

**The Village of Wilbur Park
St. Louis County, MO 63123
May 19th, 2026 at 7pm
Meeting Minutes**

Meeting Location: Affton Fire Protection District Station 1
9282 Gravois Rd, St. Louis, MO 63123

I. CALL TO ORDER

Meeting called to order by Chairman Vohsen. Board members in attendance included Chairman Neal Vohsen, Treasurer JC Wheeler, Road & Building Commissioner Ryan Richardson, and Clerk Abigail Richardson. Quorum met. Officer Cecilia Young was present. The Board welcomed David Streubel, principal attorney with Cunningham, Vogel & Rost, P.C.. Joined by four residents.

II. SWEARING IN OF TRUSTEES

- JC Wheeler was sworn in by Ryan Richardson.
- Abigail Richardson was sworn in by Ryan Richardson.

III. APPOINTMENT OF OFFICERS

JC Wheeler nominated Neal Vohsen for Chairman, Ryan Richardson as Road and Building Commissioner, and Abigail Richardson as Village Clerk. Neal Vohsen seconded.

IV. PREVIOUS MEETING'S MINUTES

JC Wheeler noted corrections to May's Meeting Minutes.

V. FIRST READING OF ORDINANCE APPOINTING THE VILLAGE ATTORNEY AND AUTHORIZING THE CHAIRMAN TO EXECUTE A CONTRACT FOR LEGAL SERVICES VIA CUNNINGHAM, VOGAL & ROST, P.C.. Read by Neal Vohsen.

VI. POLICE REPORT

Officer Cecilia Young shared the follow information:

- Calls for service: 234
- Directed calls: 6; Self-initiated calls: 228
- Reports written: 2 (fraud, motor vehicle accident)
- Arrests: 0

JC Wheeler noted there is \$55,678.40 in the Village public safety fund.

VII. TREASURER'S REPORT

JC Wheeler presented the following:

- Income: \$11,253.08
- Expenses: \$7,247.06
- Net income: \$4,006.02
- Sewer lateral balance: \$4,901.61

Treasurer Wheeler also sent the Village of Wilburn Park's 2025 annual report to the state auditor, meeting the annual compliance requirement. Ryan Richardson asked for an update about account closures, as the Village completes moving its investments from Busey Bank to Central Bank. At the time of the meeting, all accounts at Busey Bank had not been closed.

Neal Vohsen moved to accept the Treasurer's Report. Ryan Richardson seconded. Abigail Richardson voted in favor, aye. Accepted.

VIII. SECOND READING OF ORDINANCE APPOINTING THE VILLAGE ATTORNEY AND AUTHORIZING THE CHAIRMAN TO EXECUTE A CONTRACT FOR LEGAL SERVICES VIA CUNNINGHAM, VOGAL & ROST, P.C.. Read by Neal Vohsen.

IX. ROAD AND BUILDING COMMISSIONER'S REPORT

Ryan Richardson presented the following information:

- Zone permit issued
- Certified letter sent for ordinance violation

Neal Vohsen made the motion to accept the Road and Building Commissioner's Report, JC Wheeler seconded, and Abigail Richardson voted in favor, aye. Accepted.

X. SOLID WASTE MANAGEMENT REPORT

Neal Vohsen, the chairman, notes the Solid Waste office vacancy, but proceeds with the solid waste report in the interim. No waste management issues were reported to him the month past. Ryan Richardson presented findings from his own investigation in response to Villager's complaints about missed pickups from Republic Services during April's meeting. Ryan Richardson shared he conducted multiple walkthroughs of the Village on trash days and counted multiple missed pickups for residences. He also received texts and calls from Villagers within a three-week span about trash not picked up on the correct day. He verified as many as he could. He reported an improvement in the last two weeks of service. Ryan agreed to start keeping a record of all trash complaints moving forward. Neal Vohsen noted the contract with Republic Services began in January 2025, currently in year two of a three year contract. Mr. Vohsen also notes that the contract will auto-renew unless the Village announces the parting of ways. A discussion is held about kicking off the bidding process early next year, 2027.

XI. VILLAGE CLERK'S REPORT

Abigail Richardson followed up about potential meeting spaces available for the Village to use for monthly sessions while Affton Station 1 is being renovated. She contacted the Activities Director, Kelly Stahlhuth, of Bayless School District and is waiting for a reply. The public libraries in the area were unavailable for the foreseeable future. Officer

Young offered the Community Room at the Affton-Southwest Precinct located on 11500 Gravois Road, St. Louis, MO 63126. Officer Young also said the facility is available to the Village to use at no cost. Neal Vohsen said that is the best option available. The board unanimously agreed to begin using the space, beginning the June meeting. Mr. Vohsen motioned to accept the Village Clerk's report, Ryan Richardson seconded, and JC Wheeler voted in favor, aye.

XII. CHAIRMAN'S REPORT

Neal Vohsen signed a contract with Fast Signs in the amount of \$3,230.00 to replace damaged or worn out signage for the Village of Wilbur Park.

XIII. VOTE ON ORDINANCE APPOINTING THE VILLAGE ATTORNEY AND AUTHORIZING THE CHAIRMAN TO EXECUTE A CONTRACT FOR LEGAL SERVICES VIA CUNNINGHAM, VOGAL & ROST, P.C.. Read by Neal Vohsen. Votes are reported below:

- JC Wheeler: Yea
- Neal Vohsen: Yea
- Ryan Richardson: Yea
- Abigail Richardson: Yea

The ordinance was unanimously passed, signed, and sealed.

XIV. Board Authorizations and Voting

In effort to expedite imperative Village business an impromptu voting session took place on the following two issues:

Vote to authorize the contract with Fast Signs in the amount of \$3,230.00 to replace damaged or worn out signage for the Village of Wilbur Park. JC Wheeler made a motion for Neal Vohsen to enter into a contract with Fast Signs for the Village of Wilbur Park. Ryan Richardson seconded. The motion was put to vote and recorded below.

- JC Wheeler: Yea
- Neal Vohsen: Yea
- Ryan Richardson: Yea
- Abigail Richardson: Yea

Motion unanimously passed.

Vote to begin website hosting through CivicPlus, with a one time implementation fee of \$650 and an annual subscription fee of \$3,258.00. Ryan Richardson raised a motion for Neal Vohsen to enter into contract with CivicPlus for the Village of Wilbur Park in the amount of \$3,908. JC Wheeler seconded. The motion was put to vote and recorded below:

- JC Wheeler: Yea
- Neal Vohsen: Yea

- Ryan Richardson: Yea
- Abigail Richardson: Yea

Motion unanimously passed.

XV. CITIZEN COMMENTS / NEW BUSINESS

A Rosemary citizen raised a concern about the navigability of the new website. He requested that accessibility be heavily considered when planning its layout. JC Wheeler assured him that CivicPlus was known for their municipal websites.

Multiple citizens raised interest in installing speed bumps in the Village. Three different residents reported individual concerns about speeding in the neighborhood. Speeding delivery trucks and other vehicles are reported at numerous times of the day, Rosemary and Kathleen are specifically cited as having this problem by separate residents. Ryan Richardson suggested speaking to police and fire departments for official safety response time implications. Officer Young said she would install a speed tracking device to assist in data collection, which will be helpful in determining if speed humps are necessary. JC Wheeler suggested a civic engineer consultation to weigh in on best solutions for Wilbur Park streets. Neal Vohsen said further investigation to gauge resident interest needed to take place and a public hearing would be required, depending on prior steps and interest. Further planning will need to take place in order for this project to move forward.

Ryan Richardson volunteered to outline steps for residents of the approval/disproval process for the next meeting.

X. ADJOURNMENT

There being no further business, the meeting was adjourned.