COUNCIL WORK SESSION MINUTES  
COUNCIL CHAMBERS  

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

Monday, August 24, 2020  
6:00 P.M.  

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<tr>
<th>Present</th>
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<tr>
<td>Bowlin</td>
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<tr>
<td>Garritano</td>
<td>Arrived 6:07 pm</td>
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<td>Flaschar</td>
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<td>Bopp*</td>
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<td>Dodwell</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>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  

Seventh 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: installation of the shade structures, restroom, flatwork, and footings.  

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Planning and Parks Committee

Nighttime/Winter Market (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.

Naming Contest for Community Park (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: reason for naming Community Park.

Reopening of Parks 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.

Update on Virtual Recreation Programs and Events (Wards - All)
Mayor Bowlin stated a memorandum had been provided for the City Council’s review and asked if there were any comments or questions.

Update on Facility Reservations, Event Registrations, and Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities (Wards – All)
Mayor Bowlin stated a memorandum had been provided for the City Council’s review and asked if there were any comments or questions.

Discussion was held regarding the following: increase in expenditures from 2017 to 2018.

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: informing residents of alternative service providers, recording interviews with RFP respondents, keeping residents informed, RIAC recommendation going to Council, securing funding, inadequate internet access effecting schools and students, using cellular phone data coverage, cellular phone companies assisting existing internet service providers, hot spot issues, providing coverage to all of Wildwood, fiber-to-the-home, and increasing cell phone service through temporary towers.

Administration/Public Works Committee

Increased Contract Authorization for the Manchester Road Streetscape Project, Phase III (Ward Eight)
Mayor Bowlin stated a memorandum had been provided for the City Council’s review and asked if there were any comments or questions.

Discussion was held regarding the following: splitting the authorization to be voted on separately, funding and building/re-building private driveways, federal funding match, and improving accuracy of project cost estimates.
Construction Project 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.

FOR ACTION - None

ADJOURNMENT
A motion was made by Council Member McCune, seconded by Council Farmer, to adjourn the Work Session at 5:41 p.m. A voice vote was taken with an affirmative result and the motion was declared passed.
The meeting was called to order at 7:01 P.M.

A roll call was taken, with the following results:

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<tr>
<th>Present at Roll Call:</th>
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<tr>
<td>Mayor Jim Bowlin</td>
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<td>Council Member Joe Garritano</td>
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<td>Council Member Dan Flaschar</td>
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<td>Council Member Jon Bopp*</td>
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<td>Council Member Dave Bertolino*</td>
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<td>Council Member Katie Dodwell</td>
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<td>Council Member Tracey Nyhan</td>
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<td>Council Member Don Bartoni*</td>
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<td>Council Member Larry Brost*</td>
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<td>Council Member Teresa Clark</td>
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<td>Council Member Lauren Edens*</td>
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<td>Council Member Kenneth Remy</td>
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<td>Council Member Joe Farmer*</td>
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<td>Council Member Michael Gillani</td>
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<td>Council Member Crystal McCune*</td>
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<td>Council Member Rob Rambaud</td>
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<td>Council Member Debra Smith McCutchen* (appeared in person at 7:49 p.m.)</td>
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<tr>
<th>Also present:</th>
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<tr>
<td>Mr. Sam Anselm, City Administer</td>
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<td>Mr. Joe Vujnic, Director of Planning and Parks*</td>
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<td>Mr. Rick Brown, Director of Public Works*</td>
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<td>Mr. John Young, City Attorney</td>
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<td>Ms. Megan Eldridge, City Clerk</td>
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<td>Mr. Julian Jacquin, Economic Development Manager*</td>
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*via video conference
PLEDGE OF ALLEGIANCE

Mayor Bowlin led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the August 10, 2020 City Council meeting were submitted for approval. A motion was made by Council Member Garritano, seconded by Council Member Farmer, to approve the minutes of the August 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.

Niles Stephens, 415 Ivy Hill Court, spoke regarding records requests, the budget adjustment agenda item, diversity on the Community Outreach Task Force, and the Special Procedures Overlay District. He asked what assurances could be given that the City would not decide that remediation in the overlay district would no longer be worth the cost.

Officials’ Responses - None

MAYOR ANNOUNCEMENTS AND APPOINTMENTS

Announcements - None

Appointments

Karen Boykin – Watershed Erosion Task Force – Ward Two
A motion was made by Council Member Edens, seconded by Council Member Bartoni, to approve the appointment of Karen Boykin to the Watershed Erosion Task Force. A voice vote was taken with an affirmative result and the motion was declared passed.

Stan Parsons – Board of Ethics (Alternate) – Ward Eight – Term Ending July 2022
A motion was made by Council Member Garritano, seconded by Council Member Dodwell, to approve the appointment of Stan Parsons to the Board of Ethics. A voice vote was taken with an affirmative result and the motion was declared passed.

Ad Hoc Community Outreach Task Force Appointments
Mayor Bowlin spoke to the creation of the Ad Hoc Community Outreach Task Force. He recognized Aashish Allu, who was a high school student at Lafayette High School and would be the first high school student appointed to a City board. Mr. Allu spoke to his volunteer experience.

A motion was made by Council Member McCutchen, seconded by Council Member Bartoni, to approve the composition of the Ad Hoc Community Outreach Task Force as indicated in the memorandum.

A motion was made by Council Member Edens, seconded by Council Member Dodwell, to increase the size of the task force by at least four members and up to eight members to enhance diversity and for the additional members to be appointed at the next City Council meeting.
A motion was made by Council Member Remy to amend the motion by Council Member Edens and postpone all Ad Hoc Community Outreach Task force appointments.

Council Member Remy withdrew his motion.

Discussion was held regarding the following: quota of women and minorities for the task force.

Council Member Remy made a motion for a point of order clarifying whether Council Member Edens’ motion to amend could be further amended by postponing the appointments.

Discussion was further held regarding the following: approving the current task force recommendations, legal issues in requiring a quota, more inclusion on the task force, and women serving on City boards and commissions.

Council Member McCune made a motion for a point of order that her comment was relative to women serving on the task force.

Council Member Bartoni made a motion for a point of order clarifying whether the Council would this evening approve the Ad Hoc Community Outreach Task Force appointments as indicated in the memorandum and then approve additional members at the next City Council meeting.

Discussion was further held regarding the following: improving community engagement and the original intent of the task force.

A motion was made by Council Member Remy, seconded by Council Member Rambaud, to amend the motion by Council Member Edens by increasing the size of the task force to eight members.

Discussion was further held regarding the following: issues for a commission with many members, time commitments in serving on the task force, and current committees with many members.

A roll call vote was taken on the amendment with the following results:

Ayes — Garritano, Flaschar, Bopp, Bertolino, Dodwell, Nyhan, Clark, Remy, Gillani, McCune, and Rambaud
Nays — Bartoni, Brost, Edens, and Farmer
Abstain — None
Absent — McCutchen

Whereupon Mayor Bowlin declared the motion passed.

A motion was made by Council Member Remy, seconded by Council Member McCune, to postpone all Ad Hoc Community Outreach Task force appointments until the next City Council meeting.

Discussion was further held regarding the following: postponement of appointments effecting who is appointed to the task force, asking potential appointees if a postponement is acceptable before the council voting on a postponement, reaching out to commission members before appointments, the task force not meeting until all members have been appointed, council members communicating with the mayor on recommended appointments, and council liaisons to boards and committees having input on who is appointed.

Council Member Remy requested to withdraw his motion to postpone all Ad Hoc Community Outreach Task Force appointments until the next City Council meeting and agreed to approve the appointees of the Ad Hoc Community Outreach Task Force as indicated in the memorandum with eight additional task force members to be appointed at the next City Council meeting.
Council Member Bartoni made a motion for a point of order clarifying if the motion had been withdrawn.

Council Member Bartoni made a motion to call the question.

A roll call vote was taken for the withdrawal of Council Member Remy's motion and approving the appointees of the Ad Hoc Community Outreach Task Force as indicated in the memorandum with eight additional task force members to be appointed at the next City Council meeting, with the following results:

Ayes – Flaschar, Bopp, Bertolino, Dodwell, Nyhan, Bartoni, Brost, Clark, Edens, Remy, Farmer, Gillani, McCune, Rambaud, McCutchen, and Garritano
Nays – None
Abstain – None
Absent – None
Whereupon Mayor Bowlin declared the motion passed.

Architectural Review Board Appointments
Mayor Bowlin noted he contacted Board Members David Dial, Terry Hoffmann and George Crow regarding the appointments.

A motion was made by Council Member Dodwell, seconded by Council Member McCutchen, to approve the appointments to the Architectural Review Board as indicated in the memorandum. A voice vote was taken with an affirmative result and the motion was declared passed.

PUBLIC HEARING(S)

P.Z. 3-20 City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040 – A request to consider the development of new legislation to possibly be included within Chapter 415 (Zoning Ordinance) of the Code of Ordinances of the City of Wildwood relating to properties that are located within the City of Wildwood that present unique histories of use or character, which must be considered needing greater scrutiny and protections due to their environmental legacies, site, soil, and/or physical characteristics, or proximity to a stream, creek, or ephemeral drainageways that ultimately presents a higher than acceptable risk to the public, if they are to be disturbed, developed, and placed into active use. Such situations necessitate the need for the consideration of a new Special Procedures Overlay District, with associated regulations, that provides a minimum level of protections to all parties that are assessed as necessary, while ensuring a thorough and complete review and comment period for the community. (Wards – All)

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

Discussion was held regarding the following: the intent of the district and regulatory agencies, obtaining more information for sites in the district, the district applying to the entire city, property owners and developers paying for any remedies, and the district's effect on current environmental sites under consideration

A motion was made by Council Member Bartoni, seconded by Council Member Dodwell, for legislation to be prepared consistent with the recommendations set forth in P.Z. 3-20.

Public Hearing Comments
Mary Morton spoke regarding the cost to residents to determine the nature of the Superfund site, consultant work on the Bliss and Ellisville sites, overlay district maps, subsites effecting Wildwood residents, partnering with the City of
Ellisville, and consequences to neighbors of the overlay districts.

Discussion was further held regarding the following: safety to current and future residents, history of the subject site, and developing a working relationship with the City of Ellisville.

A voice vote was taken on the motion made by Council Member Bartoni and seconded by Council Member Dodwell with an affirmative result and the motion was declared passed.

UNFINISHED BUSINESS

BILL #2551 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE CURRENT NAME OF THE POND-GROVER LOOP ROAD, INCLUSIVE OF ITS ENTIRETY WITHIN THIS JURISDICTION, TO BE RENAMED TO POND-GROVER PARKWAY, WHICH IS REFLECTIVE OF THE CITY’S PARK FACILITIES THAT ANCHOR EITHER END OF IT, WHILE IN KEEPING WITH THE NAMING PROTOCOLS OF THE OFFICE OF EMERGENCY MANAGEMENT (OEM) OF ST. LOUIS COUNTY, MISSOURI. Recommended by the Department of Planning and Parks (Fourth Reading) (Wards One and Five)

Direct Budgetary Impact: Less than $10,000
Funding Source: Capital Improvements Program

A motion was made by Council Member McCutchen, seconded by Council Member Brost, for the fourth reading of Bill #2551. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2551 was read for the fourth time by title only.

Director of Planning Vujnic stated he was waiting on information from the Missouri Department of Transportation (MoDOT) relative to signs and requested the bill be postponed.

A motion was made by Council Member Bartoni, seconded by Council Member Gillani, to postpone Bill #2551 to the next City Council meeting. A voice vote was taken with an affirmative result and the motion was declared passed.

NEW BUSINESS

BILL #2566 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SECTION THREE OF ORDINANCE #2444 OF THE CITY OF WILDWOOD, MISSOURI, INCREASING THE TOTAL AUTHORIZATION AMOUNT FOR THE CITY-CONTRACTOR AGREEMENT AUTHORIZED PURSUANT TO SAID ORDINANCE #2444 TO ALLOW FOR THE COMPLETION OF WORK ON THE MANCHESTER ROAD STREETSCEAPE PROJECT, PHASE III, BY GERSHENSON CONSTRUCTION CO., INC. Recommended by the Administration/Public Works Committee (First Reading) (Ward Eight)

Direct Budgetary Impact: TED
Funding Source: Capital Improvements Program

A motion was made by Council Member Garritano, seconded by Council Member McCutchen, for the first reacing of Bill #2566. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2566 was read for the first time by title only.

Discussion was held regarding the following: sign for New Community Church along Manchester Road.

A motion was made by Council Member Bartoni, seconded by Council Member Garritano, for the second reacing of Bill #2566. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2566 was read for the second time by title only.
A motion was made by Council Member Edens, seconded by Council Member Bartoni, to amend Bill #2566 by removing the fabric and installation of the sign at New Community Church for $50,000, and that City staff return within 30 days with three bids for the sign.

Discussion was further held regarding the following: previous replacement of signs by the City, costs of obtaining the easement and replacing the sign, the church's involvement in replacing the sign, requesting property owners to pay for sign replacement, involving the church in conversations, separation of church and state, projects exceeding budgets, and the bill amendment effecting the project.

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

A roll call vote was taken for the approval of Bill #2566 as amended with the following results:
Ayes — Bertolino, Dodwell, Nyhan, Bartoni, Brost, Edens, Remy, Farmer, Gillani, McCune, Rambaud, McCutchen, Garritano, Flaschar, and Bopp
Nays — Clark
Abstain — None
Absent — None
Whereupon Mayor Bowlin declared Bill #2566 approved as amended and it becomes Ordinance #2566.

BILL #2567 AN ORDINANCE OF THE CITY OF WILDCOOD, MISSOURI, AUTHORIZING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) PROPERTIES THAT ARE PART OF A TRACT OF LAND IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 44 NORTH, RANGE 3 WEST AND PART OF LOT 14 OF THE LEONARD WALTON'S OAK RIDGE SUBDIVISION, AND BEING MORE SPECIFICALLY LOCATED ON THE NORTH SIDE OF FORBY ROAD, WEST OF ALT ROAD, THEREBY TRANSFERRING A THREE POINT FIVE (3.5) ACRE AREA BETWEEN THE SUBJECT PARCELS OF GROUND, HEREAFTER KNOWN AS "WEISSLER BOUNDARY ADJUSTMENT PLAT." Recommended by the Department of Planning (First Reading) (Ward Six)
Direct Budgetary Impact: None
Funding Source: N/A

A motion was made by Council Member Rambaud, seconded by Council Member Nyhan, for the first reading of Bill #2567. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2567 was read for the first time by title only.

BILL #2568 AN ORDINANCE OF THE CITY OF WILDCOOD, MISSOURI, REVISING THE BUDGET FOR THE CITY OF WILDCOOD, MISSOURI, FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2020 AND ENDING ON DECEMBER 31, 2020. Recommended by the City Administrator (First Reading) (Wards - All)
Direct Budgetary Impact: TBD
Funding Source: Multiple

A motion was made by Council Member Dodwell, seconded by Council Member McCutchen, for the first reading of Bill #2568. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #2568 was read for the first time by title only.
Discussion was held regarding the following: reducing expenditures, reduction in revenues, COVID-19’s impact on the budget, regular fluctuation in reported revenue, and increase in bank fees.

RESOLUTIONS - None

MISCELLANEOUS

Receive and File – One (1) Item
Withdrawal of P.Z. 4-20 ERC Multiple Family Development, c/o Rob Coleman, Earnest R. Coleman (ERC), 5102 South Pinnacle Hills Parkway, Rogers, Arkansas 72758 – A request for a change in zoning from the NU Non-Urban Residence District to the C-8 Planned Commercial District for a 4.31 acre parcel of land, which is located on the northeast corner of Turkey Track Road and Generations Drive, west of State Route 109 (St. Louis County Locator Number: 24V130913/Street Address: 2665 State Route 109). The subject property is designated ‘Cultural/Institutional Overlay District’ under the current Town Center Regulating Plan. Proposed Use: A total of one hundred twenty (120) multiple-family units that are to be contained within a ten (10) building layout, as well as including certain public improvements, off-street and structured parking accommodations, stormwater management facilities, and required public space components. (Ward One)

Approval of Expenditures
A motion was made by Council Member McCutchen, seconded by Council Member Clark, for approval of the expenditures. A voice vote was taken with an affirmative result and the motion was declared passed.

Director of Planning Vujnicj invited the City Council to participate in the video being created by the City for Wildwood’s 25th anniversary.

ADJOURNMENT
A motion was made by Council Member Remy, seconded by Council Member McCutchen, 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 9:23 p.m.

Approved this 14th day of September, 2020.  

James R. Bowlin, Mayor

ATTEST:

Megan Eldridge  
City Clerk