rambaud
- Council Member Debra Smith McCutchen*

**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*
- Ms. Megan Eldridge, City Clerk
- Mr. Julian Jacquin, Economic Development Manager*

*via video conference

**PLEDGE OF ALLEGIANCE**
Mayor Bowlin led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the July 27, 2020 City Council meeting were submitted for approval. A motion was made by Council Member Bartoni, seconded by Council Member McCune, to approve the minutes of the July 27, 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.

Jim Hrubes, 281 Bountiful Pointe Circle, spoke in support of the shared use path on Old State Road.

Barry Haith, 16229 Thornberry Ridge Lane, spoke in support of the shared use path on Old State Road.

Officials’ Responses - None

MAJOR ANNOUNCEMENTS AND APPOINTMENTS

Announcements - None

Appointments

Jason Bachert – Board of Ethics – Ward Six – Term Ending July 2025

A motion was made by Council Member Rambaud, seconded by Council Member Gillani, to approve the appointment of Jason Bachert to the Board of Ethics. A voice vote was taken with an affirmative result and the motion was declared passed.

Lew Crist – Board of Ethics (Alternate) – Ward Eight – Term Ending July 2022

Mayor Bowlin stated this appointment was listed on an earlier draft of the meeting agenda. Mr. Crist had incicated his desire for someone else to be reappointed to the Board of Ethics.

A motion was made by Council Member McCutchen, seconded by Council Member McCune, to withdraw the appointment of Lew Crist. A voice vote was taken with an affirmative result and the motion was declared passed.

Mike Patton – Watershed Erosion Task Force – Ward Six

A motion was made by Council Member Rambaud, seconded by Council Member Dodwell, to approve the appointment of Mike Patton to the Watershed Erosion Task Force. A voice vote was taken with an affirmative result and the motion was declared passed.

Debi Donaldson – Watershed Erosion Task Force – Ward Eight
A motion was made by Council Member Garritano, seconded by Council Member Gillani, to approve the appointment of Debi Donaldson to the Watershed Erosion Task Force. A voice vote was taken with an affirmative result and the motion was declared passed.

**Ad Hoc Community Outreach Task Force Appointments**

Mayor Bowlin recommended postponing the Community Outreach Task Force appointments to the August 24, 2020 City Council Meeting so one remaining background check could be completed and to allow the Council to review the appointments.

A motion was made by Council Member Remy, seconded by Council Member Dodwell, to postpone the Community Outreach Task Force appointments to the August 24, 2020 City Council Meeting. A voice vote was taken with an affirmative result and the motion was declared passed.

**PUBLIC HEARING(S)** - None

**UNFINISHED BUSINESS**

**BILL #2562** AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, TO REVIEW THE CURRENT REGULATIONS AND REQUIREMENTS ASSOCIATED WITH ROOF AND GROUND-MOUNTED SOLAR PANELS AND HOW SUCH PETITIONS FOR INSTALLATIONS ARE PROCESSED BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL. *Recommended by the Planning and Zoning Commission* (Second Reading) (Wards – All)

Direct Budgetary Impact: None

Funding Source: N/A

A motion was made by Council Member Dodwell, seconded by Council Member Clark, for the second reading of Bill #2562. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2562 was read for the second time by title only.

Discussion was held regarding the following: differences between the bill and current regulations.

A roll call vote was taken for the approval of Bill #2562 with the following results:

Ayes – Dodwell, Nyhan, Bartoni, Brost, Clark, Edens, Remy, Farmer, Gillani, McCune, Rambaud, McCutchen, Garritano, Flaschar, Bopp and Bertolino

Nays – None

Abstain – None

Absent – None

Whereupon Mayor Bowlin declared Bill #2562 approved and it becomes Ordinance #2562.

**BILL #2563** AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI APPROVING AN ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN THREE (3) EXISTING PARCELS OF GROUND, KNOWN AS A TRACT OF LAND BEING ALL OF LOTS 1, 2, AND 3, OF WIND-N-PINE SUBDIVISION, WHICH IS LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 3 EAST, 5TH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND, MORE SPECIFICALLY, SITUATED ON THE SOUTH SIDE OF MELROSE ROAD, EAST OF STATE ROUTE 100, FOR THE PURPOSES OF RECONFIGURING THEIR COMMON BOUNDARY LINES FOR THE PURPOSES OF DEFINING THEIR CURRENT USE PATTERNS (HEREAFTER WIND-N-PINE BOUNDARY ADJUSTMENT PLAT), WITH ALL BEING IN ACCORDANCE WITH THE CITY’S SUBDIVISION AND DEVELOPMENT REGULATIONS. *Recommended by Department of Planning and Parks* (Second Reading) (Ward Six)

Direct Budgetary Impact: None
A motion was made by Council Member Rambaud, seconded by Council Member Dodwell, for the second reading of Bill #2563. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2563 was read for the second time by title only.

A roll call vote was taken for the approval of Bill #2563 with the following results:
Ayes – Nyhan, Bartoni, Brost, Clark, Edens, Remy, Farmer, Gillani, McCune, Rambaud, McCutchen, Garritano, Flaschar, Bopp, Bertolino and Dodwell
Nays – None
Abstain – None
Absent – None
Whereupon Mayor Bowlin declared Bill #2563 approved and it becomes Ordinance #2563.

NEW BUSINESS

BILL #2565 AN ORDINANCE OF THE CITY OF WILDDWOOD, MISSOURI, AMENDING SECTION 415.220 OF THE CODE OF ORDINANCES OF THE CITY OF WILDDWOOD BY DELETING SUBSECTION (D) IN ITS ENTIRETY; ENACTING A NEW SUBSECTION (D) OF SECTION 415.220; AND PROVIDING FOR THE COMPOSITION AND QUALIFICATIONS OF THE ARCHITECTURAL REVIEW BOARD. Recommended by the Planning and Parks Committee (First Reading) (Wards – All)
Direct Budgetary Impact: None
Funding Source: N/A

A motion was made by Council Member McCutchen, seconded by Council Member Bartoni, for the first reading of Bill #2565. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2565 was read for the first time by title only.

Discussion was held regarding the following: requirements for architect members of the board, term limits for members who previously served as an alternate, consideration of the bill by the Architectural Review Board and Planning and Zoning Commission, “licensed, practicing” architects, quorum for an Architectural Review Board meeting, difficult in finding enough architects to serve, and having more than three licensed practicing architects on the board.

A motion was made by Council Member Dodwell, seconded by Council Member Farmer, for the second reading of Bill #2565. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2565 was read for the second time by title only.

A motion was made by Council Member Clark, seconded by Council Member Flaschar, to amend the language in the bill from “licensed, practicing architect” to “licensed architect.”

Further discussion was held regarding the following: issues in removing “practicing” from “licensed, practicing architect”, approval of the amendment by the Architectural Review Board, and requiring architects to be licensed only at the time of appointment to the board.

A roll call vote was taken for the approval of the amendment with the following results:
Ayes – Brost, Clark, Rambaud, Flaschar and Bopp
Nays – Bartoni, Edens, Remy, Farmer, Gillani, McCune, McCutchen, Garritano, Bertolino, Dodwell and Nyhan
Abstain – None
Absent – None
Whereupon Mayor Bowlin declared the motion failed.

A roll call vote was taken for the approval of Bill #2565 with the following results:
Ayes – Brost, Clark, Edens, Remy, Farmer, Gillani, McCune, Rambaud, McCutchen, Garritano, Flaschar, Bopp, Bertolino, Dodwell, Nyhan and Barton
Nays – None
Abstain – None
Absent – None
Whereupon Mayor Bowlin declared Bill #2565 approved and it becomes Ordinance #2565.

RESOLUTIONS

RESOLUTION #2020-17 A RESOLUTION OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING SUBMISSION OF AN APPLICATION TO THE EAST-WEST GATEWAY COUNCIL OF GOVERNMENTS AND THE MISSOURI DEPARTMENT OF TRANSPORTATION FOR FUNDING A CAPITAL PROJECT TO CONSTRUCT A SHARED USE PATH ALONG OLD STATE ROAD UNDER THE TRANSPORTATION ALTERNATIVES FUNDING PROGRAM FOR THE ST. LOUIS REGION. Recommended by the Department of Public Works (Wards Seven and Eight)
Direct Budgetary Impact: $280,000 (20% of 1.4M)
Funding Source: Capital Improvements Program (2022-2024)

A motion was made by Council Member Flaschar, seconded by Council Member Garritano for the adoption of Resolution #2020-17. Resolution #2020-17 was read into the record. A voice vote was taken for approval of Resolution #2020-17 with an affirmative result and the motion was declared passed.

MISCELLANEOUS

Receive and File – One (1) Item

P.Z. 17-19 Michelle and Geoffrey Nash, 388 Steeple Lane, Wildwood, Missouri 63005, c/o Sunsource Homes Inc., 322 Southwest Boulevard, Kansas City, Missouri 64108 – A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District (Street Address: 388 Steeple Lane/Locator Number: 19V430291) for the installation of ground-mounted solar panels upon this three (3) acre parcel of ground, which is located on the east side of Steeple Lane, south of Wildhorse Creek Road. The petitioner is also seeking to install certain roof-mounted solar panels, which are to be so situated on the existing dwelling, as to be visible from an abutting roadway. These installations are required 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 proposed solar panels being of a ground-mounted design type, as well as roof-mounted panels situated on an area of the dwelling's roof, that causes them to be visible from an abutting roadway. (Ward One)

Director of Planning Joe Vujnic spoke to: details of the requested CUP.

Update on the Planning and Zoning Commission’s work program for 2020 (Wards - All)

Director of Planning Joe Vujnic stated this memo was to keep City Council informed of the Planning and Zoning Commission’s work.

ADJOURNMENT
A motion was made by Council Member Rambaud, seconded by Council Member Bartoni, 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 8:05 p.m.

Approved this 24th day of August, 2020.

James R. Bowlin, Mayor

ATTEST:

Megan Eldredge
City Clerk