WILDWOOD

CITY COUNCIL AGENDA

COUNCIL CHAMBERS
7:30 P.M.
Monday, May 23, 2016

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE – Led By Boy Scout Troop 456

IV. APPROVAL OF MINUTES – May 9, 2016 Work Session & Regular Agenda Minutes

Documents: DRAFT MINUTES MAY 9 2016 CITY COUNCIL MEETING.PDF

V. MAYOR APPOINTMENTS/ANNOUNCEMENTS

A. City Attorney Appointment – John A. Young And Hamilton Weber LLC.

BILL #2186 AN ORDINANCE APPROVING THE APPOINTMENT OF JOHN A. YOUNG AND THE LAW FIRM HAMILTON WEBER LLC AS THE CITY ATTORNEY; FIXING THE COMPENSATION OF THE CITY ATTORNEY; AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR LEGAL SERVICES. Recommended by the City Council Committee on Legal Counsel (First Reading) (Wards – All)

B. Planning And Zoning Commission Reappointment – Fran Gragnani (Ward One) – Four Year Term

Documents: APPOINTMENT PZC FRAN GRAGNANI.PDF

C. Planning And Zoning Commission Reappointment – Ed Kohn (Ward Three) – Four Year Term

Documents: APPOINTMENT PZC ED KOHN.PDF

D. Planning And Zoning Commission Appointment – Don Bartoni (Ward Two) – Filling Unexpired Term Ending June 2018

Documents: APPOINTMENT PZC DON BARTONI.PDF

E. Architectural Review Board Reappointment – Bob Teller (Ward One) – Three Year Term

Documents: APPOINTMENT ARB BOB TELLER.PDF

VI. PUBLIC PARTICIPATION

VII. PUBLIC HEARING(S)

A. (Postponed At The January 11, 2016 City Council Meeting – To Remain Postponed) A Response To A Communication From Jenny Mitchell, Director Of Property Management For The Desco Group, Which Is Dated October 20, 2015, Regarding St. Louis County's P.C. 219-85 Alfred L. Hicks And J.L. Mason Of Missouri, Inc.

Amended MXD Mixed-Use Development District; south side of Manchester Road, east of Old Fairway Drive (Street Address: 16506 Manchester Road/Locator Number: 23U120480); seeking modifications to an existing site-specific ordinance that governs the Schnucks Wildwood Crossing Center to allow for a third freestanding monument sign along the property's Manchester Road frontage. (Ward – Seven)

B. (Postponed At The May 9, 2016 City Council Meeting – To Be Unpostponed At May 23, 2016 City Council Meeting) A Response To A Correspondence From Michael Manlin, MRM Manlin Development Group, Dated December 18, 2015, Regarding P.Z. 15, 16, & 17-14 Bordeaux Estates At Wildwood—Plat Two;

R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD); west side of East Avenue, south of Manchester Road; which seeks modifications to the governing site-specific ordinance, thereby allowing front entry garages in the Town Center Area, along with modifications to materials and other design components associated with this three (3) lot residential subdivision. (Ward – Eight)

Documents: PUBLIC HEARING - PZ 15, 16, AND 17-14 BORDEAX ESTATES AT WILDWOOD.PDF

C. (Postponement To Be Requested At The May 23, 2016 City Council Meeting – Planning And Zoning Commission Has Not Completed Its Review) P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis, Missouri, 63132

A request for the application of a Planned Residential Development Overlay District (PRD), within the NU Non-Urban Residence District for a 78.0 acre tract of land that is located on the north side of State Route 100, west of Pond Road (Locator Number: 23W520053/Street Address: 1971 Pond Road). Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (4.5) acres. (Ward – One)

VIII. LEGISLATION

A. UNFINISHED BUSINESS

1. BILL #2183 AN ORDINANCE AMENDING SECTION 110.120 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE. Recommended By The Administration/Public Works Committee (Second Reading) (Wards – All)

PROPOSED AMENDED
BILL #2183 AN ORDINANCE AMENDING SECTION 110.120 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE.

Documents: BILL 2183.PDF, BILL 2183 PROPOSED AMENDMENT.PDF

2. BILL #2184

AN ORDINANCE AMENDING SECTION 110.250 OF THE CITY OF WILDWOOD,

MISSOURI MUNICIPAL CODE. Recommended by the Administration/Public Works Committee (Second Reading) (Wards – All)

Documents: BILL 2184.PDF

3. BILL #2185

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH GOLTERMAN AND SABO ARCHITECTURAL PRODUCTS FOR PHASE TWO OF THE CITY OF WILDWOOD MUNICIPAL BUILDING ACOUSTICAL TREATMENT PROJECT. Recommended by the Administration/Public Works Committee (Second Reading) (Ward – Eight)

Documents: BILL 2185.PDF

B. NEW BUSINESS

1. BILL #2187

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A 2ND AMENDED CONTRACT ON BEHALF OF IT WITH OATES ASSOCIATES FOR ITS ON-GOING DEVELOPMENT OF ENGINEERED DRAWINGS/PLANS, ALONG WITH CONSTRUCTION MANAGEMENT AND ADMINISTRATION, FOR THE EXTENSION OF THE PARK'S INTERNAL ROADWAY, TO THE WESTERN TERMINUS OF POND-GROVER LOOP ROAD, AND CONSTRUCTION OF A MULTIPLE-USE TRAIL, ALL IN ASSOCIATION WITH THE COMMUNITY PARK PROJECT – PHASE 2, CONSISTENT WITH THE ATTACHED CONTRACT AND EXHIBITS, WHICH ARE BEING RECOMMENDED BY THE PLANNING/ECONOMIC DEVELOPMENT/PARKS COMMITTEE OF CITY COUNCIL. Recommended by the Planning/Economic Development/Parks Committee (First Reading) (Wards – All)

Documents: BILL 2187.PDF

IX. RESOLUTION(S)

A. RESOLUTION #2016-14

A RESOLUTION AUTHORIZING AN AGREEMENT WITH GERARD MARKETING GROUP FOR MARKETING AND PUBLIC RELATIONS SERVICES FOR THE CITY OF WILDWOOD. Recommended by the Administration/Public Works Committee (Wards – All)

Documents: RESOLUTION 2016-14.PDF

B. RESOLUTION #2016-15

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD MISSOURI THAT AUTHORIZES THE ACCEPTANCE OF THE ESSEN LOG CABIN FROM THE KARST-SCHOENBECK FAMILIES, AS A CHARITABLE DONATION TO THE CITY OF WILDWOOD, MISSOURI AND ITS RESIDENTS, BOTH NOW AND FUTURE GENERATIONS. Recommended by the Planning/Economic Development/Parks Committee (Wards – All)

Documents: RESOLUTION 2016-15.PDF

X. OTHER

Documents: CONSTRUCTION PROJECT UPDATE 5-20-2016.PDF

A. Approval Of Expenditures (Wards – All)

Documents: EXPENDITURES.PDF

B. Receive And File

A recommendation regarding P.Z. 8-16 James Thurman, 930 Kingsridge Court, Wildwood, Missouri, 63021, c/o Sport Court St. Louis, 343 Great Oaks Drive, Labadie, Missouri 63055 – a request for the installation of an outdoor game court that is twenty-six (26) feet by thirty-four (34) feet in size, which is to be located at 930 Kingsridge Court, Wildwood, Missouri (Locator Number 24T110296) (Ward – Eight)

Documents: RECEIVE AND FILE PZ 8-16 JAMES THURMAN.PDF

C. Receive And File

A recommendation regarding the required public meeting for St. Louis County P.C. 69-91 Frank Erickson, which was held on April 18, 2016 and set forth in the conditions of the Amended C-8 Planned Commercial District Ordinance #1960 relative to its allowance for the proprietor of the restaurant to hold live music performances on the outdoor patio area located on the south side of the existing building. (Ward – One)

Documents: RECEIVE AND FILE PC 69-91 FRANK ERICKSON.PDF

D. Receive And File

A Resolution by the Planning and Zoning Commission Adopting the Master Plan 2016, as the Master Plan of the City of Wildwood, Missouri. (Wards – All)

Documents: RECEIVE AND FILE MASTER PLAN 2016.PDF

XI. ADJOURNMENT

WILDWOOD

CITY OF WILDWOOD

MAY 9, 2016 RECORD OF PROCEEDINGS

CITY OF WILDWOOD
MEETING OF CITY COUNCIL
WILDWOOD CITY HALL
16860 MAIN STREET
WILDWOOD, MO 63040

The meeting was called to order at 7:35 P.M.

A roll call was taken, with the following results:

Present at Roll Call:

Mayor Jim Bowlin
Council Member Larry McGowen
Council Member Glen DeHart
Council Member Ed Marshall
Council Member Ray Manton
Council Member Jim Baugus
Council Member Sue Cullinane
Council Member Katie Dodwell
Council Member Marc Cox
Council Member Debra McCutchen
Council Member Dave Bertolino
Council Member Jerry Porter
Council Member Greg Alexander
Council Member Jeff Levitt
Council Member Larry Goodson
Council Member Joe Garritano

Absent:

Council Member Greg Stine

A quorum was present

Also present:

Mr. Ryan Thomas, City Administrator
Mr. Rob Golterman, City Attorney
Mr. Joe Vujnich, Director of Planning and Parks
Mr. Rick Brown, Director of Public Works
Ms. Laura Rechtin, Deputy City Clerk

DRAFT

PLEDGE OF ALLEGIANCE

Mayor Bowlin led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the April 25, 2016, City Council meeting were submitted for approval. A motion was made by Council Member McGowen, seconded by Council Member Cullinane, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

PUBLIC PARTICIPATION

Dr. Jon Gragnani, 1510 Scofield Valley, shared his thoughts and ideas regarding the Economic Development Plan.

Ms. Betsy Vanderheyden, 16560 Birch Forest Drive, stated she felt the Pond-Grover Loop Road Committee did not represent the views of those who signed a petition for a multi-use trail. Ms. Vanderheyden asked the City Council to consider that when a recommendation came to the Council.

PUBLIC HEARING(S)

(Postponed at the January 11, 2016 City Council Meeting – to remain postponed)

A response to a communication from Jenny Mitchell, Director of Property Management for the Desco Group, which is dated October 20, 2015, regarding St. Louis County's P.C. 219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc.; Amended MXD Mixed-Use Development District; south side of Manchester Road, east of Old Fairway Drive (Street Address: 16506 Manchester Road/Locator Number: 23U120480); seeking modifications to an existing site-specific ordinance that governs the Schnucks Wildwood Crossing Center to allow for a third freestanding monument sign along the property's Manchester Road frontage. (Ward – Seven)

(Postponed at the April 25, 2016 City Council Meeting – to be unpostponed at May 9, 2016 City Council Meeting)

A response to a correspondence from Michael Manlin, MRM Manlin Development Group, dated December 18, 2015, regarding P.Z. 15, 16, & 17-14 Bordeaux Estates at Wildwood—Plat Two; R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD); west side of East Avenue, south of Manchester Road; which seeks modifications to the governing site-specific ordinance, thereby allowing front entry garages in the Town Center Area, along with modifications to materials and other design components associated with this three (3) lot residential subdivision. (Ward – Eight)

A motion was made by Council Member Garritano, seconded by Council Member Goodson, to postpone the public hearing until the May 23, 2016 City Council meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

UNFINISHED BUSINESS

BILL #2176 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI ADOPTING AMENDMENTS TO THE COMPREHENSIVE ZONING PLAN OF THE CITY OF WILDWOOD'S CHARTER, WHICH REFLECTS THE PLANNING AND ZONING COMMISSION'S ACTION OF APRIL 4, 2016, WHEN IT ADOPTED CHANGES TO THE CONCEPTUAL LAND USE CATEGORIES DESCRIPTIONS AND ACCOMPANYING MAP TO ADDRESS TWO (2) TEXT CHANGES TO THIS ELEMENT OF THE 2016 MASTER PLAN UPDATE, ENCOMPASSING AND EFFECTING A TOTAL OF THREE (3) PROPERTIES. *Recommended by the Planning and Zoning Commission* (Second Reading) (Wards – All)**

A motion was made by Council Member Manton, seconded by Council Member Dodwell, for the second reading of Bill #2176. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2176 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2176 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Goodson, and Garritano
Nays – None
Absent – Stine and Levitt
Abstain – None
Whereupon Mayor Bowlin declared Bill #2176 approved, passed and it became ORDINANCE #2176.

BILL #2177 **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI REVOKING A LANDMARK AND PRESERVATION AREA (LPA) THAT WAS GRANTED UPON A THREE (3) ACRE PROPERTY THAT IS LOCATED ON THE WEST SIDE OF CENTAUR ROAD, NORTH OF WILD HORSE CREEK ROAD, THEREBY ELIMINATING THE POTENTIAL ALLOWANCES FOR ITS EXPANDED REUSE FOR COMMERCIAL ACTIVITIES; ALL BEING CONSISTENT WITH THE REPORT ON THIS MATTER THAT WAS PREPARED BY THE PLANNING AND ZONING COMMISSION AND DATED APRIL 4, 2016 – PZ. 24-14 Centaur Station, c/o Michael Phelan. *Recommended by the Planning and Zoning Commission* (Second Reading) (Ward – One)**

A motion was made by Council Member DeHart, seconded by Council Member McGowen, for the second reading of Bill #2177. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2177 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2177 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Goodson, and Garritano
Nays – None
Absent – Stine and Levitt
Abstain – None
Whereupon Mayor Bowlin declared Bill #2177 approved, passed and it became ORDINANCE #2177.

BILL #2178 **AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH L. KRUPP CONSTRUCTION FOR THE RESURFACING OF ALT ROAD, ALLENTON ROAD, HARDT ROAD, AND EATHERTON ROAD (FROM ROUTE 109 TO WILD HORSE CREEK ROAD), INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS. *Recommended by the Administration/Public Works Committee* (Second Reading) (Wards – One, Three, and Six)**

A motion was made by Council Member Baugus, seconded by Council Member Alexander, for the second reading of Bill #2178. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2178 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2178 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Goodson, and Garritano
Nays – None
Absent – Stine and Levitt
Abstain – None
Whereupon Mayor Bowlin declared Bill #2178 approved, passed and it became ORDINANCE #2178.

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BILL #2179 **AN ORDINANCE AMENDING CHAPTER 210 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE BY REPEALING AND RE-ENACTING SECTION 210.040 PERTAINING TO THE OFFENSE OF PARENTAL NEGLECT.** ***Recommended by the Board of Public Safety*** **(Second Reading) (Wards – All)**

A motion was made by Council Member Goodson, seconded by Council Member Dodwell, for the second reading of Bill #2179. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2179 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2179 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Levitt, Goodson, and Garritano
Nays – None
Absent – Stine
Abstain – None
Whereupon Mayor Bowlin declared Bill #2179 approved, passed and it became ORDINANCE #2179.

BILL #2180 **AN ORDINANCE ADOPTING AN ECONOMIC DEVELOPMENT PLAN FOR THE CITY OF WILDWOOD.** ***Recommended by the Planning/Economic Development/Parks Committee*** **(Second Reading) (Wards – All)**

A motion was made by Council Member Manton, seconded by Council Member Cullinane, for the second reading of Bill #2180. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2180 was read for the second time by title only.

A motion was made by Council Member Dodwell, seconded by Council Member Cullinane, to amend the Bill to refer to the document as a guide not a plan (the Economic Development Guide).

A roll call vote was taken with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Alexander, Levitt, and Garritano
Nays – Porter and Goodson
Absent – Stine
Abstain – None
Whereupon Mayor Bowlin declared the motion passed.

A roll call vote was taken for passage and approval of Bill #2180 as amended with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Levitt, Goodson, and Garritano
Nays – None
Absent – Stine
Abstain – None
Whereupon Mayor Bowlin declared Bill #2180 approved, passed and it became ORDINANCE #2180.

BILL #2181 **AN ORDINANCE APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) EXISTING PARCELS OF GROUND, KNOWN AS TRACTS 1 AND 2 [ST. LOUIS COUNTY LOCATOR NUMBERS: 25X430041 AND 25Y640052, RESPECTIVELY]; BOTH BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE SOUTHWEST SIDE OF MELROSE ROAD, NORTHWEST OF STATE ROUTE 100, FOR THE PURPOSES OF TRANSFERRING APPROXIMATELY THREE (3) ACRES BETWEEN THE TWO (2) PROPERTIES.** ***Recommended by the Department of Planning*** **(Second Reading) (Ward – Six)**

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A motion was made by Council Member Alexander, seconded by Council Member Porter, for the second reading of Bill #2181. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2181 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2181 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Levitt, Goodson, and Garritano
Nays – None
Absent – Stine
Abstain – None
Whereupon Mayor Bowlin declared Bill #2181 approved, passed and it became ORDINANCE #2181.

BILL #2182 AN ORDINANCE AUTHORIZING THE VACATION OF CERTAIN EXISTING EASEMENTS, ESTABLISHED FOR UTILITY, ACCESS, AND INGRESS/EGRESS PURPOSES UPON PROPERTY KNOWN AS THE *BOUNDARY ADJUSTMENT PLAT OF CAMBURY AND CAMBURY PLAT TWO*, RECORDED IN PLAT BOOK 351, PAGE 206, OF THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND SAID PROPERTY BEING MORE SPECIFICALLY SITUATED ON THE SOUTH SIDE OF STATE ROUTE 100, EAST OF STATE ROUTE 109, THEREBY ELIMINATING RIGHTS TO SAID EASEMENTS, GIVEN NEWLY-ESTABLISHED EASEMENTS WERE GRANTED BY THE CAMBURY HOMEOWNERS ASSOCIATION TO THE CITY, PER *CAMBURY PLAT THREE*, AS RECORDED IN PLAT BOOK 363, PAGES 493-495, FOR THE PURPOSES OF ALLOWING BETTER PLACEMENT OF THEM RELATIVE TO THE NEWLY-PLATTED BOUNDARY LINES FOR THIS RESIDENTIAL REDEVELOPMENT PROJECT, ALL BEING APPROVED BY THE CITY COUNCIL VIA AMENDED PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2127 ON SEPTEMBER 28, 2015. *Recommended by the Department of Planning* (Second Reading) (Ward – Eight)

A motion was made by Council Member Garritano, seconded by Council Member Goodson, for the second reading of Bill #2182. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2182 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2182 with the following results:
Ayes – McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Levitt, Goodson, and Garritano
Nays – None
Absent – Stine
Abstain – None
Whereupon Mayor Bowlin declared Bill #2182 approved, passed and it became ORDINANCE #2182.

<u>NEW BUSINESS</u>

BILL #2183 AN ORDINANCE AMENDING SECTION 110.120 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE. *Recommended by the Administration/Public Works Committee* (First Reading) (Wards – All)

A motion was made by Council Member Marshall, seconded by Council Member Dodwell, for the first reading of Bill #2183. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2183 was read for the first time by title only.

BILL #2184 AN ORDINANCE AMENDING SECTION 110.250 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE. *Recommended by the Administration/Public Works Committee* (First Reading) (Wards – All)

A motion was made by Council Member Bertolino, seconded by Council Member Baugus, for the first reading of Bill #2184. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2184 was read for

the first time by title only.

BILL #2185 **AN ORDINANCE AUTHORIZING AN AGREEMENT WITH GOLTERMAN AND SABO ARCHITECTURAL PRODUCTS FOR PHASE TWO OF THE CITY OF WILDWOOD MUNICIPAL BUILDING ACOUSTICAL TREATMENT PROJECT. *Recommended by the Administration/Public Works Committee* (First Reading) (Ward – Eight)**

A motion was made by Council Member Goodson, seconded by Council Member Garritano, for the first reading of Bill #2185. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2185 was read for the first time by title only.

RESOLUTION(S)

RESOLUTION #2016-11 **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI ENDORSING, AND THEREBY RATIFYING, THE MASTER PLAN 2016, AS THE AMENDED MASTER PLAN OF THE CITY OF WILDWOOD, MISSOURI. *Recommended by the Planning and Zoning Commission* (Wards – All)**

A motion was made by Council Member Dodwell, for the reading of Resolution #2016-11, which motion was seconded by Council Member Baugus. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Resolution #2016-11 was read into the record. A motion was made by Council Member Dodwell, seconded by Council Member Cullinane, to change the mention of an economic development plan to state economic development guide. The motion was withdrawn by the maker and the second. A motion was made by Council Member Dodwell, for the adoption of Resolution #2016-11, which motion was seconded by Council Member Cullinane. A voice vote was taken with a unanimous affirmative result.

RESOLUTION #2016-12 **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A CONTRACT WITH *GERSHENSON CONSTRUCTION INC.* FOR EROSION CONTROL WORK WITHIN BONHOMME CREEK, ABUTTING PHASE ONE OF THE CITY'S COMMUNITY PARK. *Recommended by the Planning/Economic Development/Parks Committee* (Ward – One)**

A motion was made by Council Member DeHart, for the reading of Resolution #2016-12, which motion was seconded by Council Member McGowen. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Resolution #2016-12 was read into the record. A voice vote was taken for the approval of Resolution #2016-12 with a unanimous affirmative result.

RESOLUTION #2016-13 **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A CONTRACT WITH DG2 DESIGN IN THE AMOUNT OF SIXTEEN THOUSAND TWO HUNDRED SIXTY DOLLARS ($16,260.00) FOR THE COMPLETION OF A SITE ANALYSIS AND MASTER PLAN DESIGN FOR BELLEVIEW FARM PARK. *Recommended by the Planning/Economic Development/Parks Committee* (Wards – All)**

A motion was made by Council Member Manton, for the adoption of Resolution #2016-13, which motion was seconded by Council Member Baugus . Resolution #2016-13 was read into the record. A voice vote was taken for the approval of Resolution #2016-13 with a unanimous affirmative result.

OTHER

Receive and File - A recommendation regarding P.Z. 25-15 Laurie Taylor, 17715 Manchester Road, Wildwood, Missouri, 63038, c/o Volz, Inc., Mark Kilgore, 10849 Indian Head Industrial Boulevard, St. Louis, Missouri 63132 – A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a thirty-two point one (32.1) acre tract of land that is located on the

west side of Mueller Road, south of State Route 100, and north of Manchester Road (Locator Number 23X340061/Street Address: 17715 Manchester Road). Proposed Use: A large water feature – lake – (as defined by §415.030 of the City of Wildwood's Zoning Regulations), which exceeds one (1) acre in overall size – one point seven four (1.74) acres. (Ward – One)

Discussion was held regarding the following: the seven year requirement could probably be removed; we could send it to the Planning/Economic/Development/Parks Committee; a second option would be to let the C.U.P. take place and have the petitioner go to the Planning and Zoning Commission and ask for an amendment; the petitioner's concern is that the provision could make it more difficult to sell the property in the future.

ADJOURNMENT

A motion was made by Council Member Baugus, seconded by Council Member Manton, 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 to come before the City Council; the meeting was adjourned at 8:30 p.m.

Approved this _____ day of _____, 2016.

_____
James R. Bowlin, Mayor

ATTEST:

_____
Deputy City Clerk

DRAFT

COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS

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

MONDAY, MAY 9, 2016
6:00 P.M.

Present	Absent
Bowlin	Stine
McGowen	
DeHart	
Marshall	
Manton	
Baugus	
Cullinane	
Dodwell	
Cox	
McCutchen	
Bertolino	
Porter	
Alexander	
Levitt	
Goodson	
Garritano	

MAYOR'S COMMENTS/ANNOUNCEMENTS/APPOINTMENTS – None

FOR INFORMATION
Ellisville Superfund Site (Wards – Two and Four)
Jennifer Hoskins – Representative for Senator Roy Blunt

Ms. Hoskins thanked the Mayor and City Council for inviting her and allowing her to speak. Ms. Hoskins spoke about the actions Senator Blunt has taken regarding the EPA. Ms. Hoskins stated they would forward any responses they receive from the EPA.

Discussion was held regarding the following: what date was the last letter sent to the EPA; the Question for the Record was sent in the past week and we usually give them about thirty days to respond; are there any other situations where the Senator's opinion has changed the EPA's actions; with Westlake, the Senator helped get groundwater tested and get the Corps of Engineers involved; do you think it would be helpful to get others involved, like Senator McCaskill; it certainly can't hurt; I think Representative Wagner has been contacted as well.

Mr. Andrew Lindbergh, 2467 Eatherton Road, asked what the proper levels were and why weren't they cleaning the Ellisville Superfund site to those levels. Mr. Lindbergh stated he would like to see a solution to the problem and to have the site cleaned up.

Final Update to Environmental Stewardship Concepts Report

Mayor Bowlin stated City Administrator Thomas provided the report to the City Council and asked if anyone had any comments or questions relating to the information.

Review of Proposed Economic Development Plan (Wards – All)

Council Member Bertolino and Council Member Baugus gave background on the Task Force and the Economic Development Plan. Discussion was held regarding the following: five action items that will lead to proactive economic development by the City; the report tonight has been reviewed by the City Council and the public and has received input from the business community; throughout the process while this report was being developed and modified there were opportunities for public input; the report was on the website, in the enewsletter and Facebook; this is not the only plan or the last plan; it doesn't say you can't do anything else.

Rural Internet Access Project Update (Wards – All)

Mayor Bowlin stated Director of Planning and Parks Vujnich provided an update on the Rural Internet Access project to the City Council and asked if anyone had any comments or questions relating to the information.

FOR ACTION
Administration/Public Works Committee

Revisions to Municipal Code Section 110.120 – Selection of Mayor Pro Tempore (Wards – All)
City Attorney Golterman stated the Mayor Pro Tempore is to be selected by the 3rd week in April but the election is not usually certified and the Council doesn't meet until the 4th week in April. City Attorney Golterman stated that the amendment would state that the Mayor Pro Tempore would be selected at the first City Council meeting after the certification of the election results.

Revisions to Municipal Code Section 110.250 – Standing Committee Chairs (Wards – All)
The changes to the Code would reflect that there would only be one Chair on each Committee.

Phase 2 City Hall Acoustical Improvements (Ward – Eight)

City Administrator Thomas stated there was a Bill on the agenda for approval of a contract for Phase 2 of the City Hall acoustical improvements. City Administrator Thomas stated this would mostly include the hallway to the City Council chambers. City Administrator Thomas stated there were funds in the budget for the improvements.

EXECUTIVE [CLOSED] SESSION with regard to legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys [RSMO 610.021(1) 1994]; lease, purchase or sale of real estate [RSMO 610.021 (2) 1994]; hiring, firing, disciplining or promoting employees by a public governmental body [RSMO 610.021 (3) 1994]; bidding specification [RSMO 610.021 (11) 1994]; sealed bids and related documents, until the bids are opened and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected [RSMO 610.021 (12) 1994]; and/or individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment [RSMO 610.021 (13) 1994]

A motion was made by Council Member Baugus, seconded by Council Member Manton, to go into Executive Session at 6:30 p.m. with regard to 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 – Bowlin, McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Levitt, Goodson, and Garritano
Nays – None
Absent – Stine
Abstain – None
Whereupon Mayor Bowlin declared the motion passed.

A motion was made by Council Member Levitt, seconded by Council Member Manton, to go out of Executive Session at 7:25 p.m. with regard to 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 – Bowlin, McGowen, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Bertolino, Porter, Alexander, Levitt, Goodson, and Garritano
Nays – None
Absent – Stine
Abstain – None
Whereupon Mayor Bowlin declared the motion passed.

Work Session was adjourned at 7:25 p.m.

DRAFT

WILDWOOD

MEMORANDUM

TO: Council Members

FROM: Jim Bowlin, Mayor

DATE: May 17, 2016

RE: Appointment – Planning & Zoning (P&Z) Commission – Ms. Fran Gragnani

BACKGROUND

The term for Commissioner Fran Gragnani, who has served on P&Z since 2012, expires next month. In addition to her service on P&Z, she has also been extensively involved with numerous Wildwood groups and causes. Her commitment to Wildwood is well known.

I have discussed this reappointment with Council Members DeHart and McGowen, and they are in support.

RECOMMENDATION

I recommend the reappointment of Ms. Gragnani as the Ward 1 Commissioner to P&Z be approved at our May 23, 2016 City Council meeting.

Please let me know if you have any questions, or if you would like to discuss this.

WILDWOOD

MEMORANDUM

TO: Council Members

FROM: Jim Bowlin, Mayor

DATE: May 16, 2016

RE: Appointment – Planning & Zoning (P&Z) Commission – Mr. Ed Kohn

BACKGROUND

As you know, Mr. Kohn was appointed by Mayor Woerther and approved by the Council on April 11, 2016, to fill an unexpired term on P&Z. This term ends in June 2016.

After consideration of potential candidates, I am pleased to reappoint Mr. Kohn to the P&Z position. His record of service to the city of Wildwood includes serving on the Board of Adjustment since December 2014, and on our Master Plan Committee.

Mr. Kohn's Volunteer Form and LinkedIn Profile are attached for your reference.

As you also know, Mr. Kohn is also associated with development interests in the City's Town Center. While this presents a unique and helpful perspective relative to P&Z matters, it also can give rise to conflicts of interest. I have discussed this extensively with Mr. Kohn, and he has assured me that he will be mindful of any conflict situations – actual or perceived – and will recuse himself from any matter that could be implicated from a conflict perspective.

I have discussed this appointment with Council Members Baugus and Cullinane, and they are in support.

RECOMMENDATION

I recommend the appointment of Mr. Kohn as the Ward 3 Commissioner to P&Z be approved at our May 23, 2016 City Council meeting.

Please let me know if you have any questions, or if you would like to discuss this.

Att. - 2

Edward Kohn

Partner at Greenberg Development Company

ed@gdc-stl.com

Experience

Co- Managing Partner at Wildwood Cinema Company LLC D/B/A Wildwood B&B 10 Theatre
October 2010 - Present (5 years 8 months)

Partner at Greenberg Development Company
1979 - Present (37 years)

Skills & Expertise

Real Estate
Real Estate Development
Investment Properties
Real Estate Transactions
Residential Homes
Property Management
Leases
Due Diligence
Investments
Sellers
Investors
Negotiation
Brokerage
Disposition
Location Intelligence
Commercial Real Estate
Corporate Real Estate
Real Estate Economics
Tenant
Land Acquisition
Lease Administration
Lease Negotiations
Real Estate Financing
Landlords
Asset Management
Valuation
Entitlements
Selling
Feasibility Studies
Zoning

International Real Estate
Tenant Representation
Shopping Centers
Appraisals
Apartments
1031 Exchanges
Commercial Leasing
Real Estate Private Equity
Mortgage Lending
Real Property
Acquisitions
Market Analysis
Contract Negotiation
HUD
Rentals
Portfolio Management
Loans
Property
Facilities Management
Real Estate Investor

Edward Kohn

Partner at Greenberg Development Company

ed@gdc-stl.com

LinkedIn

1 person has recommended Edward

"Ed understands the real estate market and can fairly evaluation leasing terms"

— **Brian Humes**, was a consultant or contractor to Edward at Greenberg Development Company

Contact Edward on LinkedIn

Print

Apply to Serve on Boards and Commissions - Submission #1637

Date Submitted: 12/5/2014

Name:*

Edward Kohn

Address:*

1632 Shepard Road

City, state, and zip code:*

Wildwood, Missouri 63038

Phone number:*

314-706-1990

Work phone number:

636-227-9801 ext 22

Email address:*

ed@gdc-stl.com

Ward:*

3

Occupation:*

commercial real estate development

Education:*

3.5 years college

Volunteer experience:*

film committee, master plan committe, art fesival committee

Select the board or commission you are applying for:*

- ○ Architectural Review Board
- ● Board of Adjustment
- ○ Board of Ethics
- ○ Board of Public Safety
- ○ Historic Preservation Committee
- ○ Planning and Zoning Commission
- ○ Other

If the board or commission you want is not listed, please tell us what you are interested in apply for:

List any questions or comments you may have:

Nominating city official:

WILDWOOD

MEMORANDUM

TO: Council Members

FROM: Jim Bowlin, Mayor

DATE: May 17, 2016

RE: Appointment – Planning & Zoning (P&Z) Commission – Mr. Don Bartoni

BACKGROUND

Mr. Kevin Liddy, who currently serves as the P&Z Commissioner for Ward 2, resigned as of today. He is moving out of Wildwood.

I am pleased to appoint Mr. Don Bartoni to the position. He received his Bachelor's Degree in communications from the University of Missouri, and is a business consultant at Wallis Oil Company. He has been active in his Ward, and has volunteered with organizations such as Circle of Concern, Crawford County Food Pantry, and the Juvenile Center for Autism.

He has also been in regular attendance at recent P&Z meetings.

Mr. Bartoni's Volunteer Form and LinkedIn Profile are attached for your reference.

I have discussed this appointment with Council Members Manton and Marshall, and they are in support.

RECOMMENDATION

I recommend the appointment of Mr. Bartoni as the Ward 2 Commissioner to P&Z be approved at our May 23, 2016 City Council meeting.

Please let me know if you have any questions, or if you would like to discuss this.

Att. - 2

Don Bartoni

Dealer Business Consultant at Wallis Oil Company

dbartoni@mail.wallisco.com

Experience

Dealer Business Consultant at Wallis Oil Company
April 2006 - Present (10 years 2 months)

SUMMARY

Work daily with independent small and medium sized business owners who own and operate their own convenience stores and/or other fueling facility.

Assists the dealers in the achievement of the highest sales possible at optimal gross profit margins through communicating brand specific credit card, brand specific loyalty programs and other brand specific promos, best in class levels of customer service and site standards. I assist the dealer in the development and execution of business plans that ensure a reasonable rate of return to both Wallis Companies and the dealer.

I am the responsible party as conduit of information between franchisee and major oil/Wallis Oil. Assist dealer in day to day operations as necessary. Responsible for contract compliance/renewal/brand compliance as well as local, state and environmental compliance. Responsible for overall profitability of each location.

Category Sprcialists at A.E. Wease Inc.
March 2004 - March 2006 (2 years 1 month)

Regional Director at Equipco, Inc.
January 1998 - March 2004 (6 years 3 months)

Territory Account Manager at US Foods/Rykoff Sexton
January 1992 - January 1998 (6 years 1 month)

Skills & Expertise

Petroleum
Sales
Project Management
Gas
Project Planning
Team Building
Operations Management

Contract Negotiation
Negotiation
Sales Management
Account Management
Management
Customer Service
Commissioning
New Business Development
Change Management
Business Strategy
Forecasting
Oil/Gas
Strategic Planning
Energy
Business Planning
Contract Management
Business Development
Training
Budgets

Education

University of Missouri-Columbia
Communications, 1982 - 1986

St. Louis University High School
1978 - 1982

Organizations

Oil Men's Club of Greater St. Louis
January 1998 to Present

National Association of Convenience Stores (NACS)
January 1998 to Present

Volunteer Experience

Miscellaneous Volunterring at Circle of Concern

Miscellaneous Volunterring at Living Well

Don Bartoni

Dealer Business Consultant at Wallis Oil Company

dbartoni@mail.wallisco.com

Contact Don on LinkedIn

Laura Rechtin

From: Laura Rechtin
Sent: Friday, May 20, 2016 12:54 PM
To: Laura Rechtin
Subject: FW: Online Form Submittal: Apply to Serve on Boards and Commissions

Apply to Serve on Boards and Commissions

Name:	Don Bartoni
Address:	240 Strecker Farms Ct
City, state, and zip code:	Wildwood, MO 63011
Phone number:	314-960-9890
Work phone number:	*Field not completed.*
Email address:	debartoni@msn.com
Ward:	2
Occupation:	Business Consultant--Petroleum Industry
Education:	Bachelors Degree--University of Missouri
Volunteer experience:	Miscellaneous Volunteering--Circle of Concern, Crawford County Food Pantry, Judevine Center for Autism, Living Well
Select the board or commission you are applying for:	Planning and Zoning Commission
List any questions or comments you may have:	I appreciate the opportunity to giving back to the city my wife and I have lived in for 3-1/2 years, preserving the reason Wildwood was developed in the first place and to continue to make Wildwood a destination for both residents and businesses.
Nominating city official:	Ray Manton

Email not displaying correctly? View it in your browser.

WILDWOOD

MEMORANDUM

TO: Council Members

FROM: Jim Bowlin, Mayor

DATE: May 19, 2016

RE: Appointment – Architectural Review Board (ARB) – Mr. Robert Teller

BACKGROUND

Mr. Teller's term on the ARB expires in June 2016. He has been a member of the ARB since 1998, and has twice served as Chair. During my meeting with him, his commitment to advancing Wildwood's interests on this Board was readily apparent.

He received a Bachelor's in biology from Emory University, and a Bachelor's in architecture from the University of Cincinnati. His resume is attached.

I have discussed this appointment with Council Member Baugus, who serves as Liaison to ARB, and he is in support.

RECOMMENDATION

I recommend the appointment of Mr. Teller to the ARB be approved at our May 23, 2016 City Council meeting.

Please let me know if you have any questions, or if you would like to discuss this.

Att. - 1

ROBERT W. TELLER, FCSI, CCS, CCCA, ALA, NCARB, LEED AP

1401 Indian Pipe Lane Wildwood, Missouri 63038
(636) 458-6841 (home) (314) 401-4078 (cell)
(636) 458-6843 (fax)
phoenixdzn@yahoo.com

Certification

NCARB Cert. No. 20265 - 1978
Missouri Cert. No. A-5694 - 1988
Certified Construction Specifier
Certified Construction Contract Administrator

Illinois Cert. No. 001-013640 - 1991
Indiana Cert. No. 890003 - 1989
Construction Document Technologist
LEED AP

Education

University of Cincinnati
Cincinnati, Ohio
Bachelor of Architecture
1975

Emory University
Atlanta, Georgia
Bachelor of Arts-Biology
1967

Experience

PHOENIX DESIGN GROUP, INC. — ST. Louis, MO
MANAGING PRINCIPAL — 1988 - 2013

Responsible for all project design, contract documents and construction administration. Assist in management of clerical, bookkeeping, legal and administrative functions. Responsible for decisions related to project assignments, fee structure, schedule, training, appraisals, business planning and internal technical supervision.

Have served as Neutral for American Arbitration Association in many construction-related disputes.

Retained to conduct forensic investigations on several construction projects. Professional testimony in Arbitration cases.

Quality control consultant on projects up to $170 million.

WILSON ARCHITECTS, INC. — St. Louis, MO
ASSOCIATE — 1985 - 1988

Responsible for service delivery system including production planning, staff assignments, and monitoring profitability. Responsible for personnel management, staff meetings, performance appraisals and training.

SMITH-ENTZEROTH ARCHITECTS & PLANNERS — St. Louis, MO
VICE PRESIDENT — 1984 - 1985

Responsible for construction administration of major building projects ranging from five to thirty million dollars, including Interco Tower, St. Louis Art Museum Renovation and Addition. Washington University Medical Center Renovations and several commercial office buildings.

KENNETH BALK & ASSOCIATES, INC. St. Louis, MO
SENIOR PROJECT MANAGER 1982 - 1984

Responsible for construction management of major building projects including college dormitory complex, industrial foundry addition, and two major department store complexes. Responsibilities included coordination of market surveys, value engineering, estimating, procurement, budget analysis, CPM scheduling and site supervision.

SRT ARCHITECTS/TRIVERS ASSOCIATES, INC. St. Louis, MO
PROJECT MANAGER/SENIOR CONSTRUCTION SUPERVISOR 1979 - 1982

Responsible for schematic and design development of several multi-family housing projects. Responsible for construction administration of banks, office complexes, multi-family housing projects, a community center, and a multi-handicapped school.

WEDEMEYER, CERNIK & CORRUBIA ARCHITECTS St. Louis, MO
CONSTRUCTION MANAGER 1979

Senior designer and construction administrator for Annapolis Mall, Annapolis, MD.

HOSPITAL DESIGNERS, INC. St. Louis, MO
DEPARTMENT HEAD, SUPPLEMENTARY DESIGN SECTION 1978 - 1979

Responsible for coordination of architectural, structural and mechanical revisions with the construction management division for nine major hospitals under construction.

WILLIAM B. FRAMPTON, ARCHITECT Huntington, WV
PROJECT ARCHITECT 1978

Responsible for developing schematic design and construction documents for hospital renovation and addition, and for several educational facilities.

ROBERT L. BROWN, ARCHITECT Huntington, WV
CONSTRUCTION ADMINISTRATOR 1975 - 1978

Responsible for construction administration of banks, courthouses, government housing projects and a regional transportation facility and offices.

DRAKE/PATILLO & ASSOCIATES, ARCHITECTS Jacksonville, FL
ARCHITECTURAL DESIGN INTERN 1973 - 1974

Performed all phases of drafting and design on select projects. Responsible for project administration on an office building, skating rink and numerous multi-family housing projects.

CINCINNATI GENERAL HOSPITAL Cincinnati, OH
ARCHITECTURAL DESIGN INTERN 1971 - 1973

Performed all phases of drafting and design related to in-house alterations and additions. Work included preparation of working drawings and specifications, bid preparation, administrative arbitration and graphic presentations.

Professional Affiliations

* American Arbitration Association - Active Member on Panel of Neutrals 1990 - 2013
* City of Wildwood Architectural Review Board - 1998 - Present, Chairman 2 years
* Construction Specifications Institute (CSI) – 1989 – Present, Institute Director, National Level; North Central Region President; Past President 2 terms, Local Chapter
* National Certification Committee, CSI (4 Terms, Chairman)
* National CAD Standard/Uniform Drawing System Task Team (2 Terms)
* Guest lecturer at the Masonry Institute of St. Louis and CSI for technical programs.
* U. S. Green Building Council – Active Member

Publications

* Have written numerous articles for the Construction Specifications Institute.
* Have been interviewed by the ***Construction News & Review*** and ***St. Louis Commerce Magazine*** upon the receipt of AIA Architectural Design Awards and Masonry Design Awards.

Awards

American Institute of Architects -	Design Award Craftsmanship Design Award
Masonry Institute of St. Louis -	Excellence in Masonry Merit Award
Construction Specifications Institute	Region Director's Certificate Chapter Certificate of Appreciation President's Certificate of Appreciation Fellowship (30 Awards over past 20 years)

WILDWOOD

May 23, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: A response to a correspondence from Michael Manlin, MRM Manlin Development Group, dated December 18, 2015, regarding **P.Z. 15, 16, & 17-14 Bordeaux Estates at Wildwood - Plat Two**; R-1A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD); west side of East Avenue, south of Manchester Road; which seeks modifications to the governing site-specific ordinance, thereby allowing front entry garages in the Town Center Area, along with modifications to materials and other design components associated with this three (3) lot residential subdivision. **(Ward – Eight)**

Council Members:

The matter has been on the City Council's agenda since its May 9, 2016 meeting, with it being postponed at that time to allow the parties time to meet and discuss possible modifications to the design of the proposed three (3) single family dwellings . A meeting was held between the parties and a potential consideration was developed for use in allowing the units to more match existing types that are located on this same street and not have the side-entry garages, which are required by the site-specific ordinance approved by City Council. This potential consideration is the increase in the depth of the front porches to create the needed minimum of a seven point five (7.5) foot separation between the front of the dwelling units and the garage doors themselves. A similar consideration was recently authorized by the City for the Wildwood Trail Subdivision in the Town Center Area.

The revised elevations reflecting this consideration were provided to the Department on May 19, 2016, in the afternoon. The Department has had limited time to review the submittals, but did discuss them with Michel Manlin, the developer and property owner, and he finds them acceptable, as a compromise, to the side-entry design for the garages. Additionally, the Department did discuss this compromise with the resident trustee(s) and this design is satisfactory to him/them as well. Therefore, the Department will be ready to proceed with the public hearing on Monday night, May 23, 2016, if the City Council should concur in this regard.

If you should need additional information or have questions or comments, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your consideration of this information and associated exhibits and your response in this regard.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Travis Newberry, Planner
Trustees of the Estates at Bordeaux Subdivision
Michael Manlin, Manlin Development Group

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A MODIFICATION IN THE CURRENT LAND USE CLASSIFICATION, AS SET FORTH IN THE TOWN CENTER PLAN'S REGULATING PLAN, AND A CHANGE IN ZONING FOR A 1.03 ACRE TRACT OF LAND BEING LOCATED ON THE WEST SIDE OF EAST AVENUE, SOUTH OF MANCHESTER ROAD, FROM THE R-6A 4,000 SQUARE FOOT DISTRICT TO THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT, WITH AN AMENDED PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), WHICH WOULD THEREBY AUTHORIZE THREE (3) SINGLE FAMILY DWELLINGS ON INDIVIDUAL LOTS, ALL IN ACCORDANCE WITH THE LETTER OF RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION DATED DECEMBER 1, 2014. (P.Z. 15, 16, and 17-14 Bordeaux Estates at Wildwood – Plat Two, c/o MRM Manlin Development Company) Ward – Eight

WHEREAS, in 2003, the City approved a rezoning request (NU Non-Urban Residence District to C-8 Planned Commercial District) on this subject property that anticipated the construction of nine (9) live/work units fronting onto East Avenue, in an area that was already characterized by diverse land use and zoning patterns, which was consistent with the Town Center Plan's Regulating Plan designation for future land use – "Neighborhood Center" District; and

WHEREAS, following the approval of the ordinance authorizing the rezoning of the site, no development occurred on this lot and the property was ultimately sold to another entity, who believed the concept of live/work units at this location would be problematic and render it undevelopable; and

WHEREAS, after review of the Town Center Plan and its related components, the property owner requested the subject site's Regulating Plan designation be changed from the 'Neighborhood Center' District to the 'Neighborhood General' District, given this new category could allow attached residential units (rowhouses) that appeared to be more marketable, but without the commercial component on the building's first floor; and

WHEREAS, in addition to this request for a change in the Regulating Plan designation, petitions for the rezoning and application of Planned Residential Development Overlay District (PRD) onto this one (1) acre site were also filed in order to accommodate the development of these types of units; and

WHEREAS, the Planning and Zoning Commission heard these requests from the petitioner at its February 16, 2010 meeting and reviewed the merits of the requested modification to the Town Center Plan and believed it was appropriate, given current zoning district allowances for this site, the surrounding land use pattern, which was mixed, and the need for a transitional type of activity along East Avenue; and

WHEREAS, the Commission also determined the proposed units could be well integrated into this location and were very similar to the design anticipated by the former live-work units; and

WHEREAS, the Planning and Zoning Commission then forwarded its Letter of Recommendation reflecting its review and action upon these requests to the City Council for their consideration in conjunction with the public hearing held on April 12, 2010, where comments were heard regarding its merits; and

WHEREAS, the City Council reviewed the input from the Planning and Zoning Commission, and the comments received at that public hearing, and supported the requested change to the Town Center Regulating Plan, as well as zoning modification and Planned Residential Development Overlay District petitions in order to accommodate these proposed dwelling units; and

WHEREAS, after carefully reviewing all of the comments, information, and documentation, including, but not limited to, the Planning and Zoning Commission's Letter of Recommendation, the City Council authorized the change in the Regulating Plan designation of the property, as required by the Charter, along with its rezoning, with a special procedures permit, to accommodate the development of ten (10) rowhouses and associated public space; and

WHEREAS, since that action by the City Council some five (5) years ago, no development activity has begun on the site and the owner believes that rowhouses would not be an appropriate, nor successful, product for this location and requested to be allowed to develop the one (1) acre lot with three (3) single family detached dwellings, on individual parcels of ground, similar to the other residences in the Estates at Bordeaux Subdivision, which is located immediately to the south; and

WHEREAS, to achieve this requested outcome, the property owner submitted requests to the City for an amendment to the Regulating Plan of the Town Center, i.e. "Neighborhood General" District to "Neighborhood Edge" District, along with changing the current zoning district of it from R-6A 4,000 square foot Residence District

to the R-3 10,000 square foot Residence District, and amending the current Planned Residential Development Overlay District (PRD) as well; and

WHEREAS, these requests were reviewed by the Planning and Zoning Commission, which ultimately supported all of the changes, with the imposition of conditions relating to the Town Center Plan's Neighborhood Design Standards, Architectural Guidelines, and Streetscape Specifications, thereby ensuring consistency with them, while providing for appropriate architecture, upgraded materials, and compelling street views; and

WHEREAS, these recommendations were forwarded from the Planning and Zoning Commission to the City Council for its consideration on December 1, 2014, where it held a public hearing on the matter on December 8, 2014, seeking comments in this regard;

WHEREAS, at the conclusion of the public hearing, the City Council authorized the preparation of the legislation to accommodate the requested change in the use of this one (1) acre site from rowhouses to single family detached dwellings, generally all based upon the Letter of Recommendation from the Planning and Zoning Commission in this regard: and

WHEREAS, the City of Wildwood hereby exercises its land use authorities under the allowances of Chapter 89 Missouri Revised Statues that are consistent with its Master Plan and Town Center Development Manual, so as to promote the public's health, safety, and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, all made a part thereof, are hereby amended by enacting the R-3 10,000 square foot Residence District, and the accompanying Amended Planned Residential Development Overlay District for this site, while the Regulating Plan of the Town Center and Comprehensive Zoning Plan of the Charter are herein modified for the property in accordance with actions of the Planning and Zoning Commission and City Council (Town Center "Neighborhood General" to "Neighborhood Edge"), as set forth in this Ordinance for the following described land:

A tract of land in the North half of the Northwest Quarter of Section 12, Township 44 North, Range 3 East of the Fifth Principal Meridian, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the intersection of the East line of Center Avenue, 30 feet wide, with the North line of "Westridge Oaks Plat 1", a subdivision according to the plat thereof recorded in Plat Book 338, Pages 53-56 of the St. Louis County Records; thence along said East line of Center Avenue, North 00 degrees 28 minutes 56 seconds East 820.00 feet; thence leaving said East line and along the South line of property conveyed to Helene T. Behrend and Mark J. Behrend by deed recorded in Book 16935, Page 1916 of said records, North 89 degrees 54 minutes 36 seconds East 150.64 feet to the ACTUAL POINT OF BEGINNING of the description herein; thence along the East line of said Behrend property, and the East line of property conveyed to Ada M. Krausch, Trustee by deed recorded in Book 16969, Page 2971 of said records, North 00 degrees 28 minutes 56 seconds East 300.00 feet to the South line of "Grover Heights", a subdivision according to the plat thereof recorded in Plat Book 20, Page 35 of said records; thence along said South line of "Grover Heights", North 89 degrees 54 minutes 36 seconds East 150.00 feet to the West line of East Avenue, 40 feet wide; thence along said West line of East Avenue, South 00 degrees 28 minutes 56 seconds West 300.00 feet; thence South 89 degrees 54 minutes 36 seconds West 150.00 feet to the POINT OF BEGINNING, containing 1.033 acres according to calculations by Bax Engineering Company, Inc., during August, 2009.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated December 1, 2014, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. **PERMITTED USES**

   a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of **three (3)** detached single family dwellings on individual lots, with common ground, and all permitted accessory structures normally found in conjunction with the primary uses.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of **14,600 square feet** in size. The minimum width of any lot within this P.R.D. Overlay District shall be **ninety-eight (98) feet** in distance. This width shall be measured at the front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porches of **eighteen (18) inches** in height above the adjoining sidewalk grade. All dwelling units shall have a front porch, which must extend access **at least twenty percent (20%)** of the façade's elevation facing the frontage line, at a minimum depth of no less than **six (6) feet**. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to **three (3)** of the single family detached units within this development from East Avenue, but the garages on each of the units shall be **side-entry designs** only, and must be **carriage types**, including windows, as determined by the City's Architectural Review Board to be appropriate. **Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard.**

e. The first story, interior clear height for all single family dwellings shall be not less than **eight (8) feet**.

f. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, **excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and backer, board, wood, brick, and/or stone**. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. A typical lot diagram, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.

e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 410 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines, as specified in the Town Center Plan's Neighborhood Design Standards:

1. **Twenty (20)** feet from any right-of-way line.
2. **Six (6) feet** for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
3. **Thirty (30) feet from any rear yard property line.**

Parking Setbacks – Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind **the edge of the public right-of-way** a minimum of **twenty-(20) feet**.

Access and Roadway Improvements

c. Dedicate the necessary amount of right-of-way (**a minimum of five (5) feet**), along with all easements and licenses for construction purposes, for East Avenue to allow for the installation of a minimum forty (40) foot wide public right-of-way area and construction of a **twenty-two (22) foot wide pavement, with six (6) foot wide sidewalk** on the west side of the street, which adheres to the Town Center Plan's Street Specifications and Streetscape Design requirements as directed by the Department of Public Works. All streetscape elements including, but not limited to, street trees and lights and other amenities shall also be required, per the Town Center Plan.

d. Provide a five (5) foot wide right-of-way, utility, trail, sidewalk, and maintenance easement (RUTSM) along the edge of the public right-of-way of East Avenue to the City of Wildwood for public use forever, with said establishment indicated on the Preliminary and Record Plats for the division of this

lot to three (3) properties. Said easement language shall be reviewed by the City Attorney for compliance to City of Wildwood requirements.

e. Access to East Avenue from these three (3) lots shall be limited to three (3) private driveway approaches (one (1) for each allowable lot), which can be no wider than **fifteen (15) feet** between the edge right-of-way and the turning apron for the side-entry garages, all designed in accordance with the City of Wildwood's Street Specifications of the Town Center, and be as directed by the Department of Public Works

Miscellaneous Roadway Requirements

f. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

g. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

h. **Construction access shall be from Manchester Road to East Avenue during the development of this site, not Center Avenue or Bordeaux Walk Way.**

i. Sidewalks shall be required on all public streets and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.

j. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of roadway improvements.

k. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, and street trees and lights.

Parking Requirements - Residential

l. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

Landscape Requirements - Specific

m. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

n. All streets, roads, and lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

o. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

p. A landscaping easement area, being six (6) feet in width, shall be provided on each of the authorized three (3) lots, and be placed in the side yard setback area of each of them, on the portion of the property abutting the side of the turning apron associated with each side-entry garages required on these parcels of ground, which shall include certain plantings, of a non-seasonal nature, to provide a permanent view screen. These easement areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission for review and approval. Plantings indicated in these easement areas shall be in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.

q. A Landscape Architect shall sign and submit all plans for review and approval for this mixed-use development.

Signs - Residential

r. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-3 10,000 square foot Residence District.

s. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

t. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

u. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.

v. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

w. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

x. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.

y. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual issuances of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

Type of Development	***Required Contribution***
Single Family Dwelling **(detached)**	$1,085.70 /Parking Space

(Parking space is defined by Section 415.280 of the City of Wildwood Zoning Code.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
2. All stormwater shall be discharged at an adequate natural discharge point.
3. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Stormwater Pollution Prevention Plan

c. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to all Federal, State, and local requirements regarding the management of stormwater runoff to prevent siltation and erosion, while preserving water quality, both upon the site and on downstream properties.

7. RECORDING

Within ninety (90) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies

these areas are graded in accordance with the approved plans, must be received by the Department of Planning.

Roadway Improvements

c. Improvements to East Avenue must be completed prior to the issuance of more than one (1) building permit. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

d. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

e. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Improvement Plans

g. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

Sanitary Sewage System

h. The developer shall provide verification from the Metropolitan St. Louis Sewer District that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood. **This lot is part of the Town Center Neighborhood Improvement District (NID) for the required wastewater improvements that have been installed thereafter and each of the proposed properties will have an assessment associated with them that is the responsibility of that owner to pay each year.**

Potable Water Service

i. The developer shall be required to provide public potable water from the Missouri American Water Company to the property and related homesites. This area has experienced "low pressure" issues and such may effect these three (3) lots. Verification of acceptable service to these three (3) lots shall be in the form acceptable to the City of Wildwood. Additionally, the design and location of this water service system shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan submittal process.

9. **GENERAL DEVELOPMENT CONDITIONS**

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of salutation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

f. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

g. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

h. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. **PUBLIC SPACE REQUIREMENTS**

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, **the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling, is**

5,227.2 square feet, of which this obligation already having been met in Plat One of the Estates at Bordeaux Subdivision.

Section Three. This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 26 day of January, 2015, by the Council of the City of Wildwood, Missouri after having been read by title or in full two times prior to passage.

Presiding Officer

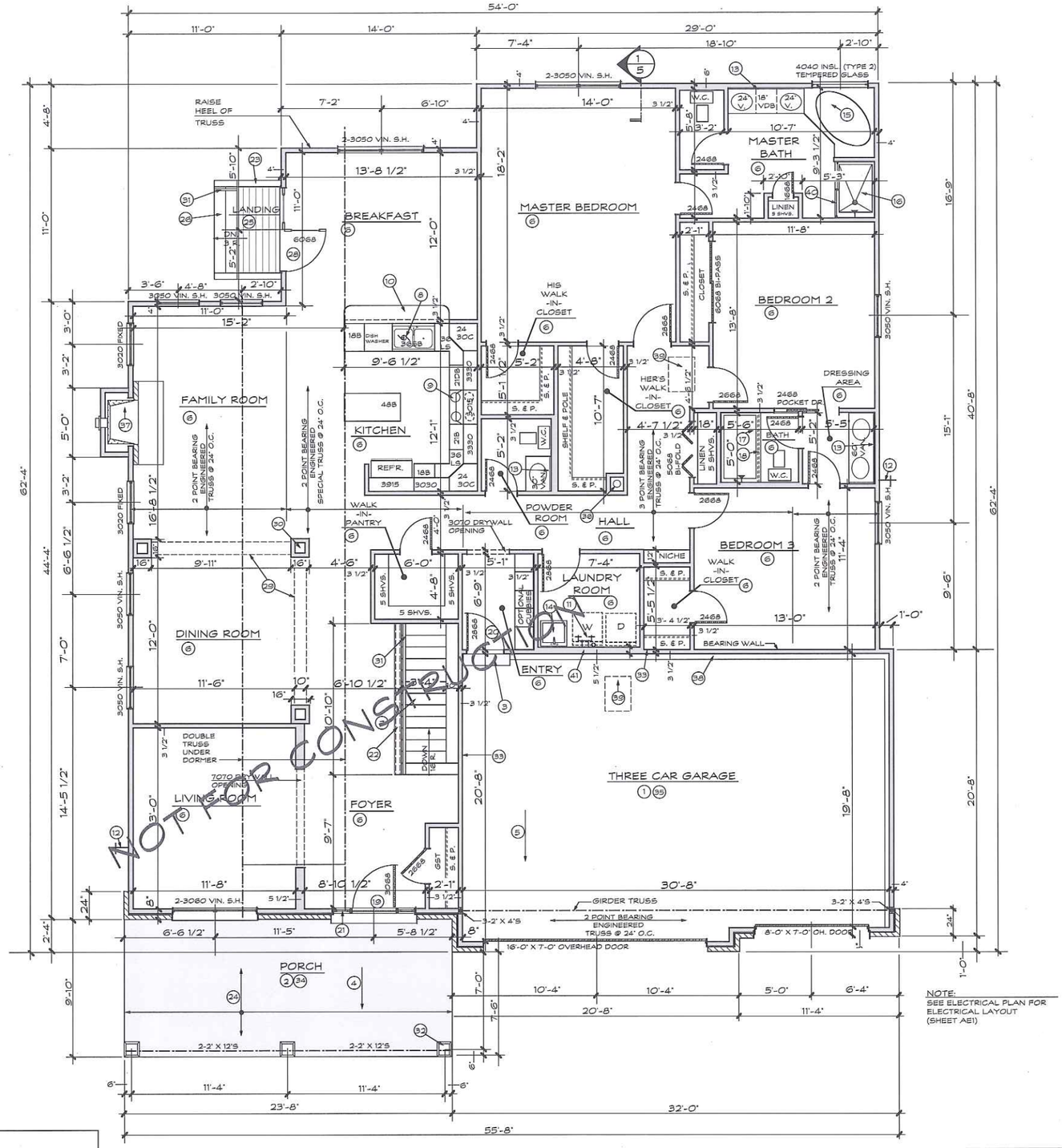
Timothy Woerther, Mayor

ATTEST:

Lynne Greene-Beldner, City Clerk

ATTEST:

Lynne Greene-Beldner, City Clerk



FIRST FLOOR PLAN NOTES:

CONCRETE FLATWORK

1. 4" CONCRETE SLAB WITH 6' X 6' #10/10 WELDED WIRE FABRIC OVER 4" CRUSHED ROCK OVER 6 MIL. POLYETHYLENE OVER COMPACTED FILL
2. 4" CONCRETE SLAB OVER COMPACTED FILL
3. CONCRETE STEP OR WOOD STEPS
4. SLOPE PORCH FLOOR 1/4" TO 12'
5. SLOPE GARAGE FLOOR MIN. 1/8" PER 1' -0" TO GARAGE DOOR

FINISHED FLOORS

6. FLOOR COVERING TO BE DETERMINED
7. CARPET ENTIRE TREAD

KITCHEN & CABINETS CALL-OUTS

8. DISPOSAL
9. 30" ELECTRIC SLIDE IN COOK UNIT W/ COMBINATION HOOD & MICRO-WAVE ABOVE (MIN. 100 C.F.M. VENT HOOD TO EXTERIOR)
10. CANTILEVERED COUNTER TOP 12" ON A 41" HIGH WALL

BATHROOM & PLUMBING CALL-OUTS

11. PROVIDE LAUNDRY "SPACE SAVER" HOT & COLD WATER; 2" ROUND LAUNDRY DRAIN (VENT DRYER TO EXTERIOR)
12. NO FREEZE HOSE BIBB
13. 1/4" PLATE MIRROR
14. OPTIONAL LAUNDRY SINK
15. 60" CULTURED MARBLE CORNER TUB WITH 8" HIGH CULTURED MARBLE WAINSCOT
16. 34" X 48" 1 PIECE FIBERGLASS SHOWER
17. 5'-0" 1 PIECE ACRYLIC FIBERGLASS SHOWER/ TUB COMBO
18. CURTAIN ROD

MILLWORK & SPECIAL CARPENTER WORK

19. 3068 INSULATED STEEL DOOR
20. 2868 6 PANEL INSULATED STEEL 20 MINUTE FIRE DOOR
21. 12" X 80" SIDELIGHTS WITH TYPE 2 TEMPERED INSULATED GLASS
22. 36" HIGH WALL WITH WOOD CAP
23. 2" X 6" SMOOTH CEDAR GUARDRAIL
24. 2 X 6 RAFTERS @ 24" O.C. / 2 X 4 CEILING JOIST @ 24" O.C. (#1 CONSTRUCTION GRADE)
25. 2" X 6" SMOOTH CEDAR DECKING
26. WOOD STEPS
27. DROPPED HEADER
28. 6068 INSULATED STEEL FRENCH DOORS WITH INSL. (TYPE 2) TEMPERED GLASS
29. 10" WIDE DROPPED FALSE HEADER
30. 16" BUILT UP DECORATIVE COLUMNS
31. WOOD HANDRAIL
32. 10" SQUARE COLUMN

SPECIAL WALL CEILING FINISHES

33. 2" X 4" FULLY INSULATED (R-13) STUD WALL WITH 1/2" TYPE "X" DRYWALL ON GARAGE SIDE TO FINISHED CEILING
34. CEILING - 1/2" EXTERIOR DRYWALL
35. CEILING - 1/2" DRYWALL

MECHANICAL & FIREPLACE CALL-OUTS:

36. METAL CLASS "B" FURNACE FLUE (MIN. 2" CLEARANCE ALL AROUND) (CLEARANCE TO BE COORDINATED BY MECHANICAL ENGINEER AND CONTRACTOR)
37. OPTIONAL-36" WIDE DIRECT VENT GAS LOG FIREPLACE WITH MARBLE SURROUND WITH COLONIAL MANTEL WITH FLUSH MARBLE HEARTH

MISC. CALL-OUTS:

38. OUTLINE OF CONCRETE FOUNDATION
39. 22" X 30" SCUTTLE (FRAME OUT AND SUPPORT WITH 2 X 4'S)
40. 4'-0" TYPE 2 TEMPERED SLIDING GLASS DOORS
41. 2" X 6" FULLY INSULATED (R-19) STUD WALL WITH 1/2" TYPE "X" DRYWALL ON GARAGE SIDE TO FINISHED CEILING

CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

* THE INTERNATIONAL RESIDENTIAL CODE 2009 (IRC)

SAFETY GLAZING:

Glazing installed in the following locations shall be tested and labeled in accordance with CPSC 16 CFR Part 1201 Standard as a Type 1 or 2 category (glazing in sliding doors:any glazing exceeding 9 square feet in area required to be safety glazing in accordance with one of the 8 categories listed below; and all glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers shall be a Type 2 category and noted as such on the Architectural plans)

FLOOR PLAN (OPTIONAL 3- CAR GARAGE)

2434 SQ. FT. SCALE 1/4" = 1' - 0"

PROPOSED RESIDENCE FOR:

MRM MANLIN DEV. GROUP

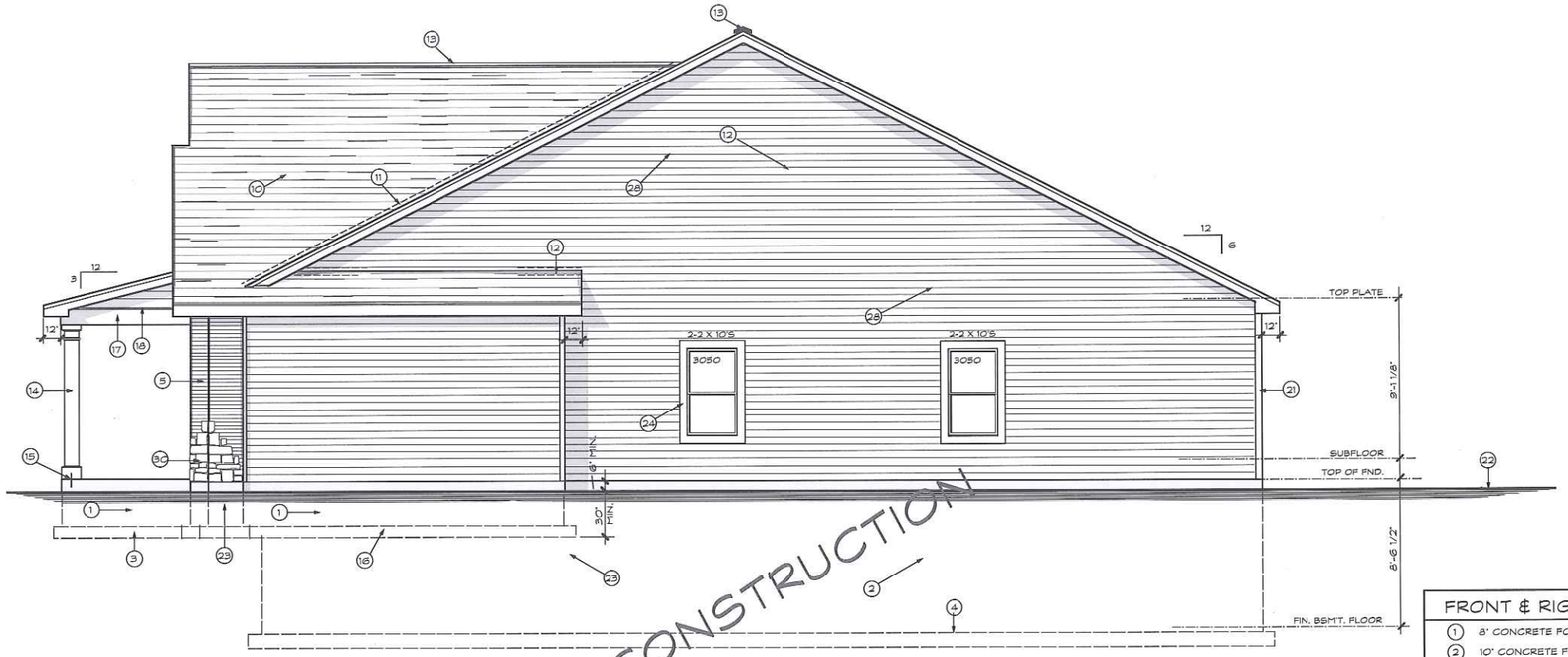
"THE MALBEC"

STUART PATTERSON- ARCHITECT
PAUL TRENDLEY - CONSTRUCTION COORDINATOR
2568 RAYMOND DRIVE
ST. CHARLES, MO. 63301
PHONE : 636-946-7216

SHEET NO. 2 OF 8

PLAN NO. 16-6680

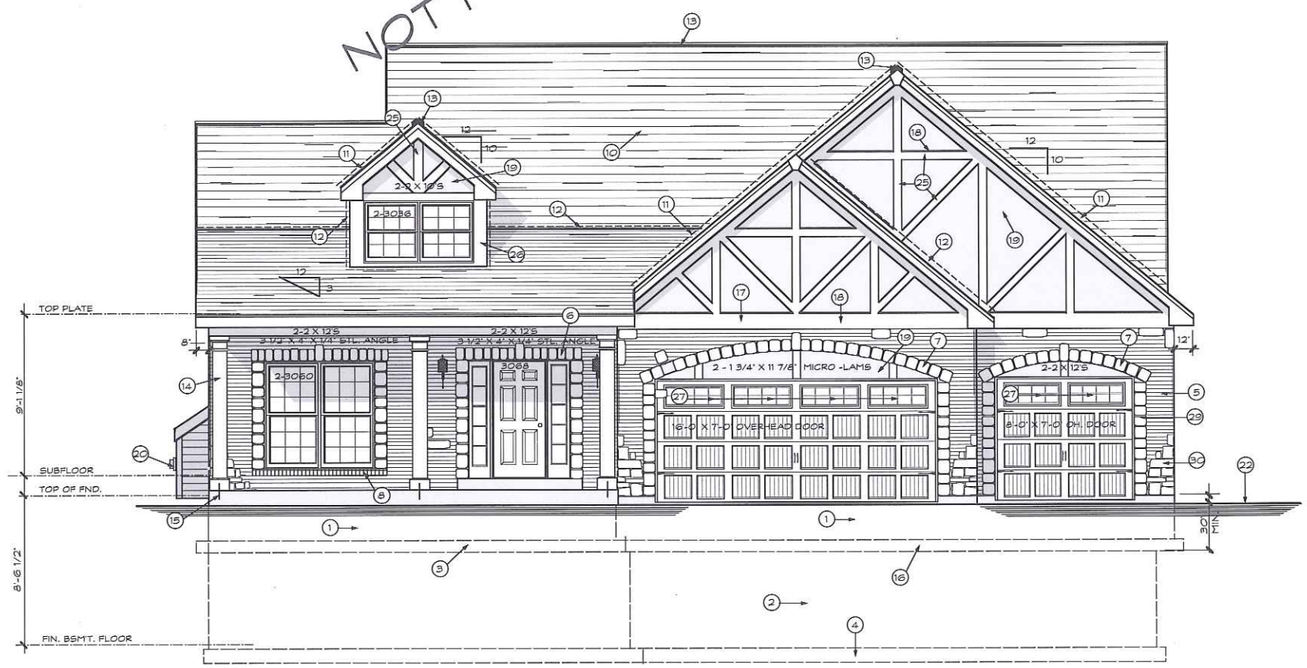
Drawn By: J.T./ D.P. Checked By: P.T. & S.P. Copyright 2016 DATE: 5/20/2016



RIGHT SIDE ELEVATION

SCALE 1/4" = 1' - 0"

NOT FOR CONSTRUCTION



FRONT ELEVATION (OPTIONAL 3- CAR GARAGE)

SCALE 1/4" = 1' - 0"

FRONT & RIGHT SIDE ELEVATION NOTES:

1. 8" CONCRETE FOUNDATION
2. 10" CONCRETE FOUNDATION
3. 20" X 8" CONCRETE FOOTING
4. 24" X 10" CONCRETE FOOTING
5. BRICK VENEER
6. STONE SOLDIER COURSE
7. STONE ARCH
8. BRICK SILL
9. STONE ACCENT
10. 30 YEAR ARCHITECTURAL GRADE SHINGLES WITH SEAL DOWN TABS
11. INTERLACE SHINGLES OVER 30 LB. FELT UNDERLAYMENT
12. METAL FLASHING (CORROSION RESISTANT)
13. SHINGLEVENT II RIDGE VENT (BY "AIR VENT INC.")
14. 10" SQUARE COLONIAL COLUMN
15. TECO COLUMN "U" ANCHOR NAILED TO POST & ANCHORED MIN. 8" INTO CONCRETE WITH 1/2" STEEL BOLT
16. 24" X 8" CONCRETE FOOTING
17. 1" X 12" "AZEK" TRIM
18. PRE-FINISHED "AZEK" DRIP CAP
19. "JAMES HARDIE" HARDIPANEL VERTICAL SIDING
20. VENT FOR DIRECT VENT GAS LOG FIREPLACE
21. 4" "AZEK" CORNER BOARD TRIM
22. GRADE- SLOPE MIN. 6" PER 10'-0" OR TO A SWALE
23. 12" CONCRETE FOUNDATION
24. 1" X 4" "AZEK" TRIM
25. 1" X 6" "AZEK" TRIM
26. 1" X 10" "AZEK" TRIM
27. THIS SECTION GLAZED
28. JAMES HARDIE CEMENT BOARD SIDING COMPLIES WITH ASTM C1186, TYPE A, GRADE II
29. STONE ROWLOC
30. STONE ACCENT

PROPOSED RESIDENCE FOR:

MRM MANLIN DEV. GROUP

"THE MALBEC"

STUART PATTERSON- ARCHITECT
PAUL TRENDLEY - CONSTRUCTION COORDINATOR
2568 RAYMOND DRIVE
ST. CHARLES, MO. 63301
PHONE : 636-946-7216

Drawn By: J.T./ D.P. Checked By: P.T. & S.P.

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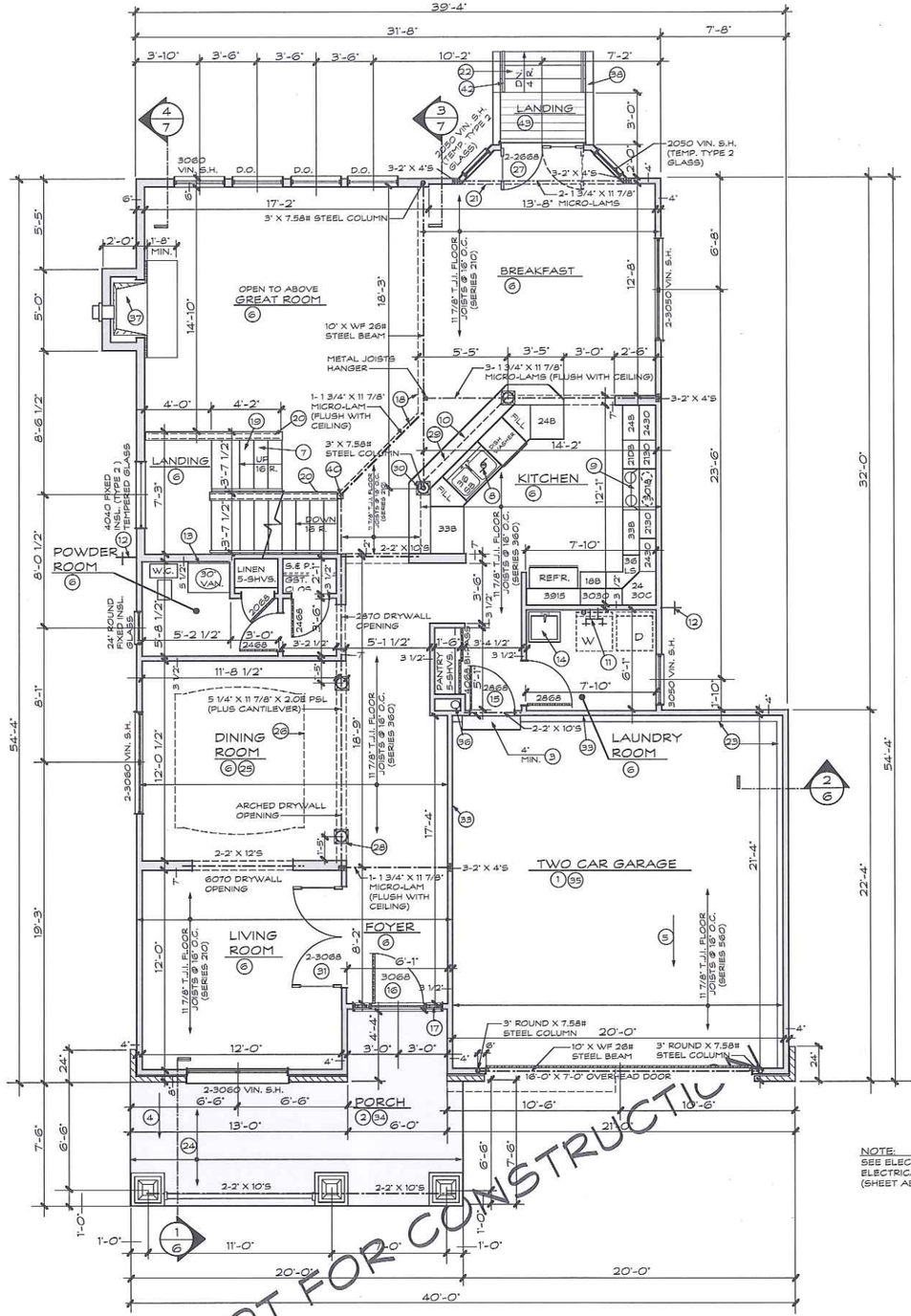
SHEET NO. **3A** OF 8

PLAN NO. 16-6680

DATE: 5/20/2016



NOTE:
SEE ELECTRICAL PLAN FOR ELECTRICAL LAYOUT (SHEET AE1)

FIRST FLOOR PLAN NOTES:

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12. NO FREEZE HOSE BIBB
13. 1/4" PLATE MIRROR
14. OPTIONAL LAUNDRY SINK

MILLWORK & SPECIAL CARPENTER WORK

15. 2868 6 PANEL INSULATED STEEL 20 MINUTE FIRE DOOR
16. 3068 INSULATED STEEL DOOR
17. 12" X 80" SIDELIGHTS WITH TYPE 2 TEMPERED INSULATED GLASS
18. OUTLINE OF SECOND FLOOR
19. WOOD STAIRS WITH WOOD HANDRAIL
20. 36" HIGH WALL WITH WOOD CAP (FOLLOW RAKE OF STAIRS)
21. DROPPED HEADER
22. WOOD STEPS
23. OUTLINE OF CONCRETE FOUNDATION
24. 2 X 6 RAFTERS @ 24" O.C. / 2 X 4 CEILING JOIST @ 24" O.C. (#1 CONSTRUCTION GRADE)
25. OPTIONAL SCULPTURED CEILING
26. OUTLINE OF OPTIONAL SCULPTURED CEILING
27. 2-2868 INSULATED STEEL FRENCH DOORS WITH INSL. (TYPE 2) TEMPERED GLASS
28. OPTIONAL 8" DECORATIVE COLUMNS WITH ARCHED DRYWALL OPENING
29. 7" WIDE DROP SOFFIT
30. 8" DECORATIVE COLUMNS
31. 2-3068 INTERIOR FRENCH DOORS WITH TYPE 2 TEMPERED GLASS
32. 16" X 9" X 58" "CRAFTSMAN" STYLE PERMACAST COLUMN ON A 24" X 24" X 32" HIGH STONE TIER WITH PRE-CAST CONCRETE CAP

SPECIAL WALL CEILING FINISHES

33. 2" X 4" FULLY INSULATED (R-13) STUD WALL WITH 5/8" TYPE "X" DRYWALL ON BOTH SIDES TO FINISHED CEILING
34. CEILING - 1/2" EXTERIOR DRYWALL
35. CEILING - 5/8" TYPE "X" DRYWALL WITH 9" R-30 BATT INSULATION WALLS - 5/8" TYPE "X" DRYWALL UNLESS NOTED OTHERWISE

MECHANICAL & FIREPLACE CALL-OUTS:

36. METAL CLASS "B" FURNACE FLUE (MIN. 2" CLEARANCE ALL AROUND) (CLEARANCE TO BE COORDINATED BY MECHANICAL ENGINEER AND CONTRACTOR)
37. OPTIONAL- 36" WIDE DIRECT VENT GAS LOG FIREPLACE WITH MARBLE SURROUND WITH COLONIAL MANTEL WITH FLUSH MARBLE HEARTH

MISC. CALL-OUTS:

38. 2" X 6" SMOOTH CEDAR HANDRAIL
39. COLONIAL COMPOSITE RAIL AND PICKETS
40. 4" TURNED WOOD POST TO CEILING
41. ENCASE BEAMS & COLUMN WITH 2-LAYERS 5/8" TYPE "X" DRYWALL
42. WOOD HANDRAIL
43. 2" X 6" SMOOTH CEDAR DECKING

CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

- THE INTERNATIONAL RESIDENTIAL CODE 2009 (IRC)

SAFETY GLAZING:

Glazing installed in the following locations shall be tested and labeled in accordance with CPSC 16 CFR Part 1201 Standard as a Type 1 or 2 category (glazing in sliding doors;any glazing exceeding 9 square feet in area required to be safety glazing in accordance with one of the 6 categories listed below; and all glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers shall be a Type 2 category and noted as such on the Architectural plans)

FIRST FLOOR PLAN

FIRST FLOOR	1430 SQ. FT.
SECOND FLOOR	1571 SQ. FT.
TOTAL	3001 SQ. FT.

SCALE 1/4" = 1' - 0"

PROPOSED RESIDENCE FOR:

MRM MANLIN DEV. GROUP
LOT 20 BORDEAUX
ST. LOUIS COUNTY, MO.

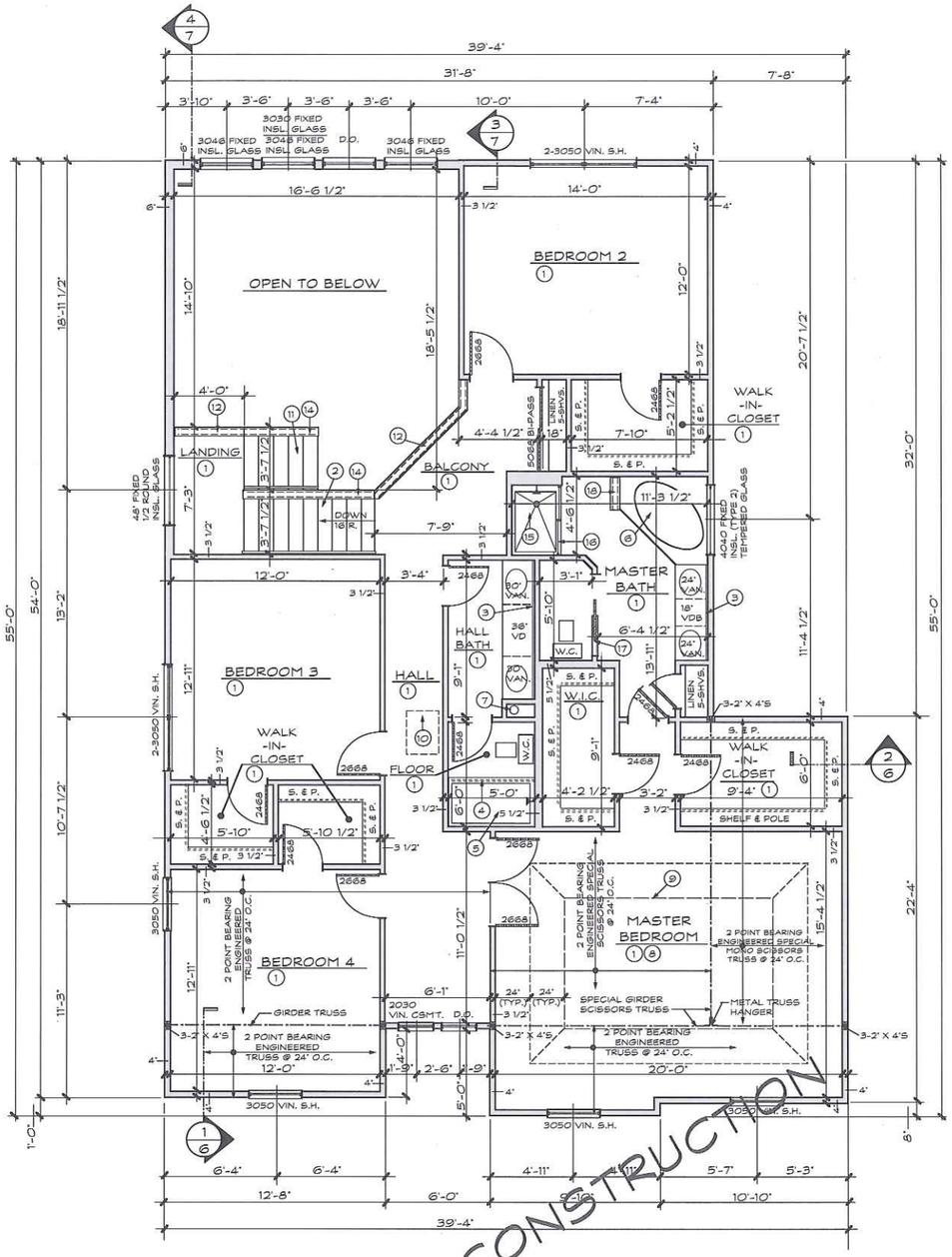
STUART PATTERSON- ARCHITECT
PAUL TRENDLEY - CONSTRUCTION COORDINATOR
2568 RAYMOND DRIVE
ST. CHARLES, MO. 63301
PHONE : 636-946-7216

Drawn By: J.T. Checked By: P.T. & S.P. Copyright 2016

SHEET NO. 2 OF 9

PLAN NO. 16-6681

DATE: 4/21/2016



NOT FOR CONSTRUCTION

SECOND FLOOR PLAN

293 SQ. FEET OPEN AREA
1571 SQ. FT. ACTUAL

SCALE 1/4" = 1' - 0"

SAFETY GLAZING:

Glazing installed in the following locations shall be tested and labeled in accordance with CPSC 16 CFR Part 1201 Standard as a Type 1 or 2 category (glazing in sliding doors;any glazing exceeding 9 square feet in area required to be safety glazing in accordance with one of the 6 categories listed below; and all glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers shall be a Type 2 category and noted as such on the Architectural plans)

TRUSS NOTES:
Design and manufacture of the wood roof trusses are proprietary to the Truss Supplier. Therefore the design and performance of the project truss system is the exclusive responsibility of Truss Manufacturer. Stuart Patterson requires Truss Supplier to furnish Engineered Load Values at these supports. Any deviation from the plan must be immediately reported to Stuart Patterson for approval prior to finalization of truss design. Stuart Patterson's liability is limited to providing adequate support for the truss system.

SECOND FLOOR PLAN NOTES:

FINISHED FLOORS

1. FLOOR COVERING TO BE SELECTED BY OWNER
2. CARPET ENTIRE TREAD

BATHROOM & PLUMBING CALL-OUTS

3. 1/4" PLATE MIRROR
4. CURTAIN ROD
5. 34" X 60" 1 PIECE FIBERGLASS TUB
6. 60" CULTURED MARBLE CORNER TUB WITH 8" HIGH CULTURED MARBLE WAINSCOT

MECHANICAL & FIREPLACE CALL-OUTS:

7. METAL CLASS "B" FURNACE FLUE (MIN. 2" CLEARANCE ALL AROUND) (CLEARANCE TO BE COORDINATED BY MECHANICAL ENGINEER AND CONTRACTOR)

MILLWORK & SPECIAL CARPENTER WORK

8. OPTIONAL COFFERED CEILING
9. OUTLINE OF OPTIONAL COFFERED CEILING
10. 22" X 30" SCUTTLE (FRAME OUT AND SUPPORT WITH 2 X 4'S)
11. WOOD STAIRS WITH WOOD HANDRAIL (MIN. 34" TO 38" HIGH)
12. 42" HIGH WALL WITH WOOD CAP
13. OUTLINE OF FIRST FLOOR
14. 34" TO 38" HIGH WALL WITH WOOD CAP (FOLLOW RAKE OF STAIRS)

MISC. CALL-OUTS:

15. 34" X 48" 1 PIECE FIBERGLASS SHOWER
16. 4'-0" TYPE 2 TEMPERED SLIDING GLASS DOORS
17. 2468 POCKET DOOR
18. 36" HIGH WALL WITH CULTURED MARBLE CAP

NOTE:
RAISE WINDOWS TO 7'-0" OFF FINISHED FLOOR

ALL BEDROOM WINDOWS TO BE EGRESS

NOTE:
SEE ELECTRICAL PLAN FOR ELECTRICAL LAYOUT (SHEET AE2)

CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

- THE INTERNATIONAL RESIDENTIAL CODE 2009 (IRC)

PROPOSED RESIDENCE FOR:

MRM MANLIN DEV. GROUP
LOT 20 BORDEAUX
ST. LOUIS COUNTY, MO.

STUART PATTERSON- ARCHITECT
PAUL TRENDLEY - CONSTRUCTION COORDINATOR
2568 RAYMOND DRIVE
ST. CHARLES, MO. 63301
PHONE : 636-946-7216

SHEET NO. 3 OF 9

PLAN NO. 16-6681

Drawn By: J.T. Checked By: P.T. & S.P. Copyright 2016 DATE: 5/21/2016

RIGHT SIDE ELEVATION

SCALE 1/4" = 1' - 0"

FRONT ELEVATION

SCALE 1/4" = 1' - 0"

NOT FOR CONSTRUCTION

NOTE:
RAISE ALL SECOND FLOOR WINDOWS TO 7'-0" OFF FINISHED FLOOR

FRONT & RIGHT SIDE ELEVATION NOTES:

1. 8" CONCRETE FOUNDATION
2. 10" CONCRETE FOUNDATION
3. 20" X 8" CONCRETE FOOTING
4. 24" X 8" CONCRETE FOOTING
5. 24" X 10" CONCRETE FOOTING
6. 30" X 8" CONCRETE FOOTING
7. 24" X 24" CONCRETE PIER ON A 36" X 36" X 12" CONCRETE PAD (MIN. 30" BELOW GRADE)
8. BRICK VENEER
9. STONE VENEER
10. BRICK ROWLOC
11. BRICK SOLDIER COURSE
12. PRE-CAST CONCRETE SILL
13. CUT STONE KEYSTONE
14. 30 YEAR ARCHITECTURAL GRADE FIBERGLASS ROOF SHINGLES W/ SEAL DOWN TABS
15. INTERLACE SHINGLES OVER 30 LB. FELT UNDERLAYMENT
16. METAL FLASHING (CORROSION RESISTANT)
17. SHINGLEVENT II RIDGE VENT (BY "AIR VENT INC.")
18. "FYPON" TRIANGLE LOUVER #TRLV60X25 (DECRORATIVE)
19. 1" X 4" "AZEK" TRIM
20. 1" X 6" "AZEK" TRIM
21. 1" X 12" "AZEK" TRIM
22. 5/4" "AZEK" PANEL
23. PRE-FINISHED "AZEK" DRIP CAP
24. "JAMES HARDIE" HARDIPANEL STUCCO SIDING
25. "JAMES HARDIE" HARDIPLANK LAP SIDING (5" EXPOSURE)
26. TECO COLUMN "U" ANCHOR NAILED TO POST & ANCHORED MIN. 8" INTO CONCRETE WITH 1/2" STEEL BOLT
27. GRADE- SLOPE MIN. 6" PER 10'-0" OR TO A SWALE
28. INSULATED (TYPE 2) TEMPERED GLASS
29. 2 X 6 SMOOTH CEDAR TOP RAIL WITH 2 X 4 TOP & BOTTOM SMOOTH CEDAR RAIL WITH 2 X 2 PICKETS @ 5 1/2" O.C.
30. 7-2" X 12" TREATED STRINGERS
31. 1" X 8" SMOOTH CEDAR RISER
32. WOODS STEPS
33. OUTLINE OF GABLE END BEYOND
34. 16" X 9" X 58" "CRAFTSMAN" STYLE PERMACAST COLUMN ON A 24" X 24" X 32" HIGH STONE TIER WITH PRE-CAST CONCRETE CAP
35. COLONIAL COMPOSITE RAIL AND PICKETS
36. 10" CONCRETE BUTTRESS
37. 6" SQUARE SMOOTH CEDAR POST
38. 12" ROUND CONCRETE POST PIER (MIN. 2'-0" INTO SOLID SOIL AND MIN. 2'-6" BELOW GRADE)
39. THIS SECTION GLAZED

PROPOSED RESIDENCE FOR:

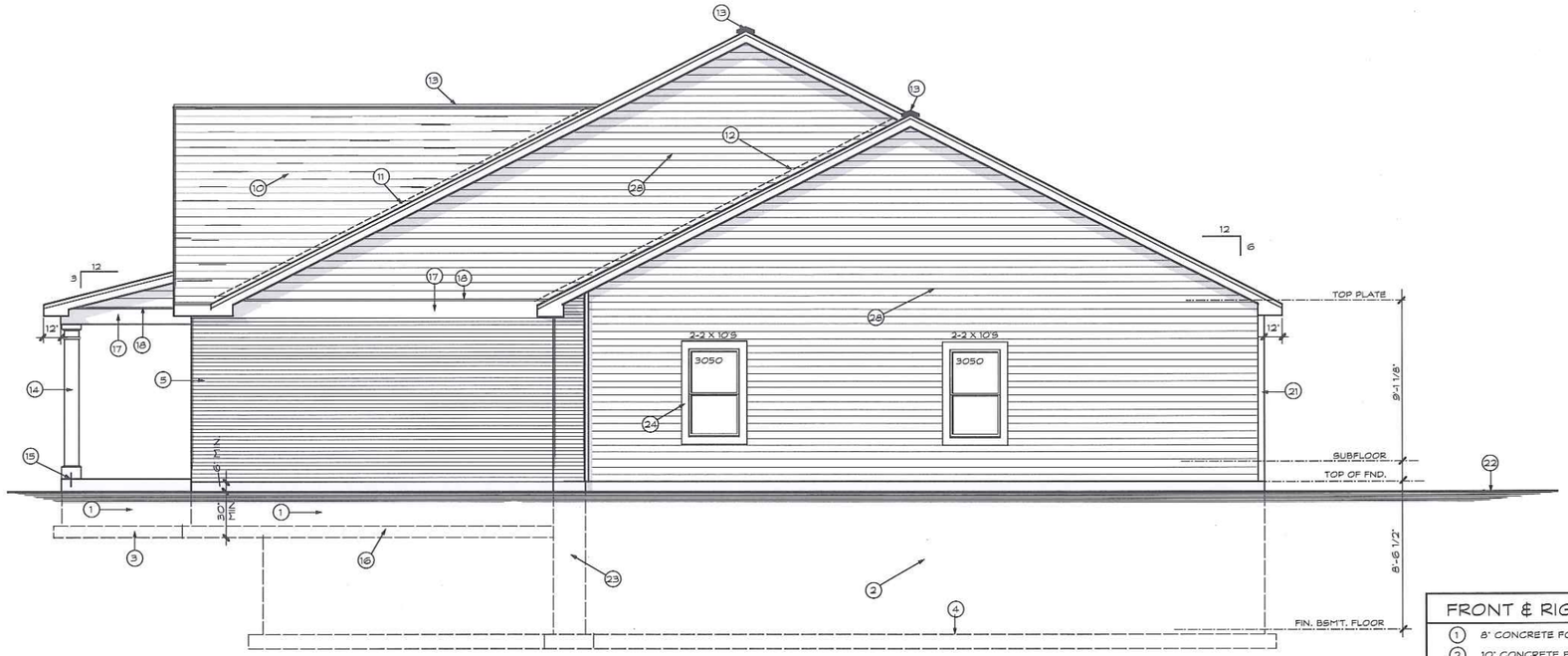
MRM MANLIN DEV. GROUP
LOT 20 BORDEAUX
ST. LOUIS COUNTY, MO.

STUART PATTERSON- ARCHITECT
PAUL TRENDLEY - CONSTRUCTION COORDINATOR
2568 RAYMOND DRIVE
ST. CHARLES, MO. 63301
PHONE : 636-946-7216

SHEET NO. **4** OF 9

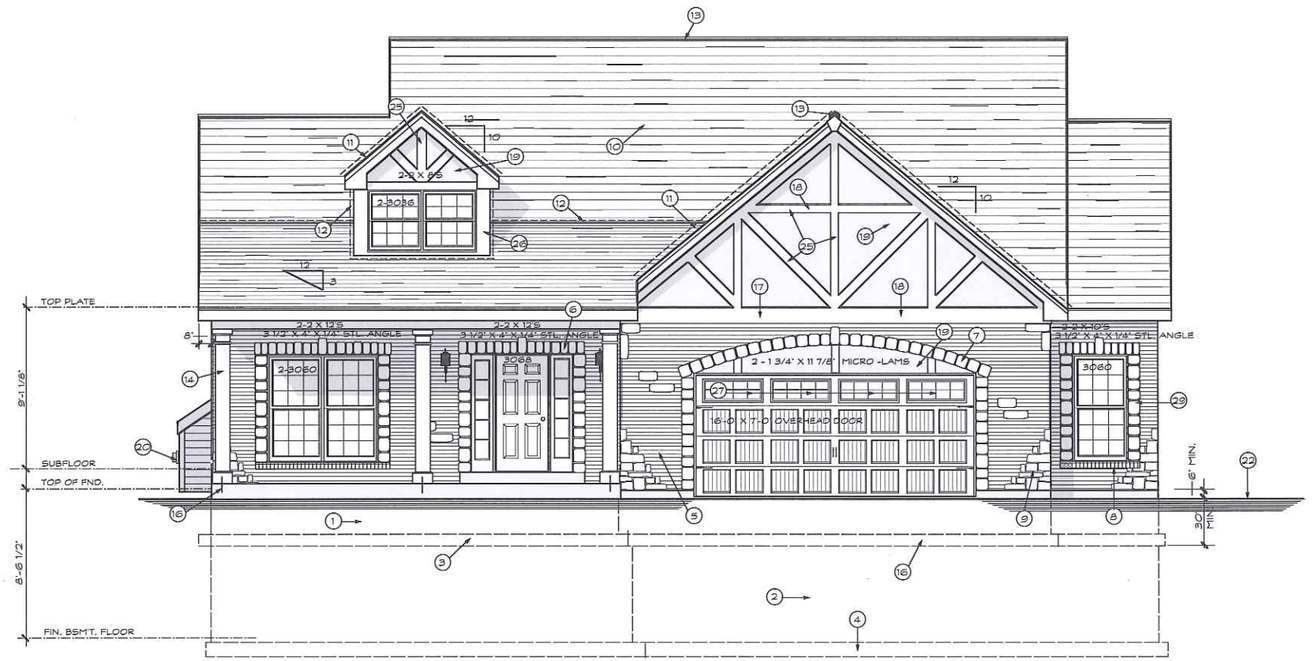
PLAN NO. 16-6681

Drawn By: J.T. Checked By: P.T. & S.P. Copyright 2016 DATE: 4/21/2016



RIGHT SIDE ELEVATION

SCALE 1/4" = 1' - 0"



FRONT ELEVATION

SCALE 1/4" = 1' - 0"

FRONT & RIGHT SIDE ELEVATION NOTES:

1. 8" CONCRETE FOUNDATION
2. 10" CONCRETE FOUNDATION
3. 20" X 8" CONCRETE FOOTING
4. 24" X 10" CONCRETE FOOTING
5. BRICK VENEER
6. STONE SOLDIER COURSE
7. STONE ARCH
8. BRICK SILL
9. STONE ACCENT
10. 30 YEAR ARCHITECTURAL GRADE SHINGLES WITH SEAL DOWN TABS
11. INTERLACE SHINGLES OVER 30 LB. FELT UNDERLAYMENT
12. METAL FLASHING (CORROSION RESISTANT)
13. SHINGLEVENT II RIDGE VENT (BY "AIR VENT INC.")
14. 10" SQUARE COLONIAL COLUMN
15. TECO COLUMN "U" ANCHOR NAILED TO POST & ANCHORED MIN. 8" INTO CONCRETE WITH 1/2" STEEL BOLT
16. 24" X 8" CONCRETE FOOTING
17. 1" X 12" "AZEK" TRIM
18. PRE-FINISHED "AZEK" DRIP CAP
19. "JAMES HARDIE" HARDIPANEL VERTICAL SIDING
20. VENT FOR DIRECT VENT GAS LOG FIREPLACE
21. 4" "AZEK" CORNER BOARD TRIM
22. GRADE- SLOPE MIN. 6" PER 10'-0" OR TO A SWALE
23. 14" CONCRETE FOUNDATION
24. 1" X 4" "AZEK" TRIM
25. 1" X 6" "AZEK" TRIM
26. 1" X 10" "AZEK" TRIM
27. THIS SECTION GLAZED
28. JAMES HARDIE CEMENT BOARD SIDING COMPLIES WITH ASTM C1186, TYPE A, GRADE II
29. STONE ROWLOC

PROPOSED RESIDENCE FOR:

MRM MANLIN DEV. GROUP
LOT #19, BORDEAUX
ST. LOUIS COUNTY, MO.

STUART PATTERSON- ARCHITECT
PAUL TRENDLEY - CONSTRUCTION COORDINATOR
2568 RAYMOND DRIVE
ST. CHARLES, MO. 63301
PHONE : 636-946-7216

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SHEET NO. 3 OF 8

PLAN NO. 16-6680

DATE: 5/20/2016

BILL #2183 **ORDINANCE #2183**

AN ORDINANCE AMENDING SECTION 110.120 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE

WHEREAS, Section 110.120 of the City of Wildwood, Missouri Municipal Code currently contains a provision to elect the Mayor Pro Tempore no later than the third Tuesday in April of each year; and

WHEREAS, as a matter of practicality, the election of the Mayor Pro Tempore does not occur until the April election results are certified, which typically occurs after the third Tuesday in April of each year; and

WHEREAS, the Council of the City of Wildwood, Missouri, desires to amend said section of the Municipal Code to remove this requirement.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. Chapter 110 of the Code of Ordinances entitled "Mayor and City Council" is hereby amended by deleting Section 110.120 (Mayor Pro Tempore) in its entirety and enacting in its place a new Section 110.120 to read as follows:

110.120. Mayor Pro Tempore.
At the first (1st) regular meeting of the Council after the election in each year, which meeting shall occur at the time fixed by ordinance, the Council shall elect from its members a Mayor Pro Tempore who shall hold office for the term of one (1) year and who shall preside at Council meetings not attended by the Mayor. The Mayor Pro Tempore acting as Mayor by authority of this Section shall have no power of veto, nor power to break a tie vote, and shall retain the office and duties of Council Member. In the absence of the Mayor and the Mayor Pro Tempore, the Council may select one (1) of its members present to preside at such meetings, who shall be styled "Acting Mayor Pro Tempore".

Section Two. This Ordinance shall be in full force and effect after its passage and approval.

This Bill was passed and approved this ____ day of _____, 2016 by the City Council of the City of Wildwood, Missouri after having been read by title two (2) times prior to its passage.

_____	_____
Presiding Officer	JAMES R. BOWLIN, MAYOR
ATTEST:	ATTEST:
_____	_____
City Clerk	City Clerk

PROPOSED AMENDMENT TO BILL #2183

AMENDED BILL #2183 **ORDINANCE #2183**

AN ORDINANCE AMENDING SECTION 110.120 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE

WHEREAS, Section 110.120 of the City of Wildwood, Missouri Municipal Code currently contains a provision to elect the Mayor Pro Tempore no later than the third Tuesday in April of each year; and

WHEREAS, as a matter of practicality, the election of the Mayor Pro Tempore does not occur until the April election results are certified, which typically occurs after the third Tuesday in April of each year; and

WHEREAS, the Council of the City of Wildwood, Missouri, desires to amend said section of the Municipal Code to remove this requirement.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. Chapter 110 of the Code of Ordinances entitled "Mayor and City Council" is hereby amended by deleting Section 110.120 (Mayor Pro Tempore) in its entirety and enacting in its place a new Section 110.120 to read as follows:

110.120. Mayor Pro Tempore.
At the first regular meeting of the Council which follows certification of the April election results, the Council shall elect from its members a Mayor Pro Tempore who shall hold office for the term of one year and who shall preside at Council meetings not attended by the Mayor. The Mayor Pro Tempore acting as Mayor by authority of this Section shall have no power of veto, nor power to break a tie vote, and shall retain the office and duties of Council Member. In the absence of the Mayor and the Mayor Pro Tempore, the Council may select one (1) of its members present to preside at such meetings, who shall be styled "Acting Mayor Pro Tempore".

Section Two. This Ordinance shall be in full force and effect after its passage and approval.

This Bill was passed and approved this ____ day of _____, 2016 by the City Council of the City of Wildwood, Missouri after having been read by title two (2) times prior to its passage.

_____	_____
Presiding Officer	JAMES R. BOWLIN, MAYOR
ATTEST:	ATTEST:
_____	_____
City Clerk	City Clerk

BILL #2184 **ORDINANCE #2184**

AN ORDINANCE AMENDING SECTION 110.250 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE

WHEREAS, Section 110.250 of the City of Wildwood, Missouri Municipal Code currently contains a provision to appoint two (2) co-chairpersons for each Standing Committee of the City Council; and

WHEREAS, the Standing Committees of the City Council have traditionally had only one (1) chairperson appointed; and

WHEREAS, the Council of the City of Wildwood, Missouri, desires to amend said section of the Municipal Code to provide for only one (1) chairperson.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. Chapter 110 of the Code of Ordinances entitled "Mayor and City Council" is hereby amended by deleting Section 110.250 (Standing Committees) in its entirety and enacting in its place a new Section 110.250 to read as follows:

110.250. Standing Committees.

A. *Establishment.* There are hereby established as standing committees of the City Council the following:

1. Administration and Public Works.
2. Planning, Economic Development, and Parks.

B. *Membership—Appointment.* Each of the two (2) Council standing committees shall have **one (1) chairperson**, appointed by the committees; shall consist of no less than eight (8) members of City Council and shall meet no less than once per month. The Mayor and Council Members not on the Administration and Public Works Committee will be considered ad hoc, non-voting members of the committee and are welcome to attend and comment. The Mayor and Council Members not on the Planning, Economic Development and Parks Committee will be considered ad hoc, non-voting members of the committee and are welcome to attend and comment.

C. *Functions.* The functions of the various committees shall include, but shall not be limited to:

1. Making recommendations to the Council or to the City Administrator, or both, concerning any of the matters within its purview, when requested and also at other times when it appears that the best interest of the City and its residents will be served thereby;
2. Formulating, with the assistance of the staff, long-range plans and evaluation and revision if necessary of such plans as adopted; and
3. Reviewing and recommending legislation concerning any of the matters within its purview.

Section Two. This Ordinance shall be in full force and effect after its passage and approval.

This Bill was passed and approved this ____ day of _____, 2016 by the City Council of the City of Wildwood, Missouri after having been read by title two (2) times prior to its passage.

_____	_____
Presiding Officer	JAMES R. BOWLIN, MAYOR
ATTEST:	ATTEST:
_____	_____
City Clerk	City Clerk

BILL #2185 **ORDINANCE #2185**

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH GOLTERMAN AND SABO ARCHITECTURAL PRODUCTS FOR PHASE TWO OF THE CITY OF WILDWOOD MUNICIPAL BUILDING ACOUSTICAL TREATMENT PROJECT

WHEREAS, the City of Wildwood has developed a new Municipal Building for which it wishes to reduce noise within certain areas with acoustical treatments; and

WHEREAS, Phase 1 of the Municipal Building Acoustical Treatment Project was completed in 2015; and

WHEREAS, Phase 2 of said project has been planned to occur in 2016, with funding allocated in the 2016 City Hall Fund Budget.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI:

Section 1.
The Mayor of the City of Wildwood is hereby authorized to execute on behalf of the City an agreement with Golterman and Sabo Architectural Products for Phase Two of the City of Wildwood Municipal Building Acoustical Treatment Project. The contract shall be substantially in the form attached hereto and incorporated herein.

Section 2.
The total expenses and liability of the City of Wildwood under the agreement shall not exceed $39,784.00.

Section 3.
This Ordinance shall be in full force and effect from and after its passage and approval.

This Bill was passed and approved this ____ day of _____, 2016, by the Council of the City of Wildwood, Missouri, after having been read by title or in full two times prior to passage.

_____	_____
PRESIDING OFFICER	JAMES R. BOWLIN, MAYOR
ATTEST:	ATTEST:
_____	_____
City Clerk	City Clerk

City of Wildwood

CITY-CONTRACTOR AGREEMENT

This City–Contractor Agreement "Agreement" is made and entered into this ____day of _____ , 2016, by and between the City of Wildwood, Missouri (hereinafter called the "City") and Golterman & Sabo Architectural_Products, with offices located at 3555 Scarlet Oak Blvd., St. Louis, MO 63122 (hereinafter called the "Contractor").

WITNESSETH:

The Contractor and the City, for the consideration set forth herein, agree as follows:

ARTICLE I.

The Contract Documents

The Contract Documents, hereby placed on file with the City Clerk, consist of the General Conditions of City-Contractor Agreement, State Wage Determination, Non-Collusion Affidavit, Performance Payment Bond, Specifications, Drawings, the Construction Schedule, all Addenda, and all Modifications issued after execution of this Agreement, which together with this Agreement form the entire agreement, obligations and duties of the parties, and are all as fully a part of the Agreement as if attached to this Agreement or repeated herein. All definitions set forth in the General Conditions of City-Contractor Agreement are applicable to this Agreement.

ARTICLE II.

Scope of Work

The Contractor, acting as an independent contractor, shall do everything required by the Contract Documents (the "Work") and shall timely complete the project in strict compliance with all requirements and specifications set forth in the Contract Documents. Contractor represents and warrants that it has special skills which qualify it to perform the Work in accordance with the Contract Documents, and that it is free to perform all such Work and is not a party to any other agreement, written or oral, the performance of

which would prevent or interfere with the performance, in whole or in part, of the Work. All Work shall be performed in compliance with all applicable federal, state, and City laws and regulations, including but not limited to all grading, construction and zoning ordinances of the City.

ARTICLE III.

Time of Completion

All time limits stated in the Contract Documents are of the essence. The Work to be performed here under shall commence within ten (10) days of the date of the written notice to proceed from the City to the Contractor. Working days for the completion of the Work have been established. The count of working days will start on the date the Contractor starts any construction operations on this project and all Work shall be completed within the working days specified below.

Calendar Days : 45

Should the Contractor, or in case of default, the surety, fail to complete the Work within the working days or the completion date specified, whichever occurs first, a deduction of the amount stipulated in Article V will be made for each day that the Work remains uncompleted.

ARTICLE IV.

The Contract Sum and Payments

The City shall pay the Contractor for the performance of the Work the total sum of $39,784.00 (the "Contract Sum") based upon Applications for Payment submitted by the Contractor on or before the twentieth (20th) day of the month for Work completed in accordance with the General Conditions in the following manner:

(1) On or about the tenth (10th) day of each following month, ninety percent (90%) of the portion of the Contract Sum properly allocable to labor, materials and equipment incorporated into the Work, and ninety percent (90%) of the portion of the Contract Sum

properly allocable to materials and equipment suitably stored at the site to be incorporated into the Work, through the period ending up to the twentieth (20th) of the preceding month, less the aggregate of all previous progress payments;

(2) Upon completion of the Work, a sum sufficient to increase the total payments to ninety percent (90%) of the Contract Sum; and

(3) Final payment within 60 days after the Work is fully completed and accepted by the City and the Work fully performed.

(4) The retainage amount withheld by subsections (1) and (2) above shall not exceed any maximum amount permitted by law

ARTICLE V.

Performance of the Work

(a) Within seven (7) calendar days after being selected, the Contractor shall prepare and submit for the City's approval (1) a Construction Schedule for the Work in a bar chart format which Construction Schedule shall indicate the dates for starting and completing the various stages of construction and (2) a Traffic Control Plan indicating the location of all proposed signage, detours and road closures throughout the project which adequately address the traffic control plan of the proposed Work. All traffic control shall be according to the standards of the Manual on Uniform Traffic Control Devices developed by the Federal Highway Administration. The Notice To Proceed shall be issued within 10 working days of the selection, however, no Work will commence until the Contractor's Construction Schedule and traffic control plan are submitted and approved by the City. The Contractor shall be required to substantially finish portions of the Work as designated by the Director of Public Works prior to continuation of further Work remaining on the project. This may include backfilling, seeding, or cleanup as designated by the Director of Public Works.

(b) Completion of the Work in accordance with the time limits set forth in the Construction Schedule is an essential condition of the Agreement. If the Contractor fails to complete the Work in accordance with the Construction Schedule, unless the delay is excusable under the provisions of Article VI hereof, the Contractor shall pay the City, as liquidated damages and not as a penalty, the sum of $250 for each calendar day the Contractor fails to comply with the Construction Schedule. The total amount so payable to the City as liquidated damages may be deducted from any sums due or to become due to Contractor from City.

(c) After Commencement of the Work, and until final completion of the Work, the Contractor shall report to the City at such intervals as the City may reasonably direct, the actual progress of the Work compared to the Construction Schedule. If the Contractor falls behind the Construction Schedule for any reason, it shall promptly take, and cause its Subcontractors to take, such action as is necessary to remedy the delay, and shall submit promptly to the City for approval a supplementary schedule or progress chart demonstrating the manner in which the delay will be remedied; provided, however, that if the delay is excusable under Article VI hereof, the Contractor will not be required to take, or cause its Subcontractors to take, any action which would increase the overall cost of the Work (whether through overtime, premium pay or otherwise), unless the City shall have agreed in writing to reimburse the Contractor for such increase in cost. Any increase in cost incurred in remedying a delay which is not excusable under Article VI hereof, or is not approved in advance by the City, shall be borne by the Contractor.

ARTICLE VI.

Delays Beyond Contractor's Control

(a) If the Contractor fails to complete the Work in accordance with the Construction Schedule solely as a result of the act or neglect of the City, or by strikes, lockouts, fire or other similar causes beyond the Contractor's control, the Contractor shall not be required

to pay liquidated damages to the City pursuant to paragraph (b) of Article V hereof, provided the Contractor uses his best efforts to remedy the delay in the manner specified in paragraph (c) of Article V hereof. If, as a result of any such cause beyond the Contractor's control, the delay in completion of the Work in accordance with the Construction Schedule is so substantial that it cannot be remedied in the aforesaid manner, or if the backlog of Work is so great that it cannot be remedied without incurring additional cost which the City does not authorize, then the time of completion and the Construction Schedule shall be extended pursuant to a Change Order for the minimum period of delay occasioned by such cause. The period of delay and extension shall be determined by the City.

(b) Notwithstanding the foregoing paragraph (a), no extension of time shall be granted for any delay the cause of which occurs more than seven (7) days before claim therefore is made in writing by the Contractor to the City, and no extension of time shall be granted if the Contractor could have avoided the need for such extension by the exercise of reasonable care and foresight. In the case of a continuing cause of delay, only one claim is necessary.

(c) Weather shall not constitute a cause for granting an extension of time.

(d) In the event a delay is caused by the City, the Contractor's sole remedy shall consist of its rights under this Article VI.

ARTICLE VII.

Changes in the Work or Cost of Work

(a) The City may make changes within the general scope of the project by altering, adding to or deducting from the Work, and the Contract Sum adjusted accordingly. All such changes in the Work shall be executed under the conditions of the Agreement. <u>No extra Work or change in the Work shall be made except pursuant to a Change Order approved by the City and Contractor in accordance with the General</u>

Conditions. Any claim for an increase in the Contract Sum resulting from any such change in the Work shall promptly be made by the Contractor in accordance with the General Conditions.

(b) If the requested change would result in a delay in the Construction Schedule, the provisions of paragraph (c) of Article V and of Article VI hereof shall apply. If the requested change would result in a decrease in the time required to perform the Work, the completion date and the Construction Schedule shall be adjusted by agreement between the parties to reflect such decrease.

(c) If the Contractor intends to make a claim for an increase in the Contract Sum, it shall give the City written notice explaining the circumstances, justifications and amount of Contract Sum increase desired thereof promptly after the occurrence of the event or circumstances giving rise to such claim. This notice shall be given by the Contractor before proceeding to execute further Work. No such claim shall be valid unless so made in accordance with the General Conditions. Any change in the Contract Sum resulting from such a claim shall first be authorized by Change Order executed by the City and Contractor. The City reserves the right to suspend Work of the Contractor pending the resolution of any claim for an increase in the Contract Sum.

(d) Any adjustment in the Contract Sum for duly authorized extra Work or change in the Work shall be determined based on the unit prices previously specified, to the extent such unit prices are applicable. To the extent such unit prices are not applicable, the adjustment in the Contract Sum shall, at the option of the City, be determined by an acceptable lump sum properly itemized and supported by sufficient substantiating data to permit evaluation, or by an acceptable cost plus percentage or fixed fee.

ARTICLE VIII.

Termination by City or Contractor

(a) If the Contractor is adjudged a bankrupt, or if the Contractor makes a general assignment for the benefit of creditors, or if a receiver is appointed on account of the Contractor's insolvency, or if the Contractor persistently or repeatedly fails, except in cases for which an extension of time is provided, to make progress in accordance with the Construction Schedule, or if the Contractor fails to make prompt payment to Subcontractors or for material or labor, or persistently disregards laws, ordinances or the instructions of the City, or otherwise breaches any provision of the Agreement, the City may, without prejudice to any other right or remedy, by giving written notice to the Contractor and its surety, terminate the Agreement, take possession of the Work and of all materials and equipment thereon and finish the Work by whatever method the City may deem expedient. In such case, the Contractor shall not be entitled to receive any further payment until the Work is finished. If the unpaid balance of the Agreement Sum shall exceed the expenses of finishing the Work, including additional architectural, managerial and administrative expenses, such excess shall be paid to the Contractor. If such expenses shall exceed the unpaid balance of the Contract Sum, the Contractor shall pay the difference to the City promptly upon demand.

In the event of termination pursuant to this Article, the Contractor, upon the request of the City, shall promptly:

(i) assign to the City, in the manner and to the extent directed by the City, all right, title and interest of the Contractor under any subcontracts, purchase orders and construction equipment leases to which the Contractor is a party and which relate to the Work or to construction equipment required therefore, and

(ii) make available to the City to the extent directed by the City all construction equipment owned by the Contractor and employed in connection with the Work.

(b) Performance of the Work hereunder may be terminated by the City by giving three (3) days prior written notice to the Contractor if the City, for any reason and in its sole discretion, decides to discontinue or suspend construction. In the event of such termination, as opposed to termination pursuant to paragraph (a) of this Article VIII, the Contract Sum shall be reduced in an equitable manner by agreement between the parties or by arbitration.

ARTICLE IX.

Contractor's Liability Insurance

The Contractor shall purchase and maintain in full force and effect the following insurance coverages with an insurance carrier acceptable to the City:

The policy shall be endorsed to cover the liability of the Contractor under the General Conditions of this Agreement.

The Contractor and his Subcontractors shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:*

(a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of $1,000,000.

(b) Comprehensive General Liability and Bodily Injury

Including Death:	$ 500,000 each person
	$3,000,000 each occurrence
Property Damage:	$3,000,000 each occurrence
	$3,000,000 aggregate

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death:	$500,000 each person
	$3,000,000 each occurrence
Property Damage:	$3,000,000 each accident

The Contractor's policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Contractor commencing the Work on this project. The certificates must state "The City of Wildwood is an additional insured."

*But not less than the sovereign immunity limits for Missouri public entities as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, R.S.Mo. The Contractor and his Subcontractors shall cause the insurer(s) to increase the insurance amounts in accordance with those published annually in the Missouri Register pursuant to Section 537.610, R.S.Mo. In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for the City's rights or defenses with regard to its applicable sovereign, governmental, or official immunities and protections provided by state constitution or law.

ARTICLE X.

The Work

The Contractor shall furnish all labor, materials and equipment necessary to perform the scope of Work within the project limits. The Scope of Work includes acoustical wall and ceiling panels, as described on attached Exhibit A, including other incidental items as identified in the construction documents.

ARTICLE XI.

Miscellaneous Provisions

(a) This Agreement constitutes the sole and complete understanding of the parties hereto with respect to the subject matter hereof, and shall replace all prior written and oral understandings. This Agreement may be amended only by written agreement signed by the parties.

(b) Each party hereunder represents to the other that it is duly organized, validly existing and in good standing under the laws of its state of incorporation or formation; the execution, delivery and performance of this Agreement by such party has been duly authorized by all necessary and appropriate action; and, this Agreement constitutes a

valid and binding obligation of such party, enforceable against such party in accordance with the terms hereof.

(c) This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one agreement that is binding upon both parties hereto, notwithstanding that all parties are not signatories to the same counterpart. This Agreement may be delivered by facsimile or electronic mail transmission. This Agreement shall be considered to have been executed by a party, if there exists a photocopy, facsimile copy, electronic copy, or a photocopy of a facsimile or electronic copy of an original hereof or of a counterpart hereof which has been signed by such party. Any photocopy, facsimile copy, electronic copy or photocopy of a facsimile copy of this Agreement or any counterpart hereof shall be admissible into evidence in any proceeding as though the same was an original.

(d) The parties shall act in good faith in the performance of their obligations hereunder.

(e) If either party to this Agreement defaults in the performance of its obligation(s) hereunder, the prevailing party in any action to enforce its rights and remedies shall be entitled to obtain its costs and reasonable attorney's fees from the non-prevailing party.

(f) The failure of either party to enforce any of its rights hereunder shall not act as a waiver of that or any other right possessed by such party under this Agreement.

(g) If any provisions of this Agreement shall be found to be illegal, invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect and be construed to effectuate the intent of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement:

CITY OF WILDWOOD (the "City")	(the "Contractor")
By_____ , Mayor	By:_____
Attest:	Printed Name: _____
_____ City Clerk	_____ Title

EXHIBIT A

Acoustical Products: Section

Proposal Contract

ARCHITECTURAL PRODUCTS
Golterman & Sabo

City of Wildwood
Attn: Ryan Thomas
16860 Main Street
Wildwood, MO63040

Ph: 636-405-2041
Fax: 363-458-6969

Date: October 15, 2015
Project:
Location:

Bid Type:

Product: AP1.5 Wall & Ceiling Panels
Core: 1-1/2", Fiberglass
Finish: Standard Fabric, Guilford 2100
Qty & Sizes: West Area: 30- 4' x 4' Panels mounted direct to ceiling, 10 -4' x 4' panels mounted to walls

East Area: 43- 4' x 4' Panels mounted direct to ceiling, 16- 4' x 4' , 2- 2' x 4' panels mounted to walls

****N.R.C.:** .95 **Edges:** Square
Mounting: Snap-On Rotofast & Impaling Clips/Adhesive

Product: AP1 Wall Panel
Core: 1", Fiberglass
Finish: Guilford Anchorage
Qty & Sizes: Council Corridor- Panels running down both sides of corridor, mounted 6" above handrail to ceiling
Custom printed image panels on both sides of corridor

Lower Lobby/ Balcony Face – Panels for one wall in Lower Lobby 20' w x 10'h running floor to ceiling
Plus 36" h panels on face of balcony, all four sides

****N.R.C.:** .85 **Edges:** Square
Mounting: Impaling Clip, Adhesive

Total Price : $39,784.00 Material and Installation

Terms: Net Thirty Days
Freight: Allowed to Jobsite
Rubbish: Placed at one Jobsite Location, Removal by Others
Taxes: Not Included - Tax Exempt Certificate on File
Unloading: By GS

G&S Standard Insurance Limits and Coverage Applies. New wall, primed by others. G&S reserves the right to approve fabric prior to manufacturing. Price based on standard Guilford 2100 fabric unless otherwise noted. To select from manufactures full range of upgrade fabrics and colors please call for revised price. Please call for revised pricing if fabric has a pattern that must match panel to panel. Added cost will apply. **NRC test results based on our standard acoustically transparent fabric. Results may vary with other fabrics. Selection of White and Light colored fabrics may require a white scrim base covering. Added cost will apply.
Pricing valid thirty (30) days from date of Proposal.

By: _____
Dennis Voss dennisv@golterman.com

Accepted By: _____ **Date:** _____

2010, 2011 & 2013 ASA "Outstanding Specialty Subcontractor"
2013 ASA Safety Award

GENERAL CONDITIONS OF CITY-CONTRACTOR AGREEMENT

ARTICLE I

CONTRACT DOCUMENTS

1.1 DEFINITIONS

1.1.1 The Contract Documents. The Contract documents consists of the City-Contractor Agreement, General Conditions of the City-Contractor Agreement, State Wage Determination, Non-Collusion Affidavit, the Performance Payment Bond, the Drawings, the Specifications, the Construction Schedule, all Addenda and all Modifications issued after execution of the Contact. A Modification is (1) a written amendment to the Contract signed by both parties, or (2) a Change Order.

1.1.2 The Contract. The Contract documents form the Contract. The Contract represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations or agreements, both written and oral, including the bidding documents. The Contract may be amended or modified only by a Modification as defined in Subparagraph 1.1.1.

1.1.3 The Work. The term Work includes all labor necessary to complete the construction required by the Contract Documents, and all materials and equipment incorporated or to be incorporated in such construction.

1.1.4 The Project. The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part.

1.1.5 Notice to Proceed. The written notice form the City notifying the Contractor of the date on or before which he is to begin prosecution of the work.

1.2 EXECUTION, CORRELATION, INTENT AND INTERPRETATIONS

1.2.1 The Contract Documents shall be signed in not less than triplicate by the City and Contractor.

1.2.2 The Contractor represents that he has visited the site, familiarized himself with the local conditions under which the Work is to be performed, and correlated his observations with the requirements of the Contract Documents.

1.2.3 The Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. The intention of the Contract Documents is to include all labor, materials, equipment and other items as provided in Subparagraph 3.3 necessary for execution and completion of the Work. Words which have well-known technical or trade meanings are used herein in accordance with such recognized meanings.

1.3 COPIES FURNISHED AND OWNERSHIP

1.3.1 Unless otherwise provided in the Contract Documents, the Contractor will be furnished a maximum of six (6) copies, free of charge, of the Drawings and Specifications for the execution of the work.

1.3.2 All Drawings, Specifications and copies thereof furnished by the City are and shall at all

times remain property of the City. Such documents shall not be used on any other project. At the conclusion of the job, the Contractor shall submit 1 set of mark ups for as builts.

ARTICLE II

CITY

2.1 DEFINITION

2.1.1 The City is the person or organization identified as such in the City-Contractor Agreement and is referred to throughout the Contract Documents as if singular in number and masculine in gender. The term City means the City or its authorized representative.

2.2 CITY'S RIGHT TO STOP THE WORK

2.2.1 If the Contractor fails to correct defective Work or fails to supply materials or equipment in accordance with the Contract Documents, the City may order the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated.

2.3 CITY'S RIGHT TO CARRY OUT THE WORK

2.3.1 If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents, or fails to perform any provision of the Contract, the City may, after seven (7) days' written notice to the Contractor and without prejudice to any other remedy he may have, make good such deficiencies. In such case an appropriate Change Order shall be issued deducting from the payments then or thereafter due the Contractor the cost of correcting such deficiencies. If the payments then or thereafter due the Contractor are not sufficient to cover such amount, the Contractor shall pay the difference to the City promptly upon request.

ARTICLE III

CONTRACTOR

3.1 DEFINITION

3.1.1 The Contractor is the person or organization identified as such in the City-Contractor Agreement and is referred to throughout the Contract Documents as if singular in number and masculine in gender. The term Contractor means the Contractor or his authorized representative. The Contractor shall not subcontract except as defined by Sec. 108.1 of the Standard Specifications.

3.2 SUPERVISION AND CONSTRUCTION PROCEDURES

3.2.1 The Contractor shall supervise and direct the Work, using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work.

3.3 LABOR AND MATERIALS

3.3.1 Unless otherwise specifically noted, the Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work.

3.3.2 The Contractor shall at all times enforce strict discipline and good order among his employees and shall not employ on the Work any unfit person or anyone not skilled in the task assigned to him. If the City reasonably objects to any person employed by the Contractor, the employee shall be immediately dismissed.

3.3.3 The Contractor shall comply with, and is bound by, the provisions of Missouri law pertaining to the payment of wages on public works projects contained in MO.Rev.Stat. §290.210 through 290.340 (1994), and any amendments thereto, including, but not limited to the following:

1. In accordance with MO.Rev.Stat. §290.250 (1994), the Contractor shall not pay less than the prevailing hourly rate of wages specified by the Missouri Department of Labor and Industrial Relations Division of Labor Standards to all workmen performing Work under the Contract.

2. In accordance with MO.Rev.Stat. §290.250 (1994), the Contractor shall forfeit as a penalty to the City ten dollars ($10.00) for each workman employed for each calendar day, or portion thereof, such workman is paid less than the said stipulated rates for any Work done under the Contract, by him or by any Subcontractor under him and shall include provisions in all bonds guaranteeing the faithful performance of said prevailing hourly wage clause.

3. In accordance with MO.Rev.Stat. §290.265 (1994), the Contractor and each Subcontractor shall post a clearly legible statement of all prevailing hourly wage rates to be paid to all workmen employed to complete the Work in a prominent and easily accessible place at the site of the Work and such notice shall remain posted during the full time that any workmen shall be employed on the Work.

Certified payrolls shall also be submitted prior to final payment for all work completed by the Contractor or Subcontractors.

4. In accordance with MO.Rev.Stat. §290.290 (1994), before final payment is made an affidavit must be filed by the Contractor stating that he has fully complied with the prevailing wage law. No payment shall be made unless and until this affidavit is filled in proper form and order.

3.3.4 The Contractor shall execute and complete the Work in such a manner that avoids jurisdictional and other disputes among labor unions.

3.4 WARRANTY

3.4.1 The Contractor warrants to the City that all materials and equipment furnished under the Contract and incorporated in the Work will be new unless otherwise specified, and that all Work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All Work not so conforming to these standards shall be considered defective. If required by the City, the Contractor shall furnish satisfactory evidence as to the kind and quality of all materials and equipment.

3.5 PERMITS, FEES AND NOTICES

3.5.1 The Contractor shall secure and pay for all permits, governmental fees and licenses necessary for the proper execution and completion of the Work.

3.5.2 The Contractor shall give all notices and comply with all laws, ordinances, rules, regulations and orders of any public authority bearing on the performance of the Work. If the Contractor observes that any of the Contract Documents are at variance therewith in any respect, he shall promptly notify the City in writing and any necessary changes shall be adjusted by appropriate Modification. If the Contractor performs any Work knowing it to be contrary to such laws, ordinances, rules and regulations and without such notice to the City, the Contractor shall assume full responsibility thereof and shall bear all costs attributable thereto.

3.6 SUPERINTENDENT

3.6.1 The Contractor shall employ a competent superintendent and necessary assistants who "shall be in attendance" on the project site at all times during the progress of all work for the duration of the total project. This person shall be a non-working superintendent who will be responsible for the satisfactory progression of the work and to ensure that all work is being completed in accordance with the plans and specifications. He is also to relay any conflicts or discrepancies that arise to the City's representative for resolution or interpretation. The name of the person selected as superintendent and his qualifications shall be submitted at the time of bids and shall be approved in writing by the City. The superintendent shall not be changed except with the written consent or at the request of the City. The superintendent shall represent the Contractor and all communications given to the superintendent shall be as binding as if given to the Contractor.

3.7 RESPONSIBILITY FOR THOSE PERFORMING THE WORK

3.7.1 The Contractor shall be responsible to the City for the acts and omissions of all his employees and all Subcontractors, their agents and employees and all other persons performing any of the Work under a Contract with the Contractor.

3.8 DRAWINGS AND SPECIFICATIONS AT THE SITE

3.8.1 The Contractor shall maintain at the site for the City one copy of all Drawings, Specifications, Addenda, approved Shop Drawings, Change Orders and other Modifications, in good order and marked to record all changes made during construction. The Drawings, marked to record all changes made during construction, shall be delivered to the City upon completion of the Work. The Contractor shall also maintain on the project site a survey level, legs, and rod at all times, which are deemed adequate by the project engineer.

3.9 CLEANING UP

3.9.1 The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. The Contractor shall not "stockpile" any material on the jobsite and all excavated material shall be hauled off the site at the time of excavation. However, stockpiling of materials delivered and used on the same day will be allowed if all materials are in place or removed at the end of the day.

3.9.2 In conjunction with Sec. 106.5, of the City of Wildwood Standard Specifications, the Contractor is responsible for securing his own project storage site which shall not be located on City Right-of-Way without prior written consent of the Director of Public Works. After completion of the Work the Contractor shall remove all remaining waste materials and rubbish from and about the Project as well as all tools, construction equipment, machinery and surplus materials, and shall clean all surfaces and leave the Work "broomclean" or its equivalent, on a weekly basis except as otherwise specified. This includes “wash out” areas as approved.

3.10 INDEMNIFICATION

3.10.1 The Contractor shall indemnify and hold harmless the City and its agents and employees from and against any and all claims, damages, losses and expenses including attorneys' fees arising out of or resulting in any way, directly or indirectly, from the performance of the Work, including, but not limited to, any such claim, damage, loss or expense that is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom unless such claims, damages or losses are caused solely by the negligent act of the City.

3.10.2 In any and all claims against the City or any of its agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any one of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph 3.11 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under workmen's compensation acts, disability benefit acts or other employee benefit acts.

3.11 CASH ALLOWANCES

3.11.1 The Contractor acknowledges and agrees that the Contract Sum includes all cash allowances specified in the Contract Documents.

ARTICLE IV

SUBCONTRACTORS

4.1 DEFINITION

4.1.1 A Subcontractor is a person or organization who has a direct contract with the Contractor to perform any of the Work. The term Subcontractor is referred to throughout the Contract Documents as if singular in number and masculine in gender and means a Subcontractor or his authorized representative.

4.1.2 A Sub-subcontractor is a person or organization who has a direct or indirect contract with a Subcontractor to perform any of the Work. The term Sub-subcontractor is referred to throughout the Contract Documents as if singular in number and masculine in gender and means a Sub-subcontractor or an authorized representative thereof.

4.1.3 Nothing contained in the Contract Documents shall create any contractual relation between the City and any Subcontractor or Sub-subcontractor.

4.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

4.2.1 Unless otherwise specified in the Contract Documents or in the Instructions to Bidders, the Contractor shall submit a completed and signed Subcontractor Approval form, along with other required Bid documents to the City. Contractor shall complete and submit a Supplemental Subcontractor Approval form to the City in the event of any substitution or addition of a Subcontractor by the Contractor. No work shall be performed by a Subcontractor until such Subcontractor has been approved by the City.

4.2.2 Prior to the award of the Contract, the City will notify the Bidder in writing if the City, after due investigation, objects to any such person or entity proposed by the Bidder pursuant to Subparagraph 4.3.1 above. If the City objects to any such proposed person or entity, the Bidder may, at his option, (1) withdraw his Bid, or (2) submit an acceptable substitute person or entity with no adjustment in his bid price.

4.2.3 Contractor shall at all times during the term of the Contract be in compliance with Sec. 108.1 of the Standard Specifications and shall not subcontract more than forty nine percent (49%) of the total Contract cost.

4.2.4 The City reserves the right to reject a Subcontractor, if in the City's sole discretion, delays may result in the performance of Work as a result of Subcontractor's other obligation. The Contractor shall be held responsible, in addition to the submission of the "Subcontractor Approval Form," to apprise the City of any additional work which a Subcontractor accrues throughout the duration of the project. This shall include work for the City under a different Contract, or any other person on entity. If such said additional work shall detrimentally impact the progression of the Work under this Contract, the City retains the right to require the Contractor to submit a substitute Subcontractor for this work at no additional cost to the City.

4.2.5 The Contractor shall not contract with any Subcontractor or any person or organization (including those who are to furnish materials or equipment fabricated to a special design), for proposed proportions of the Work designated in the Contract Documents or in the Instruction to Bidders or, if none is so designated, with any Subcontractor proposed for the principal portions of the Work, who has been rejected by the City.

4.2.6 If the City requires a change of any proposed Subcontractor or person or organization during the execution of the Work approved under the present Contract, the Contract Sum shall be increased or decreased by the difference in cost resulting from such change and an appropriate Change Order shall be issued.

4.2.7 The Contractor shall not make any substitution for any proposed Subcontractor or person or organization who has not been accepted by the City prior to the Contract Award, unless the substitution is accepted by the City in writing prior to such substitution.

4.3 SUBCONTRACTUAL RELATIONS

4.3.1 All work performed for the Contractor by a Subcontractor shall be pursuant to an appropriate agreement between the Contractor and Subcontractor (and where appropriate between Subcontractors and Sub-subcontractors) which shall contain provisions that:

1. require the Work to be performed in accordance with the requirements of the Contract Documents;

2. require submission to the Contractor of applications for payment under each Subcontract to which the Contractor is a party, in reasonable time to enable the Contractor to apply for payment in accordance with Article VIII hereof;

3. require that all claims for additional costs, extensions of time, damages for delays or otherwise with respect to Subcontracted portions of the Work shall be submitted to the Contractor (via any Subcontractor or Sub-subcontractor where appropriate) in sufficient time so that the Contractor may comply in the manner provided in the Contract Documents for like claims by the Contractor upon the City;

4. waive all rights the contracting parties may have against one another for damages caused by fire or other perils covered by the property insurance described in Paragraph 10.2, except such rights as they may have to the proceeds of such insurance held by the City as trustee under Paragraph 10.2;

5. obligate each Subcontractor specifically to consent to the provisions of this Paragraph 4.3; and

6. require the Subcontractor (and the Sub-subcontractor to indemnify and hold harmless the City against all claims, damages, losses, expenses and attorneys' fees arising out of or resulting from the performance of the Work by Subcontractor, and its agents and employees, unless such claims, damages or losses are caused solely by the negligent act of the City.

4.4 PAYMENTS TO SUBCONTRACTORS

4.4.1 The Contractor shall pay each Subcontractor upon receipt of payment from the City, an amount equal to the percentage of completion allowed to the Contractor on account of such Subcontractor's Work, less the percentage retained from payments to the Contractor. The Contractor shall also require each Subcontractor to make similar payments to his Subcontractors.

4.4.2 If the City withholds payment to the Contractor for any cause which is the fault of the Contractor and not the fault of a particular Subcontractor, the Contractor shall pay that

Subcontractor on demand for its Work to the extent completed.

4.4.3 The City shall not have any obligation to pay or to see to the payment of any sum to any Subcontractor or Sub-subcontractor.

ARTICLE V

SEPARATE CONTRACTS

5.1 CITY'S RIGHT TO AWARD SEPARATE CONTRACTS

5.1.1 The City reserves he right to award other contracts on other terms and conditions in connection with other portions of the Project.

5.2 MUTUAL RESPONSIBILITY OF CONTRACTORS

5.1.2 During construction, it may become necessary to increase the amount of excavation or to utilize a soil stabilization process if unsuitable subgrade conditions are found. The Contractor shall immediately contact the Superintendent of Streets if this condition occurs. The Superintendent of Streets and the Contractor shall agree upon the existence of unsuitable subgrade, the depth in which to remove the unsuitable soil, and the extent of the problem area prior to any additional work. No payment will be made for any area which undergoes additional excavation which is not indicated in the above scope of work and has not been approved by the Superintendent of Streets prior to the excavation. All additional excavation which becomes necessary shall be paid at the unit bid price for "Excavation." The City reserves the right to contract with a separate contractor for the use of a soil stabilization process. No direct payment will be made for delays incurred due to this process and the Contractor's only compensation will be the allotment of additional days for the delay. The number of days shall be from the time the Contractor initially notifies the City of an unsuitable subgrade condition and until two days after the completion of the soil stabilization process.

5.2.1 The Contractor shall afford other contractors reasonable opportunity for the delivery and storage of their materials and equipment and the execution of their work, and shall properly connect and coordinate the Work with theirs.

5.2.2 If any part of the Work depends for proper execution or results upon the work of any other separate contractor, the Contractor shall inspect and promptly report to the City any apparent discrepancies or defects in such work that render it unsuitable for proper execution of the Work. Failure of the Contractor so to inspect and report shall constitute an acceptance of the other contractor's work as fit and proper to receive the Work, except as to defects which may develop in the other contractor's work after the execution of the Contractor's Work that could not have been discovered by the Contractor upon reasonable inspection.

5.2.3 If the Contractor causes damage to the work or property of any other contractor on the Project, and such separate contractor sues the City or initiates an arbitration proceeding on account of any damage alleged to have been so sustained, the City shall notify the Contractor who shall defend such proceedings at his own expense, and if any judgment or award against the City arises therefrom the Contractor shall pay or satisfy it and shall reimburse the City for all attorneys' fees and court or arbitration costs which the City has incurred.

5.3 CITY'S RIGHT TO CLEAN UP

5.3.1 If a dispute arises between the separate contractors as to their responsibility for cleaning

up as required by Paragraph 3.10, the City may clean up and charge the cost thereof to the several contractors.

ARTICLE VI

MISCELLANEOUS PROVISIONS

6.1 GOVERNING LAW

6.1.1 The Contract shall be governed by the laws of the State of Missouri.

6.2 SUCCESSORS AND ASSIGNS

6.2.1 The City and the Contractor each binds himself, his partners, successors, assigns and legal representatives to the other party hereto and to the partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in the Contract Documents. Neither party to the Contract shall assign the Contract without the prior written consent of the other, nor shall the Contractor assign any sums due or to become due to him hereunder, without the prior written consent of the City.

6.3 NOTICES

6.3.1 Any notice to any party pursuant to or in relation to the Contract shall be in writing and shall be deemed to have been duly given when delivered in person to the individual or member of the firm or to an officer of the corporation for whom it was intended, or when deposited in the United States mail, registered or certified with postage prepaid addressed to the last business address known to the party giving the notice.

6.4 RIGHTS AND REMEDIES

6.4.1 The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

6.5 ROYALTIES AND PATENTS

6.5.1 The Contractor shall pay all royalties and license fees payable on all designs, processes or products used in connection with the Work or incorporated therein, unless otherwise agreed upon by the City. The Contractor shall defend all suits or claims for infringement of any patent rights and shall indemnify and hold the City harmless from and against any loss on account thereof.

6.6 TESTS

6.6.1 The Contractor shall bear all costs of any inspections, tests, or approvals required under any laws, ordinances, rules, regulations or orders of any public authority having jurisdiction.

6.6.2 The City will provide special inspection and testing services to verify the work is performed in accordance with the Contract. The City will provide the Contractor with a listing of tests to be performed and approximate locations or frequency. The Contractor will be required to notify the City forty-eight hours prior to the time the Contractor will be ready for specific tests required by the City. If such special inspection or testing reveals failure of the Work to comply (1) with the requirements of the Contract Documents, or (2) with respect to the performance of

the Work, with laws, ordinances, rules, regulations or orders of any public authority having jurisdiction, the Contractor shall bear the cost of the City's inspection and retesting and such cost shall be deducted then or thereafter due Contractor. In all other cases, the City shall bear such costs.

6.8 PAYMENT AND PERFORMANCE BOND

6.8.1 The Contractor shall furnish the payment and performance bond required in the Instructions to Bidders.

6.9 DISPUTE RESOLUTION

6.9.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract shall be subject to mediation as a condition precedent to binding dispute resolution. The parties shall mutually agree upon a mediator and agree upon such rules and procedures as they deem appropriate. In the event the parties cannot agree upon a mediator, or the rules and procedures, the mediation shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Contract. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the St. Louis Metropolitan area, unless another location is mutually agreed upon.

6.9.2 If mediation is not successful, the parties may by written mutual agreement (and not otherwise) submit such claim, dispute or other matter in controversy to binding arbitration. Any such arbitration will be conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association in effect on the date of the Contract. In the event arbitration is elected by the parties with respect to a claim, dispute or other matter in controversy, the award rendered by the arbitrator shall be final and specifically enforceable under the prevailing arbitration law in any court having jurisdiction thereof.

6.9.3 If the parties do not mutually agree to arbitration, then any claim, dispute or other matter in controversy arising out or related to the Contract shall be brought in the St. Louis County Circuit Court, State of Missouri. Each party hereby irrevocably submits to the exclusive jurisdiction of such court relating to any such claim, dispute or other matter in controversy.

ARTICLE VII

TIME

7.1 DEFINITIONS

7.1.1 The Contract Time is the period of time allotted in the Contract Documents for completion of the Work. Said work shall include all punchlist items deemed necessary by the City, exclusive of MSD-generated punchlist items. The date of completion of the Contract shall be the date when all work including City punchlist items have been approved in writing by the City.

7.1.2 The date of commencement of the Work is the date established in the written Notice to Proceed from the City to the Contractor.

7.1.3 The term "day" as used in the Contract Documents shall mean calendar day.

7.2 PROGRESS AND COMPLETION

7.2.1 All time limits stated in the Contract Documents are of the essence of the Contract.

7.2.2 The Contractor shall begin the Work on the date of commencement provided in the City-Contractor Agreement. The Contractor shall carry the Work forward expeditiously with adequate forces and shall complete it within the Contract Time and in accordance with the Construction Schedule.

ARTICLE VIII

PAYMENTS AND COMPLETION

8.1 CONTRACT SUM

8.1.1 The Contract Sum is stated in the City-Contractor Agreement and is the total amount payable by the City to the Contractor for the performance of the Work.

8.2 APPLICATION FOR PAYMENT

8.2.1 By 12:00 P.M. on or before the tenth of the month, upon substantial completion of various stages of the Work, and upon final completion of the Work, the Contractor shall submit to the City an itemized Application for Payment pursuant to the City-Contractor Agreement on such forms and supported by such data substantiating the Contractor's right to payment as the City may require.

8.2.2 If payments are to be made on account of materials or equipment to be incorporated into the Work and delivered and suitably stored at the site, such payments shall be conditioned upon submission by the Contractor of bills of sale or such other documents satisfactory to the City to establish the City's title to such materials or equipment or to otherwise protect the City's interest.

8.2.3 The Contractor warrants and guarantees that title to all Work, materials and equipment covered by an Application for Payment, whether incorporated into the Work or not, will pass to the City upon the receipt of such payment by the Contractor, free and clear of all liens, claims, security interests or encumbrances (hereinafter referred to as "liens").

8.3. PAYMENT

8.3.1 If the Contractor has made Application for Payment as above, the City will, in accordance with the City-Contractor Agreement, make payment to the Contractor for such amount as it determines to be properly due pursuant to the Contractor's Application for Payment, or state in writing the City's reasons for withholding all or any portion of such payment.

8.3.2 No progress payment, nor any partial or entire use or occupancy of the Work by the City, shall constitute an acceptance of any Work not completed in accordance with the Contract Documents.

8.4 COMPLETION AND FINAL PAYMENT

8.4.2 Upon receipt of written notice from the Contractor that the Work is fully completed and ready for final inspection and acceptance, and upon receipt of a final application for Payment, the City will promptly make such inspection and, when the City finds the Work acceptable under the Contract Documents and the Contract fully performed, the City will make final payment to the Contractor in accordance with the City-Contractor Agreement.

8.4.3 The final payment shall not become due until the Contractor submits to the City (1) an Affidavit that all payrolls, bills for materials and equipment, and other indebtedness incurred in connection with the execution and completion of the Work for which the City or its property might in any way be responsible, have been paid or otherwise satisfied, (2) consent of the surety, if applicable, to final payment, (3) an affidavit stating the Contractor has fully complied with the provisions and requirements of the Prevailing Wage Law, Section 290.210 through 290.340 as amended by MO.Rev. Stat. 1994, and (4) if required by the City, other data establishing payment or satisfaction of all such obligations, such as receipts, releases and waivers of liens arising out of the Contract, to the extent and in such form as may be designated by the City. If any Subcontractor refuses to furnish a release or waiver required by the City, the Contractor may furnish a bond satisfactory to the City indemnifying the City against any liability relating to such Subcontractor. If any such claimed liability remains unsatisfied after all payments are made, the Contractor shall refund to the City all moneys that the City may be compelled to pay in discharging such claimed liability, including all costs and reasonable attorneys' fees.

8.4.4 The acceptance of final payment shall constitute a waiver of all claims by the Contractor, except those previously made in writing and still unsettled.

ARTICLE IX

PROTECTION OF PERSONS AND PROPERTY

9.1 SAFETY PRECAUTIONS AND PROGRAMS

9.1.1 The Contractor shall initiate, maintain and supervise safety precautions and programs in connection with the performance of the Work.

9.2 SAFETY OF PERSONS AND PROPERTY

9.2.1 The Contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:

1. all employees on the Work and all other persons who may be affected thereby;

2. all the Work, all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the Contractor or any of his Subcontractors or Sub-subcontractors; and

3. other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

9.2.2 The Contractor shall comply with all applicable laws, ordinances, rules, regulations and lawful orders of any public authority having jurisdiction over the safety of persons or property to

protect them from damage, injury or loss. The Contractor shall erect and maintain all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying City and users of adjacent utilities. The Contractor shall provide signs, barrels, or any other safety devices which the City deems necessary for public safety. No additional payment will be made and this work shall be considered incidental to the Contract. The City will place safety devices as it deems necessary if the Contractor fails to provide the required items within 24 hours of notification. The Contract Sum shall be reduced by the cost of these devices.

9.2.3 When the use or storage of explosives or other hazardous materials or equipment is necessary for the execution of the Work, the Contractor shall exercise the utmost care and shall carry on such activities under the supervision of properly qualified personnel.

9.2.4 All damage or loss to any property caused in whole or in part by the Contractor, any Subcontractor, or any Sub-subcontractor, or anyone directly or indirectly employed by anyone for whose acts they may be liable, shall be remedied by the Contractor. The City shall document any complaint by any person regarding damage or loss to property caused by Contractor by requesting such complainant to complete a Damage Claim form. A copy of the Damage Claim form shall be submitted by the City to the Contractor and the Contractor shall correct the problem, repair such damage or otherwise compensate the complainant or file a claim for such damage with Contractor's insurance company within ten (10) days of the receipt of the Damage Claim form from the city. If the City shall have a legitimate basis for believing that such claim is valid, the City shall have the option to withhold payment of funds until (i) such damages are repaired; or (ii) the City has been provided with evidence that the Contractor has made restitution to the complainant.

9.2.5 The Contractor shall designate a responsible member of his organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated in writing by the Contractor to the City.

ARTICLE X

INSURANCE

10.1 CONTRACTOR'S LIABILITY INSURANCE

10.1.1 The Contractor shall purchase and maintain such insurance required in the City-Contractor Agreement to protect him from claims which may arise out of or result from the Contractor's operations under the Contract, whether such operations be by himself or by any Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable.

10.1.2 The insurance shall be written for not less than any limits of liability specified in the City-Contractor Agreement, or required by law, whichever is greater, and shall include contractual liability insurance as applicable to the Contractor's obligations under Paragraph 3.11.

10.1.3 Certificates of Insurance acceptable to the City shall be filed with the City prior to commencement of the Work. Certificate of Insurance must state: "The City of is an additional insured." These Certificates shall contain a provision that coverages afforded under the policies will not be cancelled until at least fifteen days prior written notice has been given to the City.

10.2 PROPERTY INSURANCE

10.2.1 Unless otherwise provided, the Contractor shall purchase and maintain property insurance upon the entire Work at the site to the full insurable value thereof. This insurance shall include the interests of the City, the Contractor, Subcontractors and Sub-subcontractors in the Work and shall insure against the perils of Fire, Extended Coverage, Vandalism and Malicious Mischief.

10.2.2 The Contractor shall purchase and maintain such steam boiler and machinery insurance as may be required by the Contract Documents or by law. This insurance shall include the interests of the City, the Contractor, Subcontractors and Sub-subcontractors in the Work.

10.2.3 Certificates of Insurance acceptable to the City shall be filed with the City prior to commencement of the work. Certificates of Insurance must state on the certificate: "The City of is an additional insured." These Certificates shall contain a provision that coverages afforded under the policies will not be cancelled until at least fifteen days' prior written notice has been given to the City.

10.2.4 Any loss insured by property insurance maintained by the City shall be adjusted with the City and made payable to the City as trustee for the insured, as their interests may appear, subject to the requirements of any applicable mortgagee clause.

10.2.5 The City and Contractor waiver all rights against each other for damages caused by fire or other perils to the extent covered by insurance provided under this Paragraph 10.2 and the Contract Documents, City-Contractor Agreement, except such rights as they may have to the proceeds of such insurance held by the City as trustee. The Contractor shall require similar waivers by Sub-contractors and Sub-subcontractors in accordance with Subparagraph 4.3.1.

ARTICLE XI

CHANGES IN THE WORK

11.1 CHANGE ORDERS

11.1.1 The City, without invalidating the Contract, may order Changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, with the Contract Sum and the Construction Schedule being adjusted in accordance with the City-Contractor Agreement. All such changes in the Work shall be authorized by Change Order, and shall be executed under the applicable conditions of the Contract Documents.

11.1.2 A Change order is a written order to the Contractor signed by the City, issued after the execution of the Contract, authorizing a change in the Work or an adjustment in the Contract Sum or the Construction Schedule. The Contract Sum and the Contract Time may be changed only by Change Order.

11.1.3 The cost or credit to the City resulting from a Change in the Work shall be determined in accordance with the City-Contractor Agreement.

11.2 CLAIMS FOR ADDITIONAL COST

11.2.1 If the Contractor wishes to make a claim for an increase in the Contract Sum, he shall give the City written notice thereof within twenty (20) days after the occurrence of the event giving rise to such claim. This notice shall be given by the Contractor before proceeding to execute the Work. No such claim shall be valid unless so made. If the City and the Contractor cannot agree on the amount of the adjustment in the Contract Sum, it shall be determined by

the dispute resolution process set forth in Article VI, Section 6.9. Any change in the Contract Sum resulting from such claim shall be authorized by Change Order.

11.3 MINOR CHANGES IN THE WORK

11.3.1 The City shall have authority to order minor changes in the Work not involving an adjustment in the Contract Sum or the Construction Schedule and not inconsistent with the intent of the Contract Documents. Such changes may be effected by written Field Order or by other written order. Such changes shall be binding on the City and the Contractor.

ARTICLE XII

UNCOVERING AND CORRECTION OF WORK

12.1 UNCOVERING OF WORK

12.1.1 If any Work should be covered contrary to the request of the City, it must, if required by the City, be uncovered for his observation and replaced, at the Contractor's expense.

12.1.2 If any Work has been covered which the City has not specifically requested to observe prior to being covered, the City may request to see such Work and it shall be uncovered by the Contractor. If such Work is found to be in accordance with the Contract Documents, the Cost of uncovering and replacement shall, by appropriate Change Order, be charged to the City. If such Work be found not in accordance with the Contract Documents, the Contractor shall pay such costs.

12.2 CORRECTION OF WORK

12.2.1 The Contractor shall promptly correct all Work rejected by the City as defective or as failing to conform to the Contract Documents, whether observed before or after substantial completion of the Work, and whether or not fabricated, installed or completed. The Contractor shall bear all cost of correcting such rejected Work.

12.2.2 If, within one year after the Date of substantial completion or within such longer period of time as may be prescribed by law or by the terms of any applicable special guarantee required by the Contract Documents, any of the Work is found to be defective or not in accordance with the Contract Documents, the Contractor shall correct it promptly after receipt of a written notice from the City.

12.2.3 All such defective or non-conforming Work under Subparagraphs 12.2.1 and 12.2.2 shall be removed from the site if necessary, and the Work shall be corrected to comply with the Contract Documents without additional cost to the City.

12.2.4 The Contractor shall bear the cost of making good all work of separate contractors destroyed or damaged by such removal or correction.

12.2.5 If the Contractor fails to correct such defective or non-conforming Work, the City may correct it in accordance with Paragraph 2.3.

12.3 ACCEPTANCE OF DEFECTIVE OR NON-CONFORMING WORK

12.3.1 If the City prefers to accept defective or non-conforming Work, he may do so instead of requiring its removal and correction, in which case a Change Order will be issued to reflect an

appropriate reduction in the Contract Sum or, if the amount is determined after final payment, it shall be paid by the Contractor.

ARTICLE XIII

SPECIAL PROVISIONS

13.1 OVERTIME

13.1.1 In order to provide sufficient control of work, the Contractor shall be required to inform the City of Wildwood of schedules overtime work, including work on Saturdays, Sundays, and City holidays as given below at least forty-eight (48) hours in advance of any such work. If the Contractor fails to appear on a scheduled overtime period, the City shall deduct the cost for the City's assigned personnel from the Contract Sum for the time period scheduled.
CITY HOLIDAYS

There are eleven (11) holidays. They are:

New Year's Day
Martin Luther King, Jr. Day
President's Day
Memorial Day
Independence Day
Labor Day
Veteran's Day
Thanksgiving Day
Day after Thanksgiving
Christmas Eve
Christmas Day

13.2 PRECONSTRUCTION CONFERENCE

13.2.1 A preconstruction conference may be held prior to the issuance of a notice to proceed with the Work. This meeting will be attended by the Contractor, the City of Wildwood, and representatives of the various utility companies that have facilities in the project area. The meeting date will be established after the taking of bids and at a time convenient to all parties.

13.3 SEQUENCE OF WORK

13.3.1 A schedule of the Contractor's work shall be submitted to the City for approval as required under Article V of the Agreement. It shall contain a listing of the order in which the Contract items will be constructed and the approximate dates for starting and finishing each Contract item.

13.3.2 The Contractor shall furnish the City his proposed sequence and schedule for the completion of all work for their review and approval prior to the time of the preconstruction conference. The City shall have the right to specify the order of construction as deemed necessary.

13.3.3 All pavement shall be placed back within 24 hours of removal.

13.4 CONSTRUCTION LIMITS

13.4.1 The construction limits consist of the public streets rights-of-way and acquired easement areas. The Contractor shall limit his operations accordingly. The Contractor shall acquire the property owners' permission for any activity outside the public right-of-way or easement areas.

13.5 TESTING

13.5.1 Materials Testing and Inspection Service: The City may employ and pay for a qualified independent materials and geotechnical testing laboratory to perform testing and inspection service during construction operations.

ARTICLE XIV

CONSTRUCTION SAFETY PROGRAM REQUIREMENTS

14.1 TRAINING

14.1.1 CONTRACTOR shall provide a ten hour Occupational Safety and Health Administration (OSHA) construction safety program for its employees working onsite on the project. The program shall include a course in construction safety and health approved by OSHA or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. All employees working on the project are required to complete the program within sixty (60) days of beginning work on the construction project.

14.1.2 Any employee found on the worksite subject to this section without documentation of the successful completion of the course required under subsection 14.1.1 shall be afforded 20 days to produce such documentation before being subject to removal from the project.

14.1.3 CONTRACTOR shall require all onsite employees of any subcontractors to complete the ten-hour training program required under subsection 14.1.1.

14.1.4 Pursuant to Sec. 272.675 RSMo., CONTRACTOR shall forfeit as a penalty to the CITY $2,500.00 plus $100.00 for each employee employed by CONTRACTOR or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time periods in subsections 14.1.1 and 14.1.2 have elapsed. CITY shall withhold and retain from the amount due CONTRACTOR under this contract, all sums and amounts due and owing CITY as a result of any violation of this section.

BILL # 2187 **ORDINANCE # 2187**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A 2ND AMENDED CONTRACT ON BEHALF OF IT WITH OATES ASSOCIATES FOR ITS ON-GOING DEVELOPMENT OF ENGINEERED DRAWINGS/PLANS, ALONG WITH CONSTRUCTION MANAGEMENT AND ADMINISTRATION, FOR THE EXTENSION OF THE PARK'S INTERNAL ROADWAY, TO THE WESTERN TERMINUS OF POND-GROVER LOOP ROAD, AND CONSTRUCTION OF A MULTIPLE-USE TRAIL, ALL IN ASSOCIATION WITH THE COMMUNITY PARK PROJECT – PHASE 2, CONSISTENT WITH THE ATTACHED CONTRACT AND EXHIBITS, WHICH ARE BEING RECOMMENDED BY THE PLANNING/ECONOMIC DEVELOPMENT/PARKS COMMITTEE OF CITY COUNCIL. (Wards - All)

WHEREAS, in 2006, the City Council appointed a Citizens Committee for Park Progress (CCPP) to review and define the future of park and recreation efforts in the City of Wildwood; and

WHEREAS, this process involved a lengthy public engagement effort that included a professionally designed and administered random survey of three thousand (3,000) Wildwood households; and

WHEREAS, the output of this effort was statistically significant data that led the Committee to develop an *Action Plan for Parks and Recreation* that contains four (4) goals this group believed were essential for the City Council to implement over the next five (5) to ten (10) year period of time; and

WHEREAS, one (1) of the recommendations in this *Action Plan for Parks and Recreation* was for the City to purchase property that could accommodate a community park, in a central location of it and near Town Center; and

WHEREAS, in 2009, the City of Wildwood purchased a sixty-six (66) acre parcel of ground located near the intersection of State Routes 109 and 100 for the purposes of a future community park site; and

WHEREAS, in 2010, the City hired Oates Associates to manage a public engagement effort and complete a conceptual design of the site that was in keeping with the needs of the community and input of residents and future users of this planned facility, which is attached; and

WHEREAS, beginning in 2013, Oates Associates was again engaged by the City for the development and presentation of design and engineered plans for Phase One of the Community Park, which was planned to provide a playground, dog park, pavilion area, and multiple-use trail; and

WHEREAS, Phase One of the Community Park was completed in 2015 and, almost immediately thereafter, planning, design, and engineering efforts were begun on Phase Two of it, which would include the extension of the park roadway, from its current terminus at Bonhomme Creek to the western extension of the Pond-Grover Loop Road, a multiple-use trail, and the development of the Great Meadow Area for passive play; and

WHEREAS, Oates Associates was engaged for this work by the City of Wildwood, given its experience and expertise in this area; and

WHEREAS, during February 2016, this initial engagement was increased from plan and bid specification preparation to include construction administration and management at the project

site, which led to the contract with Oates Associates being increased from $43,800.00 to $50,300.00; and

WHEREAS, the Planning/Economic Development/Parks Committee discussed a revision to the multiple-use trail design and agreed that Oates Associates had the best level of experience with this property and it proposed revising its amended contract to include the work for this improvement, at an additional cost of five thousand dollars ($5,000.00), thereby increasing the cost of the original agreement from $50,300.00 to $55,300.00; and

WHEREAS, this action, on the part of the Planning/Economic Development/Parks Committee, was taken on May 17, 2016, while authorizing its presentation to City Council for its consideration and action.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

Section One. The Mayor of the City of Wildwood, Missouri is hereby authorized to execute on behalf of the City of Wildwood, Missouri a 2nd amended contract with Oates Associates for the on-going development of engineered drawings/plans, along with construction administration and management, in conjunction with the community park project- Phase 2, such being consistent with the Scope of Work and other information that has been provided by the consultant and presented to the City and included herein.

Section Two. The total expenses and liability of the City may incur under this 2nd amended contract shall not exceed a maximum sum of fifty-five thousand three hundred dollars ($55,300.00), as set forth in Attachment B of the accompanying contract.

Section Three. This Ordinance shall be in full force and effect from and after its passage and approval.

This Bill was passed and approved this _____ day of, 2016, by the Council of the City of Wildwood, Missouri, after having been read by title, or in full two (2) times, prior to its passage.

_____	_____
Presiding Officer	The Honorable James R. Bowlin, Mayor

ATTEST:

_____	_____
City Clerk	City Clerk

City of Wildwood

CONSULTANT / SERVICES AGREEMENT

DEPARTMENT: **Department of Planning and Parks** DATE: **May 24, 2016**

THIS AGREEMENT, made and effective this **24th** day of **May 2016**, by and between the **City of Wildwood, Missouri**, a municipal corporation hereinafter referred to as "City", and **Oates Associates**, hereinafter referred to as "Consultant", with a business address of: **100 Lanter Court, Suite #1, Collinsville, Illinois, 62234**.

WITNESSETH: That the parties hereto, for the considerations hereinafter set forth, agree as follows:

I. SCOPE OF SERVICES

Except as expressly specified herein, Consultant hereby agrees to provide all of the supervision, labor, technical services, facilities, materials, tools, equipment, and apparatus, and to perform all the services and do all the things necessary for the proper completion of the Consultant services which are particularly described in any attachments incorporated herein and additionally as follows: **To redesign the multiple-use trail component of the Phase Two portion of the Community Park Project to separate it from the proposed driving surface of the planned roadway, as is set forth in Exhibit A of this contract. This additional service is in conjunction with the first amended contract for design and engineering services, along construction administration and management, which were previously approved by the City Council - $50,300.00.**

The above services (hereinafter referred to as the "Work") shall be provided by the Consultant in accordance with all the provisions of this Agreement, including the General Conditions attached hereto as Attachment A, for the project which are incorporated herein by reference, and which terms shall prevail over any conflicting terms that may otherwise be adopted herein as part of any attachment, or any other documents submitted by Consultant.

II. COMPENSATION

A. Basic Compensation. The City hereby agrees to pay the Consultant, as full compensation for the complete and satisfactory performance of the Work, and all expenses and costs related thereto:

a sum not to exceed **Fifty-five thousand three hundred dollars ($55,300.00)**, as set forth on an Attachment B attached hereto and incorporated herein.

B. Additional Compensation. Any cost not specifically allowed the Consultant pursuant to Paragraph A, Basic Compensation, shall be considered Additional Compensation and must first be

authorized by a written Change Order approved by the City and Consultant. If City directs or authorizes additional services not included in this Agreement to be performed, the City and Consultant shall first agree by written Change Order as to how the Consultant is to be paid. Any services provided in addition to the Work shall not entitle Consultant to additional compensation unless approved in advance and by written Change Order executed by the City and the Consultant.

III. TIME AND MANNER OF PAYMENTS

All invoices, complete with necessary support documentation, shall be submitted to the City and payment shall be made by City in a lump sum within thirty (30) days of receipt of an invoice received after satisfactory performance of the Work for the fees, prices, rates or schedule of values set forth above. When appropriate due to the nature of the Work of the Agreement, progress payments may be authorized to be made based upon completion of quantifiable/identifiable phases of the Work. If authorized by the City, a schedule of progress payments based on phases of Work completed and in such corresponding amounts as determined to be appropriate shall be set forth in Attachment C attached hereto.

IV. SCHEDULE OF WORK

Time is of the essence. The Work to be performed under the Agreement shall be commenced on or before **May 24, 2016**, shall be completed on or before **August 1, 2016**, and shall be performed so as not to delay or hinder City's schedule for the project, if applicable.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the effective date of Contract first above written.

_____	_____
Consultant	City of Wildwood
By _____	By _____
Title _____	Title _____
	ATTEST:
	_____
	DATE: _____

ATTACHMENT A – Consultant/Services Agreement General Conditions
ATTACHMENT B – Consultant Proposal
ATTACHMENT C – Progress Payment Schedule (Optional)
ATTACHMENT D – Consultant Liability Insurance Requirements

Attachment A

City of Wildwood
CONSULTANT/SERVICES AGREEMENT
GENERAL CONDITIONS

1. **Independent Consultant.** The Consultant shall be and operate as an independent Consultant in the performance of this Agreement. The Consultant shall have complete charge of the personnel engaged in the performance of the Work, and all persons employed by the Consultant shall be employees of said Consultant and not employees of the City in any respect.

2. **Assignment; Subcontracts.** This Agreement shall not be assigned to any other parties by the Consultant without the express written consent of the City. In addition, the Consultant shall not subcontract or assign any of the Work to be performed by it hereunder without the express written consent of the City except as may be set forth in Attachment B.

3. **Proposals for the Work.** If the City issued a request for proposals in connection with the Work, such request for proposals and the proposal of the Consultant in response thereto, are incorporated herein by reference and made a part of this Agreement. In case of any conflicts between the request for proposals and the proposal of the Consultant, the requirements of the executed Consultant/Services Agreement shall control unless a change thereto is specifically stated in this Agreement.

4. **Changes to Work and/or Compensation.** No change in the Scope of Work, Compensation or terms contained in this Agreement shall be made except as authorized in advance in writing by Change Order approved by the City and Consultant. The Consultant shall make any and all changes in the Work without invalidating this Agreement when specifically ordered to do so by written Change Order approved by the City and Consultant in advance of the Work being performed. Consultant, prior to the commencement of such changed or revised Work or request for compensation in excess of the Basic Compensation, shall promptly submit to the City a written cost or credit proposal for such changed or revised Work or additional compensation. If the City and Consultant shall not be able to agree as to the amount, either in consideration of time or compensation to be allowed or deducted, it shall nevertheless be the duty of Consultant, upon written notice from the City, to immediately proceed with such alteration or change, and Consultant shall be compensated the reasonable value of such Work. The City reserves the right to suspend Work of the Consultant upon written notification from the City if the City and Consultant are not able to agree as to matters of scope and compensation for changes to the Work.

5. **Indemnification.** To the fullest extent permitted by law, the Consultant agrees to defend, indemnify and hold harmless the City, its officers, engineers, representatives, agents and employees from and against any and all liabilities, damages, losses, claims or suits, including costs and attorneys' fees, for or on account of any kind of injury to person, bodily or otherwise, or death, or damage to or destruction of property, or any other circumstances, sustained by the City or

others, in any way arising from consultant's breach of the Agreement or out of services and/or operations negligently performed hereunder by the Consultant, including the City's reliance on or use of the services or products provided by the Consultant under the terms of this Agreement. The Consultant shall not be liable for any loss or damage attributable solely to the negligence of the City. Consultant's sole remedy against the City for any claimed breach shall be limited to specific performance of the Agreement, including payment not to exceed the lawfully due compensation, but in no event shall the City be liable for or subject to any claim for damages, costs or attorneys' fees arising from this Agreement.

6. **Insurance.** Consultant shall furnish the City the certificates of insurance for workers' compensation, public liability, and property damage, including automobile coverage in the amounts specified by the City in the request for proposals, if any, otherwise in the amounts stated on Attachment D. The policies of insurance shall be in such form and shall be issued by such company or companies as may be reasonably satisfactory to the City. The City and such additional persons and entities as may be deemed to have an exposure to liability as a result of the performance of the Consultant's Work, as determined by the City, shall be named as additional insured.

In addition to the foregoing, the Consultant shall maintain Professional Liability "errors and omissions" insurance in the form for the coverages satisfactory to City as indicated in the request for proposals, if any, otherwise as stated on attached Attachment D, but in no event less than the City's sovereign immunity limits as established by RSMo. §537.610, as adjusted from time to time. The City and Consultant waive all rights against each other for damages caused by fire or other perils to the extent covered by Builder's Risk or any other property insurance, except such rights as they may have to the proceeds of such insurance. Nothing in this Agreement, or the provision of insurance, shall be deemed a waiver of sovereign immunity by the City.

7. **Multi-year contracts; Non-appropriation.** Notwithstanding any provision herein to the contrary, the City is obligated only to make the payments set forth in this Agreement as may lawfully be made from funds budgeted and appropriated for that purpose during the City's then current fiscal year at the discretion of the City. If no funds are appropriated or otherwise made legally available to make the required payments for this Agreement during the next occurring fiscal year (an "Event of Non-appropriation"), this Agreement will terminate at the end of the then current fiscal year as if terminated expressly . The failure or inability of the City to appropriate funds for this Agreement in any subsequent fiscal year shall not be deemed a breach of this Agreement by any party. If applicable, this Agreement may be annually renewed at each fiscal year by inclusion of specific appropriation for this Agreement, from year to year not to exceed the maximum renewal period or term as set forth in the Agreement.

8. **Accounting.** During the period of this Agreement, the Consultant shall maintain books of accounts of its expenses and charges in connection with this Agreement in accordance with generally accepted accounting principles and practices. The City shall at reasonable times have access to these books and accounts to the extent required to verify all invoices submitted hereunder by the Consultant.

9. **Reimbursable Expenses.** Expenses of the Consultant that are directly attributable to the performance of the Agreement that are in addition to the Basic Compensation, such as reproduction charges, travel expenses, long distance phone calls, mileage, and sub-contractors, are to be set forth in a schedule of reimbursable fees and rates as part of the Agreement. Consultant personnel labor rate expenses for time while traveling in performance of the Agreement do not qualify as reimbursable expenses.

10. **Personnel.** The Work shall be performed exclusively by the personnel of the Consultant identified in the Consultant's proposal and no other personnel of the Consultant shall perform any of the Work without the express written approval of the City.

11. **Other Consultants.** The City reserves the right to employ other consultants in connection with the Work.

12. **Project Records and Work Product.** The Consultant shall provide the City with copies of all documents pertinent to the Work which shall include, without limitation, reports, correspondence, meeting minutes, and any deliverables. The City shall own all right, title and interest, including without limitations, all copyrights and intellectual property rights, to all documents and work product of the Consultant created in performance of or relating to this Agreement. Consultant agrees to take all steps reasonably requested by the City to evidence, maintain, and defend the City's ownership rights in the work product.

13. **Site Operations.** Where appropriate, the City will arrange for right of entry to any property at the request of the Consultant for the purpose of performing studies, tests and evaluations in connection with the Work.

14. **Termination.** The City shall have the right to terminate the Agreement at any time for any reason by giving the Consultant written notice to such effect. The City shall pay to the Consultant in full satisfaction and discharge of all amounts owing to the Consultant under the Agreement an amount equal to the cost of all Work performed by the Consultant up to such termination date, less all amounts previously paid to the Consultant on account of the Work performed and accepted. The Consultant shall submit to the City its statement for the aforesaid amount, in such reasonable detail as the City shall request, within thirty (30) days after such date of termination. The City shall not be liable to the Consultant for any damages on account of such termination for loss of anticipated future profits with respect to the remainder of the Work.

15. **Compliance with Laws.** The Consultant shall comply with all applicable City ordinances and other laws and regulations, Federal, State, and any political subdivision thereof, including but not limited to, unemployment and workers' compensation, occupational safety, worker eligibility, equal employment and affirmative action and wage and price laws insofar as applicable to the performance of the Agreement.

16. **Nondisclosure.** The Consultant agrees that it will not divulge to third parties without the written consent of the City any information obtained from or through the City in connection with the performance of this Agreement.

17. **Representations.** Consultant agrees that it has not relied on any representations or warranties of the City, oral or written, other than expressly identified in this Agreement. The parties agree the Agreement represents the entire agreement between the parties.

18. **Amendments.** This Agreement may be amended only by written agreement signed by the parties.

19. **Governing Law.** The interpretation of and performance under this Agreement shall be governed by the laws of the state of Missouri, without regard to choice of law principles.

20. **Severability.** If any provisions of this Agreement shall be found to be illegal, invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect and be construed to effectuate the intent of the parties.

21. **Notice.** Any notice or written communication required or permitted hereunder shall be sent to the parties via United States mail, certified return receipt requested, or via facsimile, to the respective addresses and numbers on file. Any notice so given shall be deemed effective on the date shown on the receipt thereof.

22. **Good Faith.** The parties shall act in good faith in the performance of their obligations hereunder.

23. **Prevailing Party.** If either party to this Agreement defaults in the performance of its obligation(s) hereunder, the prevailing party in any action to enforce its rights and remedies shall be entitled to obtain its costs and reasonable attorney's fees from the non-prevailing party.

24. **Non-Waiver.** The failure of either party to enforce any of its rights hereunder shall not act as a waiver of that or any other right possessed by such party under this Agreement.

25. **Authorization to Enter into Agreement.** Each party hereunder represents to the other that it is duly organized, validly existing and in good standing under the laws of its state of incorporation or formation; the execution, delivery and performance of this Agreement by such party has been duly authorized by all necessary and appropriate action; and, this Agreement constitutes a valid and binding obligation of such party, enforceable against such party in accordance with the terms hereof.

26. **Execution.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one agreement that is binding upon both parties hereto, notwithstanding that all parties are not signatories to the same counterpart. This Agreement may be delivered by facsimile or electronic mail transmission. This Agreement shall be considered to have been executed by a party, if there exists a photocopy,

facsimile copy, electronic copy, or a photocopy of a facsimile or electronic copy of an original hereof or of a counterpart hereof which has been signed by such party. Any photocopy, facsimile copy, electronic copy or photocopy of a facsimile copy of this Agreement or any counterpart hereof shall be admissible into evidence in any proceeding as though the same was an original.

27. **Other Special Provisions.** The special provisions set forth on Attachments C and D are incorporated herein by reference, and made a part hereof.

Attachment C

(Optional)

Consultant/Services Agreement

Progress Payment Schedule

Consultant: **Oates Associates** Date: **May 24, 2016**

Project: **Community Park – Phase Two** Basic Compensation: **$55,300.00**

Phase of Work (Describe)	% of Total	Progress Payment
Phase I:	_____%	$_____
Phase II :	_____%	$_____
Phase III:	_____%	$_____
Phase IV:	_____%	$_____
Phase V:	_____%	$_____

Total Basic Compensation: **$55,300.00**

Attachment D

Consultant Liability Insurance Requirements

The Consultant shall purchase and maintain in full force and effect the following insurance coverages with an insurance carrier acceptable to the City:

The policy(ies) shall be endorsed to cover the contractual liability of the Consultant under the General Conditions.

The Consultant and its Sub-consultants shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:

(a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of $1,000,000*.

(b) Comprehensive General Liability and Bodily Injury

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each occurrence*
	$3,000,000 aggregate*

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each accident*

(d) Professional Liability

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each occurrence*
	$3,000,000 aggregate*

The City's Protective policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Consultant commencing the Work on this project. The certificates must state "The City of Wildwood is an additional insured."

* but not less than the sovereign immunity limits established by RSMo. 537.610 et seq.

EXHIBIT A

OATES ASSOCIATES
Consulting Engineers

March 28, 2015

Joe Vujnich
City of Wildwood
Director of Planning and Parks
183 Plaza Drive
Wildwood, MO 63040

Re: Phase 2 - Community Park
Pond Grove Loop Road Extension – Multi-Use Path Extension

Dear Mr. Vujnich:

We propose to render professional engineering services for a design change connected with Phase 2 of the Community Park. As discussed in the field, the work involves modifying the construction plans to separate the multi-use path from the park access road for the entire roadway alignment (hereinafter called the "Project"). The plans will be presented to Gershenson Construction to solicit a bid for a potential change order to their existing construction contract.

Our Basic Services will consist of the following design tasks: revising the road and trail alignments, designing pipe culvert extensions, modifying the road and trail cross sections to balance earthwork, revising construction details, updating and issuing new construction documents, and developing a cost estimate for comparison with Gershenson's bid. Oates Associates will manage and perform all the work in this proposal.

You agree to pay us for our Basic Services and any authorized Additional Services at the hourly rates set forth on Exhibit A. Billings for Basic Services are estimated at $5,000. We will not provide any Additional Services that increases the contract amount without prior approval from the City.

This proposal and the attachments represent the entire understanding between you and Oates Associates, Inc. with respect to the Project and may only be modified in writing signed by both of us. If it satisfactorily sets forth your understanding of our agreement, please sign the enclosed copy of this letter in the space provided below and return it to us. This proposal will be open for acceptance until April 15, 2016, unless changed by us in writing.

Sincerely,
OATES ASSOCIATES, INC.

Tom Cissell

Tom Cissell, PE, LEED AP
Project Manager

David M. Oates, PE
Project Principal

Accepted this_____ day of _____, 2016.

By: _____

Title: _____

EXHIBIT A
HOURLY RATE SCHEDULE

Principal Engineer	205.00
Senior Professional II	175.00
Senior Professional I	155.00
Professional IV	145.00
Professional III	135.00
Professional II	120.00
Professional I	105.00
Junior Professional	85.00
Technician III	115.00
Technician II	100.00
Technician I	80.00
Technician Intern	50.00

The above hourly rates are effective as of July 1, 2015 and are subject to adjustment annually.

GENERAL CONDITIONS

TERMS

When used below, the term "we" and "our" refers to Oates Associates, Inc. and its consultants, stockholders, agents and employees. The term "you" and "your" refers to the person or entity to whom this proposal is addressed.

PAYMENT PROVISIONS

We will bill you monthly for services and reimbursable expenses. Our invoices are due and payable within 30 days of issuance. If invoices are not paid when due, we will stop work on the project until paid. In addition, a late charge of 1-1/2% per month will be assessed on invoices not paid within 30 days.

We will bill you for any direct costs we incur in the prosecution of this work. Direct costs may include subconsultants we contract to perform a portion of our scope. Reimbursable expenses will also include any out of pocket costs directly related to this project. Basis for billings of reimbursable expenses will be actual cost.

The above financial arrangements are on the basis of prompt payment of our bills and the orderly and continuous progress of the Project. We would expect to start our services promptly after receipt of your acceptance of this proposal. If there are protracted delays for reasons beyond our control, we would expect to negotiate with you an equitable adjustment of our compensation taking into consideration the impact of such delay including but not limited to changes in price indices and pay scales applicable to the period when services are in fact being rendered.

GENERAL LIABILITY AND LIMITATION THEREOF

We agree to hold you harmless and to indemnify you on account of any liability due to bodily injury or property damage arising directly out of our negligent acts, but such hold harmless and indemnity will be limited to that covered by our comprehensive general liability insurance. At your request, we will provide certificates evidencing such coverage and, if available, will purchase additional limits of liability that you may require as a separate cost item to be borne by you.

LIMITATION OF LIABILITY

You recognize that our fee includes an allowance for funding a variety of risks which are imposed on us by virtue of our involvement in and association with your project. One of these risks stems from the potential for human error. In order for you to obtain a reduction in fee by virtue of a smaller allowance for risk funding, you agree to limit our professional liability to you for any and all claims, losses, expenses, injuries or damages (including consequential damages) arising from our professional acts, errors, or omissions, such that our total aggregate liability to you shall not exceed the total compensation received by us under this agreement, or the sum of $50,000, whichever is greater. If you wish to discuss higher limits and the charges involved, you should speak with our personnel.

THIRD PARTY CLAIMS

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either you or us. Our services under this Agreement are being performed solely for your benefit, and no other entity shall have any claim against us because of this Agreement or the performance or nonperformance of services hereunder. You agree to include a provision in all contracts with contractors and other entities involved in this project to carry out the intent of this paragraph.

OWNERSHIP AND USE

Upon full payment of all sums due or anticipated to be due us under this Agreement and upon performance of all your obligations under this Agreement, the latest original Drawings and Specifications and the latest electronic data prepared by us for the Project shall become your property. This conveyance shall not deprive us of the right to retain electronic data or other reproducible copies of the Drawings and Specifications or the right to reuse information contained in them in the normal course of our professional activities. We shall be deemed the author of such electronic data or documents, shall retain all rights not specifically conveyed, and shall be given appropriate credit in any public display of such Drawings and Specifications. We will, however, retain ownership and possession of original recorded plats.

You will not use or authorize any other person to use the Drawings, Specifications, electronic data and other instruments of service on other projects, for additions to this Project or for completion of this Project by others so long as we are not adjudged to be in default under this Agreement. Reuse without our professional involvement will be at your sole risk and without liability to us. You agree to indemnify and hold us and our subconsultants or agents harmless from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of unauthorized reuse of Drawings, Specifications, electronic data or other instruments of service.

EXHIBIT A

GENERAL CONDITIONS (continued)

TIMING OF STANDARDS

We endeavor to perform our services in accordance with standards, building codes, and ordinances in effect at the time of service using that level of care and skill ordinarily exercised by members of the profession currently practicing in the same or similar locality and under similar conditions. You understand that these standards and level of care and skill change with time and that substantially delayed use of our documents without our involvement is at your own risk.

TERMINATION, SUSPENSION OR ABANDONMENT

You recognize that if you terminate, suspend or abandon this project we will incur many costs which we would not have incurred had the project continued to completion. Therefore it is agreed that an equitable adjustment to our compensation shall include but not be limited to all reasonable costs incurred by us on account of suspension or abandonment of the Project, for preparation of documents for storage; maintaining space and equipment pending resumption; orderly demobilization of staff; maintaining employees on a less than full-time basis; terminating employment of personnel because of suspension; rehiring former employees or new employees because of resumption; reacquainting employees with the Project upon resumption; and making revisions to comply with Project requirements at the time of resumption.

DISPUTE RESOLUTION

In an effort to resolve any conflicts that arise during the design or construction of the Project or following the completion o the Project, you and we agree that all disputes between us arising out of or relating to this Agreement or the Project shall be submitted to non-binding mediation unless the parties mutually agree otherwise.

UNFORESEEN CONDITIONS

Our services may be provided to assist you in making changes to an existing facility for which you shall furnish documentation and information upon which we may rely for its accuracy and completeness. Unless specifically authorized or confirmed in writing by you, we shall not be required to perform or to have others perform destructive testing or to investigate concealed or unknown conditions.

RELIANCE ON INFORMATION

In the event documentation or information furnished by you is inaccurate or incomplete, all resulting damages, losses and expenses, including the cost of our Additional Services, shall be borne by you. You shall indemnify and hold harmless Oates Associates, Inc. our subconsultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, which arise as a result of documentation or information furnished by you.

CONSTRUCTION MEANS AND METHODS

Performance of our services does not imply liability by us for Contractor means, methods, techniques, sequences or procedures of construction selected by Contractor or safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor furnishing and performing their work. Accordingly we can neither guarantee the performance of the construction contracts by Contractor nor assume responsibility for Contractor failure to furnish and perform work in accordance with Contract Documents.

JOBSITE SAFETY

Insofar as jobsite safety is concerned, we are responsible solely for our own and our employees' activities on the jobsite, but this shall not be construed to relieve you or any construction contractors from their responsibilities for maintaining a safe jobsite. Neither our professional activities nor the presence of our employees and subconsultants, shall be construed to imply we have any responsibility for methods of work performance supervision, sequencing of construction, or safety in, on, or about the jobsite. You agree that the general contractor is solely responsible for jobsite safety, and you warrant that this intent shall be made evident in your agreement with the general contractor. You also warrant we shall be made an additional insured under the general contractor's general liability insurance policy.

HAZARDOUS MATERIALS

As used in this Agreement, the term "hazardous materials" shall mean any substances, including but not limited to asbestos, toxic or hazardous waste, PCBs, combustible gasses and materials, petroleum or radioactive materials (as each of these is defined in applicable federal statures) or any other substances under any conditions and in such quantities as would pose a substantial danger to persons or property exposed to such substances at or near the Project site.

You and we acknowledge that our scope of services does not include any services related to the presence of any hazardous or toxic materials. In the event that we or any other party encounter any hazardous materials, or should it become known to us that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of our services, we may, at our option and without liability for consequential or any other damages, suspend performance of our services under this Agreement until you retain appropriate consultants or contractors to identify and abate or remove the hazardous materials and warrant that the jobsite is in full compliance with laws and regulations regarding such materials.

OATES ASSOCIATES
Consulting Engineers

March 28, 2015

Joe Vujnich
City of Wildwood
Director of Planning and Parks
183 Plaza Drive
Wildwood, MO 63040

Re: Phase 2 - Community Park
Pond Grove Loop Road Extension – Multi-Use Path Extension

Dear Mr. Vujnich:

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Sincerely,
OATES ASSOCIATES, INC.

Tom Cissell

Tom Cissell, PE, LEED AP
Project Manager

David M. Oates, PE
Project Principal

Accepted this_____ day of _____, 2016.

By: _____

Title: _____

EXHIBIT A
HOURLY RATE SCHEDULE

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Senior Professional I	155.00
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EXHIBIT A

GENERAL CONDITIONS (continued)

TIMING OF STANDARDS

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You and we acknowledge that our scope of services does not include any services related to the presence of any hazardous or toxic materials. In the event that we or any other party encounter any hazardous materials, or should it become known to us that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of our services, we may, at our option and without liability for consequential or any other damages, suspend performance of our services under this Agreement until you retain appropriate consultants or contractors to identify and abate or remove the hazardous materials and warrant that the jobsite is in full compliance with laws and regulations regarding such materials.

F.A.P RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		ST. LOUIS	19	1
POND GROVER LOOP ROAD	MISSOURI			

WILDWOOD COMMUNITY PARK - PHASE 2

(POND GROVER LOOP ROAD EXTENSION)

WILDWOOD, MO
ST. LOUIS COUNTY

LEGEND

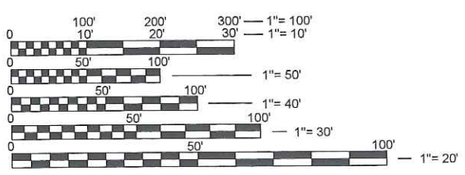
EX	NEW		EX	NEW	
		SIGN (TRAFFIC)			ELECTRIC BOX
		SIGN (ADVERTISEMENT)			MAILBOX
		TELEPHONE / POWER POLE			CLEANOUT
		LIGHT POLE			AREA INLET
		ANCHOR POLE			CATCH BASIN
		GUY WIRE			CURB INLET
		FIRE HYDRANT			MANHOLE
GV	GV	GAS VALVE			TRAFFIC SIGNAL BOX
WV	WV	WATER VALVE			TRAFFIC SIGNAL
EM	EM	ELECTRIC METER			HANDHOLE
GM	GM	GAS METER			CONTROL POINT
T	T	TELEPHONE BOX			BENCHMARK

LINETYPES

EX		NEW
W	WATER LINE	W
G	GAS LINE	G
T	TELEPHONE LINE	T
OE	OVERHEAD ELECTRIC LINE	OE
E	ELECTRIC LINE	E
FO	FIBER OPTIC LINE	FO
	STORM SEWER	
	SANITARY SEWER (GRAVITY)	
FM	SANITARY SEWER (FORCE MAIN)	FM
x	FENCE LINE	x
	TREE LINE	
	LIMITS OF CONST	

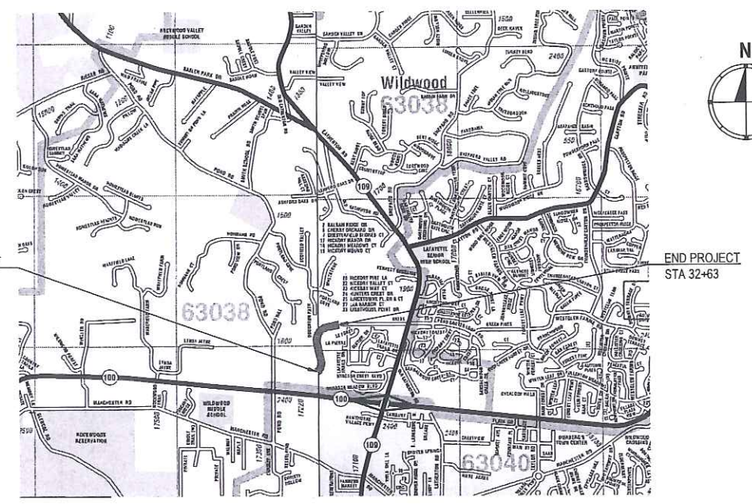
SCALE IN FEET

PLAN	1" = 20'
PROFILE HORIZ	1" = 20'
PROFILE VERT	1" = 5'
CROSS SECTION HORIZ	1" = 10'
CROSS SECTION VERT	1" = 5'



FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. IN MAKING MEASUREMENTS ON REDUCED PLANS, THE ABOVE SCALES MAY BE USED.

MISSOURI ONE CALL SYSTEM
1-800-344-7483 (DIG-RITE)
OR 811



LOCATION MAP

SCALE 1" = 2,000'

LENGTH OF PROJECT = 1,880 FEET (0.356 MILES)

INDEX OF SHEETS

SHEET NO.	ITEM
1	COVER SHEET
2	GENERAL NOTES, ABBREVIATIONS & COMMITMENTS
3	TYPICAL SECTIONS
4	REMOVAL AND EROSION CONTROL SHEET
5 - 8	PLAN & PROFILE SHEETS
9 - 12	CONSTRUCTION DETAILS
13 - 19	CROSS SECTIONS

AGENCY RESPONSIBLE FOR LETTING

APPROVED _____ _____
City of Wildwood, Director of Planning and Parks — Date

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

CITY OF WILDWOOD
183 PLAZA DRIVE
WILDWOOD, MO 63040
Phone: 636.458.0440
Email: joe@cityofwildwood.com

3/16/2016 - RELEASED FOR CONSTRUCTION

THOMAS LEE CISSELL
MO P.E. NO. 2002016635
EXPIRES 12/31/2016

DATE: _____

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Collinsville, IL 62234
tel 618.345.2200

BELLEVILLE
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Belleville, IL 62220
tel 618.416.4688

ST. LOUIS
720 Olive, Suite 700
St. Louis, MO 63101
tel 314.588.8381

www.oatesassociates.com

MISSOURI DESIGN FIRM LICENSE NO.: 001166

EXPIRES: 04/30/2017

12045.005

GENERAL NOTES

UTILITIES

1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEIR LOCATIONS MUST BE CONSIDERED TO BE APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. MISSOURI LAW REQUIRES A MINIMUM 48-HOUR NOTICE TO ALL UTILITY COMPANIES BEFORE DIGGING. FIELD LOCATIONS OF UNDERGROUND FACILITIES MAY BE OBTAINED BY CALLING THE ONE-CALL SYSTEM IN MISSOURI AT 1-800-344-7483 AND PROVIDING 48 HOURS ADVANCE NOTICE. NON-J.U.L.I.E MEMBERS MUST BE NOTIFIED INDIVIDUALLY. AGENCIES KNOWN TO HAVE FACILITIES WITHIN THE PROJECT LIMITS ARE LISTED BELOW.

2. ANY FACILITIES OR APPURTENANCES WHICH ARE THE PROPERTY OF ANY PUBLIC UTILITY LOCATED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RELOCATED OR ADJUSTED BY THEIR RESPECTIVE OWNERS. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE OWNERS OF ANY SUCH FACILITY IN THEIR REMOVAL AND REARRANGEMENT OPERATIONS IN ORDER THAT THESE OPERATIONS AND THE CONSTRUCTION OF THIS PROJECT MAY PROGRESS IN A REASONABLE MANNER. ALL ROADSIDE OBJECTS (UTILITY POLES, FIRE HYDRANTS, SIGNS, ETC.) SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 1.5 FEET CLEARANCE, MEASURED FROM THE FACE OF CURB TO THE NEAR EDGE OF THE OBJECT.

3. THE FOLLOWING UTILITY COMPANIES MAY HAVE FACILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION WHICH MAY REQUIRE ADJUSTMENT, RELOCATION OR REMOVAL. ALL ARE MEMBERS OF MISSOURI ONE CALL, UNLESS NOTED OTHERWISE.

METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST .LOUIS, MO. 63103 314-768-6200	MISSOURI-AMERICAN WATER COMPANY 727 CRAIG ROAD ST. LOUIS, MO. 63141 314-996-2396
LACLEDE GAS COMPANY 6400 GRAHAM ROAD ST. LOUIS, MO. 63134 314-522-2297	CHARTER COMMUNICATIONS #815 CHARTER COMMONS MANCHESTER, MO. 63017 636-220-2174
AT&T 402 NORTH THIRD STREET ST. CHARLES, MO. 63301 606-949-1313	AMEREN UE 12121 DORSETT ROAD MARYLAND HEIGHTS, MO. 63043 P.O. BOX 66149, MC 657 314-344-9504

THIS UTILITY INFORMATION REPRESENTS THE BEST INFORMATION AVAILABLE TO THE LOCAL AGENCY AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR HAS TAKEN THE FOREGOING INTO CONSIDERATION IN PREPARING HIS/HER BID, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY DELAYS OR INCONVENIENCE CAUSED BY SAME.

4. PRIOR TO TREE REMOVAL, THE CONTRACTOR SHALL POTHOLE THE EXISTING WATER MAIN LOCATED AT STATION 31+55 TO CHECK DEPTH. THIS INFORMATION SHALL BE RELAYED TO THE ENGINEER TO DETERMINE IF THE WATER MAIN WILL NEED TO BE RELOCATED. THE CONTRACTOR SHALL COOPERATE WITH THE MISSOURI AMERICAN WATER MAIN RELOCATION OPERATION AND FACTOR INTO THE SEQUENCE OF CONSTRUCTION OPERATIONS. THE COST OF POTHOLING AND COOPERATION SHALL BE INCLUDED IN THE COST OF THE PROJECT.

GENERAL CONSTRUCTION

5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION.

6. IN CASE OF CONFLICT BETWEEN THE CONSTRUCTION PLANS AND THE RIGHT OF WAY PLANS, THE RIGHT OF WAY PLANS SHALL TAKE PRECEDENCE IN MATTERS CONCERNING RIGHT OF WAY AND EASEMENTS. THE CONSTRUCTION PLANS SHALL TAKE PRECEDENCE IN MATTERS CONCERNING CONSTRUCTION ITEMS.

7. THE CONTRACTOR SHALL STAGE ALL WORK IN SUCH A WAY AS TO MAINTAIN INGRESS AND EGRESS TO ALL ABUTTING PROPERTIES AT ALL TIMES DURING CONSTRUCTION.

8. THE CONTRACTOR SHALL CONFINE ALL OPERATIONS TO THE CONSTRUCTION LIMITS LINE SHOWN ON THE PLANS. ANY AREA DISTURBED BEYOND THESE LIMITS SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

9. THE CONTRACTOR SHALL FERTILIZE, SEED AND MULCH OR SOD AS SHOWN ON PLANS ALL EARTH SURFACES DISTURBED BY CONSTRUCTION. FERTILIZER, SEEDING AND MULCH OR SOD WITHIN THE CONSTRUCTION LIMITS WILL BE PAID FOR AS PROVIDED IN THE CONTRACT. FERTILIZER, SEEDING AND MULCH OUTSIDE THESE LIMITS WILL NOT BE MEASURED FOR PAYMENT.

10. WHERE TREE REMOVAL CONFLICTS WITH EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CUT THE TREE OFF AT THE GROUND LINE AND GRIND THE STUMP AS DIRECTED BY THE ENGINEER. THE COST OF THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT LUMP SUM PRICE.

11. ALL EXISTING ROADWAY FEATURES INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB, SIDEWALK, DRIVEWAY PAVEMENT, CULVERTS, HEADWALLS, RIPRAP, FENCING, RETAINING WALLS, WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR UNLESS NOTED OTHERWISE ON THE PLANS. ALL FEATURES WHICH ARE TO BE REMOVED AND FOR WHICH THERE IS NO SPECIFIC CALLOUT, WILL NOT BE MEASURED SEPARATELY FOR PAYMENT AND THE COST OF THIS REMOVAL WORK SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT LUMP SUM PRICE FOR THE VARIOUS REMOVAL ITEMS INCLUDED IN THE CONTRACT.

12. ALL TRAFFIC SIGNS WHICH INTERFERE WITH CONSTRUCTION OPERATIONS SHALL BE REMOVED AND ERECTED AT TEMPORARY LOCATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. AS SOON AS CONSTRUCTION OPERATIONS WILL ALLOW, ALL SIGNS SHALL BE PERMANENTLY RELOCATED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST.

13. ANY UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED BY THE GENERAL CONTRACTOR AND REPLACED WITH SUITABLE MATERIAL AS APPROVED BY THE ENGINEER. THE COST TO REMOVE AND REPLACE UNSUITABLE MATERIAL WILL BE CONSIDERED AN UNFORSEEN CONDITION AND WILL BE PAID FOR AS AN AGREED PRICE OR ON A TIME AND MATERIAL BASIS.

14. FULL DEPTH SAW CUTTING ON ALL EDGES FOR REMOVAL ITEMS SHALL BE INCLUDED IN THE COST FOR REMOVAL OF IMPROVEMENTS.

15. PROVIDE THE NECESSARY SIGNS AND BARRICADES WHILE WORKING THROUGHOUT THE CONSTRUCTION PERIOD INCLUDING PLACING BARRICADES AT THE PROJECT ENTRANCE TO PREVENT PUBLIC ENTRY. ALL MATERIAL PILES, EQUIPMENT, OPEN EXCAVATIONS OR THEIR OBSTRUCTIONS OR HAZARDS TO MOTORISTS OR PEDESTRIANS SHALL BE ENCLOSED BY FENCES OR PROTECTED BY BARRICADES.

PAVING

16. THE CONTRACTOR SHALL NOTE THE LOCATION OF ALL MANHOLE AND VALVE COVER FRAMES AND LIDS LOCATED WITHIN RESURFACING LIMITS. APPROPRIATE CARE SHALL BE TAKEN TO PROTECT THESE ITEMS DURING MILLING OPERATIONS.

DRAINAGE

17. CULVERT INVERTS SHOWN ON THE PLANS HAVE BEEN CALCULATED TO THE END OF THE FLARED END. THE STORM SEWER SLOPES SHOWN ON THE PLANS ARE THE PERCENT GRADE FROM CENTER TO CENTER OF STRUCTURE. THE LENGTH OF STORM SEWERS SHOWN ON THE PLANS IS THE DISTANCE FROM CENTER TO CENTER OF STRUCTURE.

18. ALL DRAINAGE STRUCTURES CONSTRUCTED, ADJUSTED OR RECONSTRUCTED UNDER THE CONTRACT, SHALL BE CLEANED OF ANY ACCUMULATION OF SILT, DEBRIS OR FOREIGN MATTER AT THE END OF EACH WORKING DAY AND AT THE TIME OF FINAL INSPECTION. THE COST OF THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT FOR THE VARIOUS DRAINAGE STRUCTURE ITEMS INCLUDED.

PAVEMENT MARKING

19. THE PAVEMENT MARKING LOCATIONS SHOWN IN THE PLANS ARE APPROXIMATE. PROPOSED CHEVRONS AND SOLID CENTERLINE STRIPING SHALL BE ADJUSTED AS DIRECTED BY THE ENGINEER, IF NECESSARY, TO MATCH FIELD CONDITIONS.

APPROXIMATE SYMBOLS & ABBREVIATIONS

20. THE FOLLOWING SYMBOLS AND ABBREVIATIONS ARE USED THROUGHOUT THE PLANS:

AD	ALGEBRAIC DIFFERENCE IN GRADE
BVCE	BEGINNING OF VERTICAL CURVE ELEVATION
BVCS	BEGINNING OF VERTICAL CURVE STATION
BO	BY OTHERS (USED IN CONJUNCTION WITH TBA & TBR)
CONSTR	CONSTRUCTION
CP	CONTROL POINT
ESMT	EASEMENT
ELEV	ELEVATION
EVCE	END OF VERTICAL CURVE ELEVATION
EVCS	END OF VERTICAL CURVE STATION
FES	FLARED END SECTION
K	LENGTH OF VERTICAL CURVE PER PERCENT GRADE DIFFERENCE
ME	MATCH EXISTING
N/F	NOW OR FORMERLY
PVI	POINT OF VERTICAL INTERSECTION
PVC	POLYVINYL CHLORIDE PIPE
TCE	TEMPORARY CONSTRUCTION EASEMENT
TUP	TEMPORARY USE PERMIT
TBA	TO BE ADJUSTED
TBRL	TO BE RELOCATED
TYP	TYPICAL
W	WIDTH

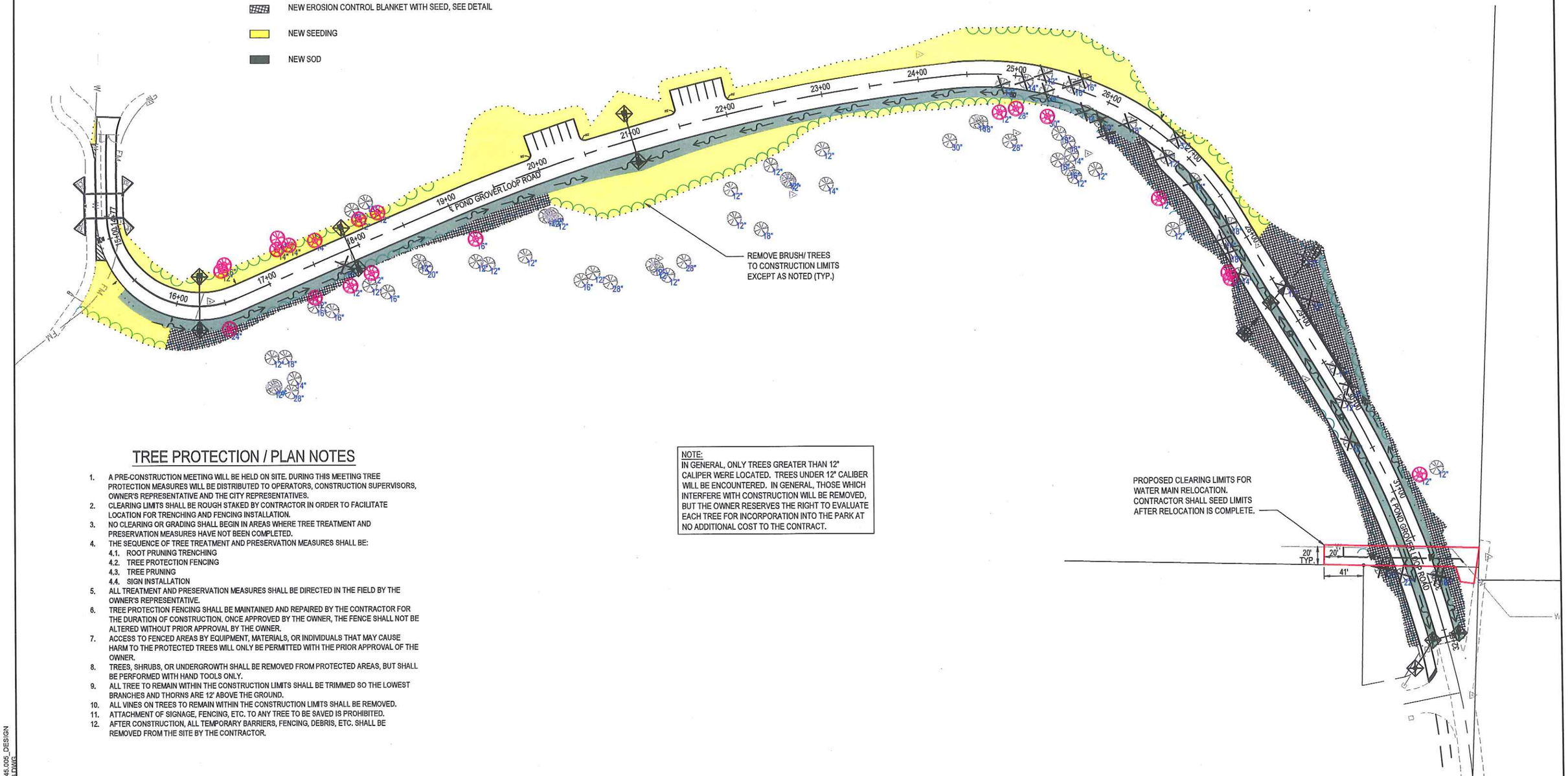
COMMITMENTS

NONE AT THIS TIME

REMOVAL AND EROSION CONTROL LEGEND

- EXISTING TREE, TO BE PROTECTED
- EXISTING TREE, TO BE REMOVED
- PROPOSED TREE / BRUSH LINE
- NEW PERIMETER EROSION BARRIER, SEE DETAIL
- NEW PIPE PROTECTION, SEE DETAIL
- NEW EROSION CONTROL BLANKET WITH SEED, SEE DETAIL
- NEW SEEDING
- NEW SOD

SCALE: 1" = 50'



TREE PROTECTION / PLAN NOTES

1. A PRE-CONSTRUCTION MEETING WILL BE HELD ON SITE. DURING THIS MEETING TREE PROTECTION MEASURES WILL BE DISTRIBUTED TO OPERATORS, CONSTRUCTION SUPERVISORS, OWNER'S REPRESENTATIVE AND THE CITY REPRESENTATIVES.
2. CLEARING LIMITS SHALL BE ROUGH STAKED BY CONTRACTOR IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION.
3. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT AND PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
4. THE SEQUENCE OF TREE TREATMENT AND PRESERVATION MEASURES SHALL BE:
   - 4.1. ROOT PRUNING TRENCHING
   - 4.2. TREE PROTECTION FENCING
   - 4.3. TREE PRUNING
   - 4.4. SIGN INSTALLATION
5. ALL TREATMENT AND PRESERVATION MEASURES SHALL BE DIRECTED IN THE FIELD BY THE OWNER'S REPRESENTATIVE.
6. TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION. ONCE APPROVED BY THE OWNER, THE FENCE SHALL NOT BE ALTERED WITHOUT PRIOR APPROVAL BY THE OWNER.
7. ACCESS TO FENCED AREAS BY EQUIPMENT, MATERIALS, OR INDIVIDUALS THAT MAY CAUSE HARM TO THE PROTECTED TREES WILL ONLY BE PERMITTED WITH THE PRIOR APPROVAL OF THE OWNER.
8. TREES, SHRUBS, OR UNDERGROWTH SHALL BE REMOVED FROM PROTECTED AREAS, BUT SHALL BE PERFORMED WITH HAND TOOLS ONLY.
9. ALL TREE TO REMAIN WITHIN THE CONSTRUCTION LIMITS SHALL BE TRIMMED SO THE LOWEST BRANCHES AND THORNS ARE 12' ABOVE THE GROUND.
10. ALL VINES ON TREES TO REMAIN WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED.
11. ATTACHMENT OF SIGNAGE, FENCING, ETC. TO ANY TREE TO BE SAVED IS PROHIBITED.
12. AFTER CONSTRUCTION, ALL TEMPORARY BARRIERS, FENCING, DEBRIS, ETC. SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

NOTE:
IN GENERAL, ONLY TREES GREATER THAN 12" CALIPER WERE LOCATED. TREES UNDER 12" CALIBER WILL BE ENCOUNTERED. IN GENERAL, THOSE WHICH INTERFERE WITH CONSTRUCTION WILL BE REMOVED, BUT THE OWNER RESERVES THE RIGHT TO EVALUATE EACH TREE FOR INCORPORATION INTO THE PARK AT NO ADDITIONAL COST TO THE CONTRACT.

FILE NAME = 12045.005_DESIGN 10.6.DWG

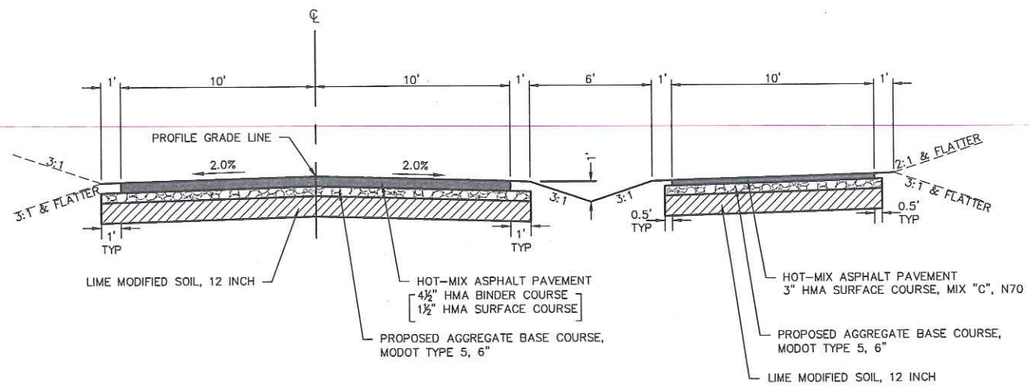
OATES ASSOCIATES Engineering + Architecture www.oatesassociates.com MISSOURI DESIGN FIRM LICENSE NO.: 001166	USER NAME = TYLER HUFFMAN	DESIGNED - ___	RELEASED FOR CONSTRUCTION
		DRAWN - ___	3/16/2016
	PLOT SCALE = 1' = 1'	CHECKED - ___	
	PLOT DATE = —	DATE -	

The City of WILDWOOD MISSOURI PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2
REMOVAL AND EROSION CONTROL SHEET

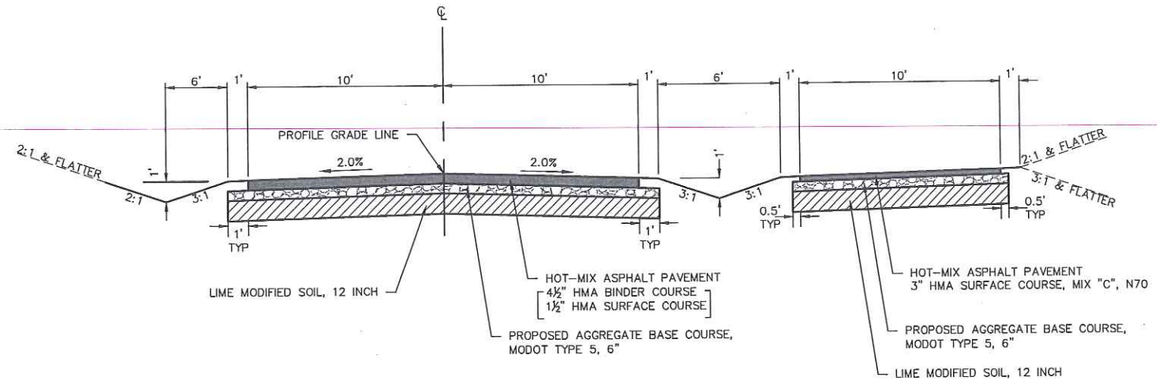
SCALE: | SHEET NO. 1 OF 1 SHEETS | STA. _____ TO STA. _____

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	_-___-_-_	ST. LOUIS	19	4
		MISSOURI		



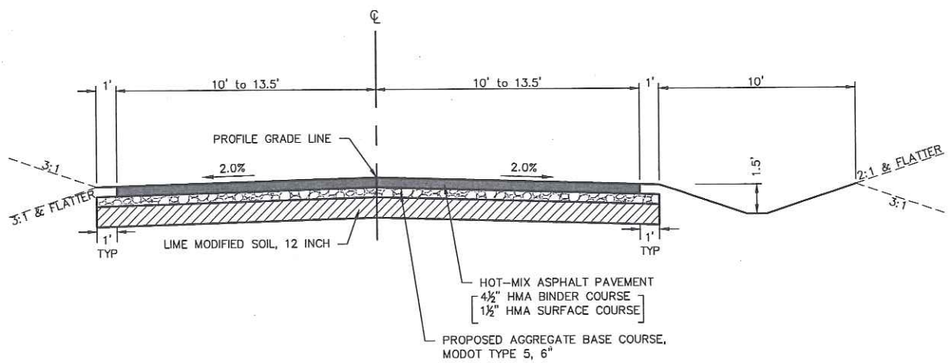
PROPOSED POND GROVER LOOP ROAD

STA. 26+50 TO STA. 30+50
NO SCALE



PROPOSED POND GROVER LOOP ROAD

STA. 30+50 TO STA. 32+63
NO SCALE



PROPOSED POND GROVER LOOP ROAD

STA. 14+77 TO STA. 26+50
NO SCALE

CURVE TABLE

POND GROVER LOOP ROAD							
CURVE #	P.I. STA.	Δ	T	R	L	P.C. STA.	P.T. STA.
PGLR 1	16+17.09	111°42'52"	140.09'	95'	185.23'	14+77.00	16+62.23
PGLR 2	21+58.24	17°44'33"	280.94'	1800'	557.39'	18+77.30	24+34.68
PGLR 3	26+24.60	64°40'15"	189.91'	300'	338.62'	24+34.68	27+73.30
PGLR 4	31+23.29	16°48'27"	141.09'	955'	280.15'	29+83.22	32+63.37

FILE NAME: TYPICALS.DWG

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PLOT SCALE = 1' = 1'	CHECKED - ___		
PLOT DATE = 2016-03-16	DATE - ___		

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

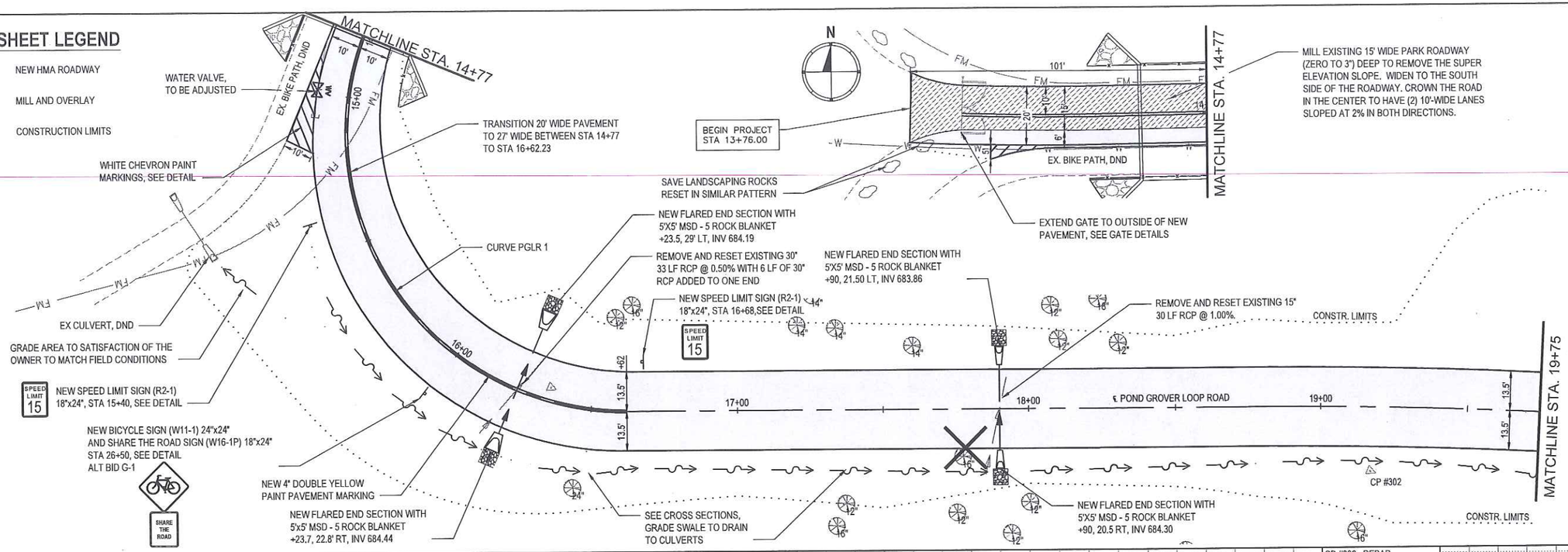
WILDWOOD COMMUNITY PARK - PHASE 2
TYPICAL SECTIONS

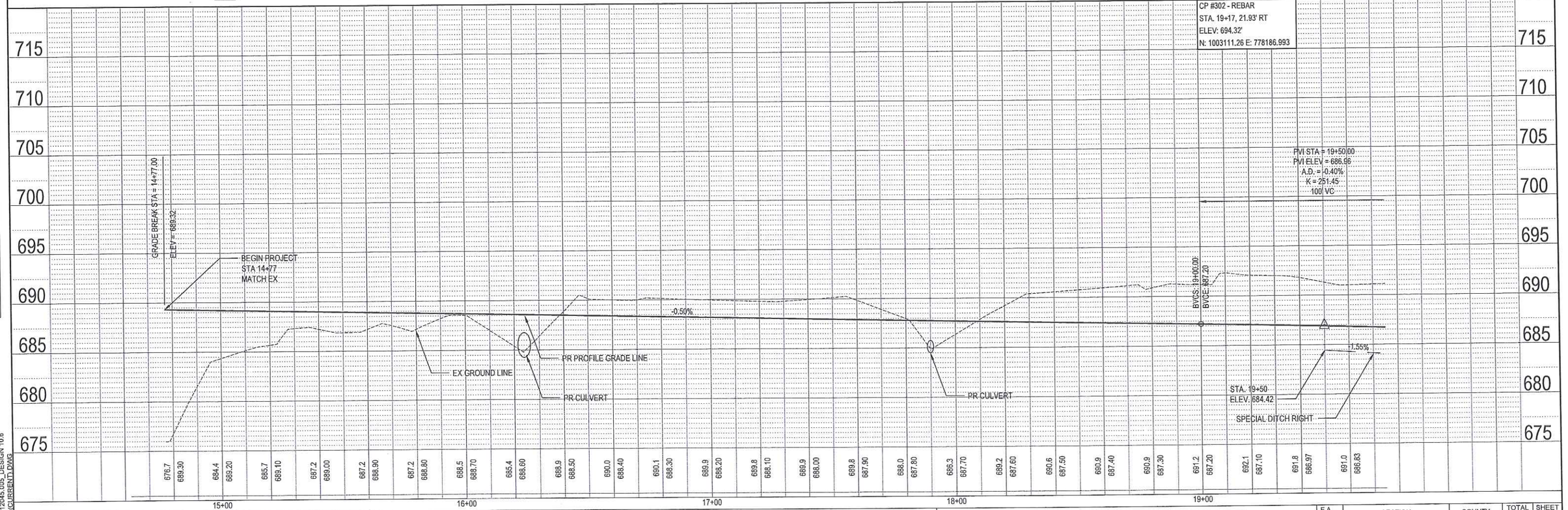
SCALE: | SHEET NO. 1 OF 1 SHEETS | STA. | TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	_-_-_-_	ST. LOUIS	19	3
		MISSOURI		

PLAN SHEET LEGEND

- NEW HMA ROADWAY
- MILL AND OVERLAY
- CONSTRUCTION LIMITS





PLAN	BY	DATE
SURVEYED		
PLOTTED		
ALIGNMENT VERIFIED		
R.O.W. CHECKED		
CADD FILE NAME		
NOTE BOOK		
NO.		

PROFILE	BY	DATE
SURVEYED		
PLOTTED		
GRADES CHECKED		
B.M. NOTED		
STRUCTURE NOTATNS CK'RD		
NOTE BOOK		
NO.		

FILE NAME = 12045.005_DESIGN 10.6 (CURRENT).DWG

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PLOT SCALE =	1' = 1'	CHECKED -	
PLOT DATE =	2016-03-16	DATE -	

RELEASED FOR CONSTRUCTION
3/16/2016

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

PLAN & PROFILE SHEETS

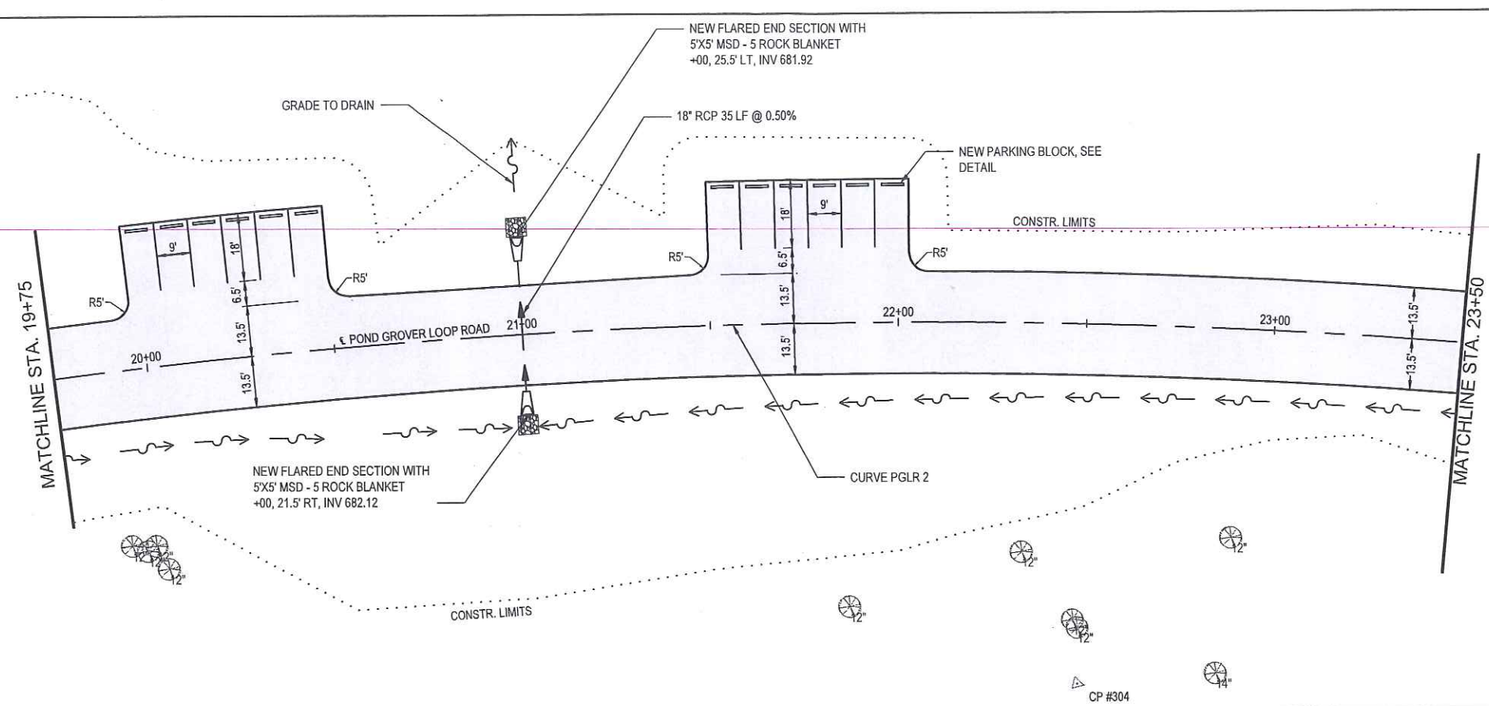
SCALE: | SHEET NO. 1 OF 4 SHEETS | STA. 14+77 TO STA. 19+75

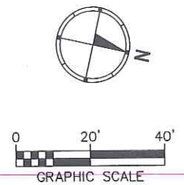
F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		ST. LOUIS	19	5
		MISSOURI		

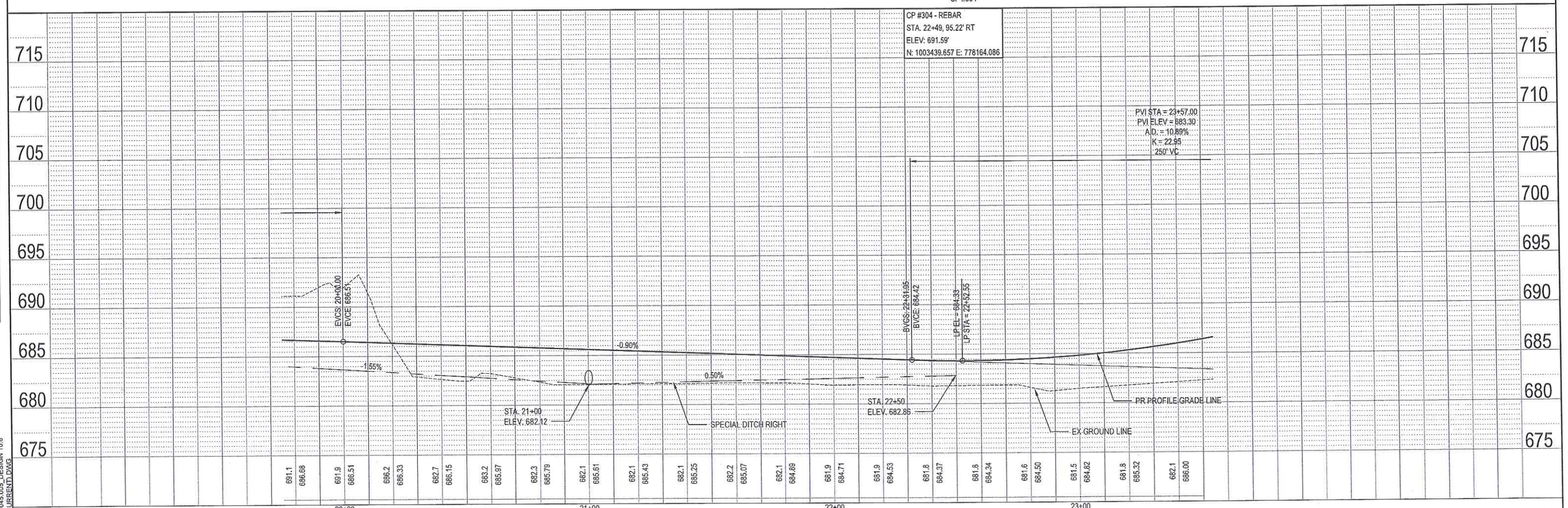
PLAN SHEET LEGEND

NEW HMA ROADWAY

CONSTRUCTION LIMITS







PLAN	BY	DATE
SURVEYED		
PLOTTED		
ALIGNMENT CHECKED		
RT. OF WAY CHECKED		
CADD FILE NAME		
NOTE BOOK		
NO.		

PROFILE	BY	DATE
SURVEYED		
PLOTTED		
GRADES CHECKED		
B.M. NOTED		
STRUCTURE NOTATNS CHKD		
NOTE BOOK		
NO.		

FILE NAME = 12045.005_DESIGN 10.6 (CURRENT).DWG

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USER NAME =	TYLER HUFFMAN	DESIGNED -	___
		DRAWN -	___
PLOT SCALE =	1' = 1'	CHECKED -	___
PLOT DATE =	2016-03-16	DATE -	

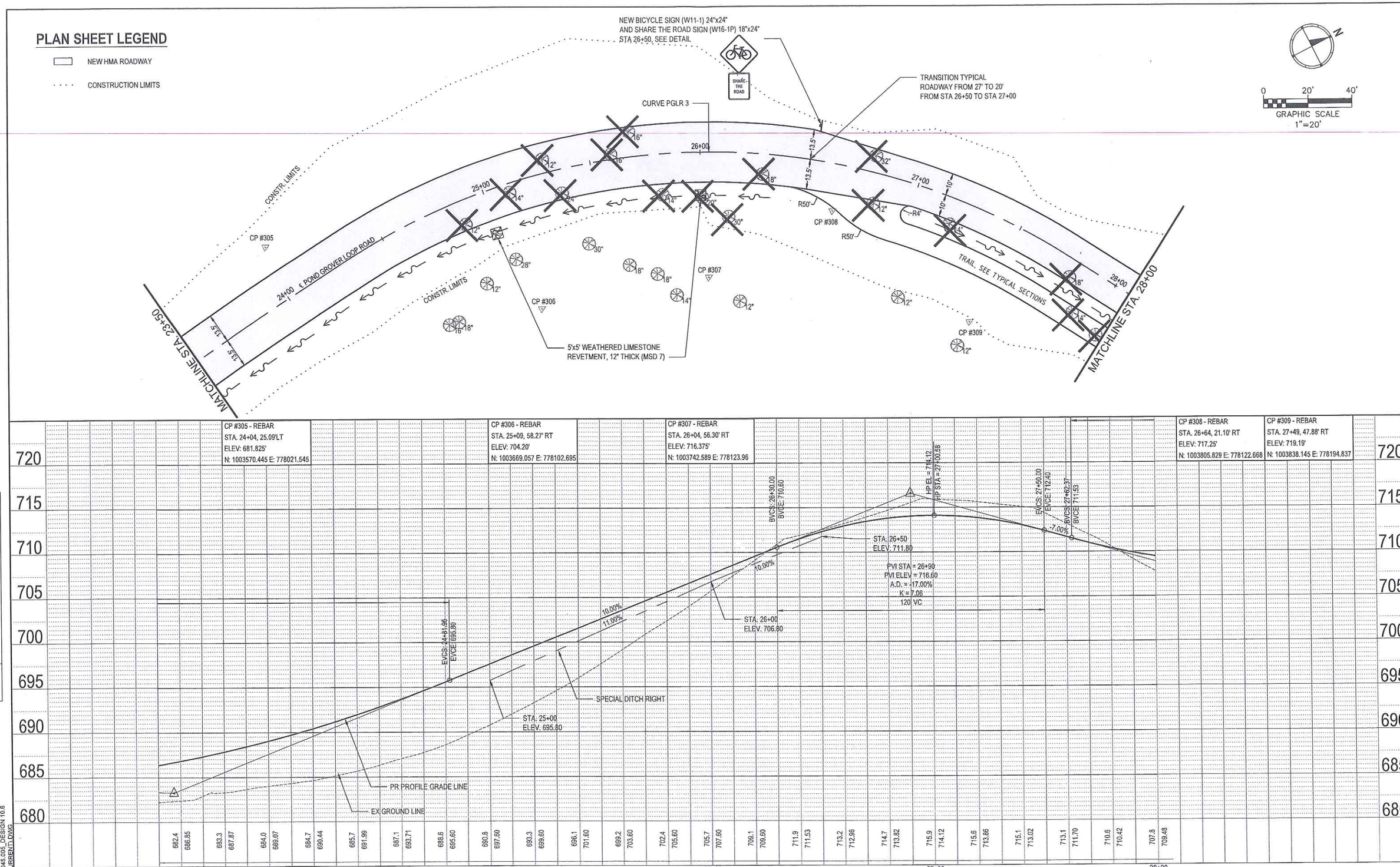
RELEASED FOR CONSTRUCTION
3/16/2016

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2
PLAN & PROFILE SHEETS

SCALE: | SHEET NO. 2 OF 4 SHEETS | STA. 19+75 TO STA. 23+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	__-___-__-__	ST. LOUIS	19	6
		MISSOURI		



PLAN: SURVEYED / PLOTTED / ALIGNMENT CHECKED / RT. OF WAY CHECKED / CADD FILE NAME — NOTE BOOK NO. — BY — DATE

PROFILE: SURVEYED / PLOTTED / GRADES CHECKED / B.M. NOTED / STRUCTURE NOTAT'NS CHKD — NOTE BOOK NO. — BY — DATE

FILE NAME = 12045.005_DESIGN 10.6 (CURRENT).DWG

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	PLOT SCALE = 1' = 1'	CHECKED -	
	PLOT DATE = 2016-03-16	DATE -	

The City of WILDWOOD MISSOURI — PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

PLAN & PROFILE SHEETS

SCALE: | SHEET NO. 3 OF 4 SHEETS | STA. 23+50 TO STA. 28+00

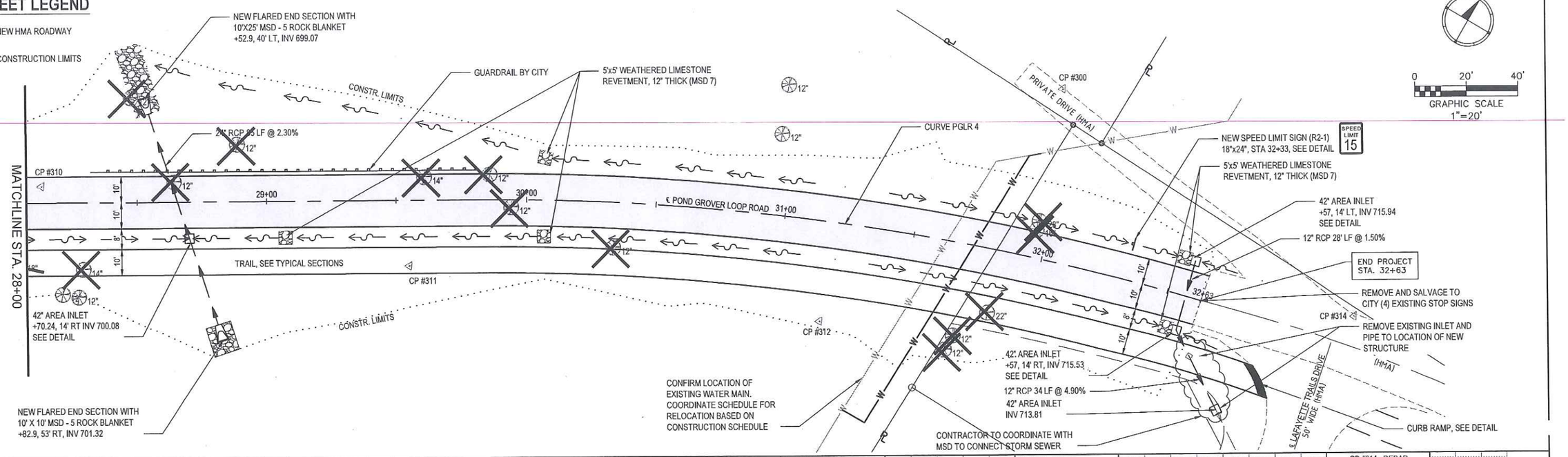
F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		ST. LOUIS	19	7

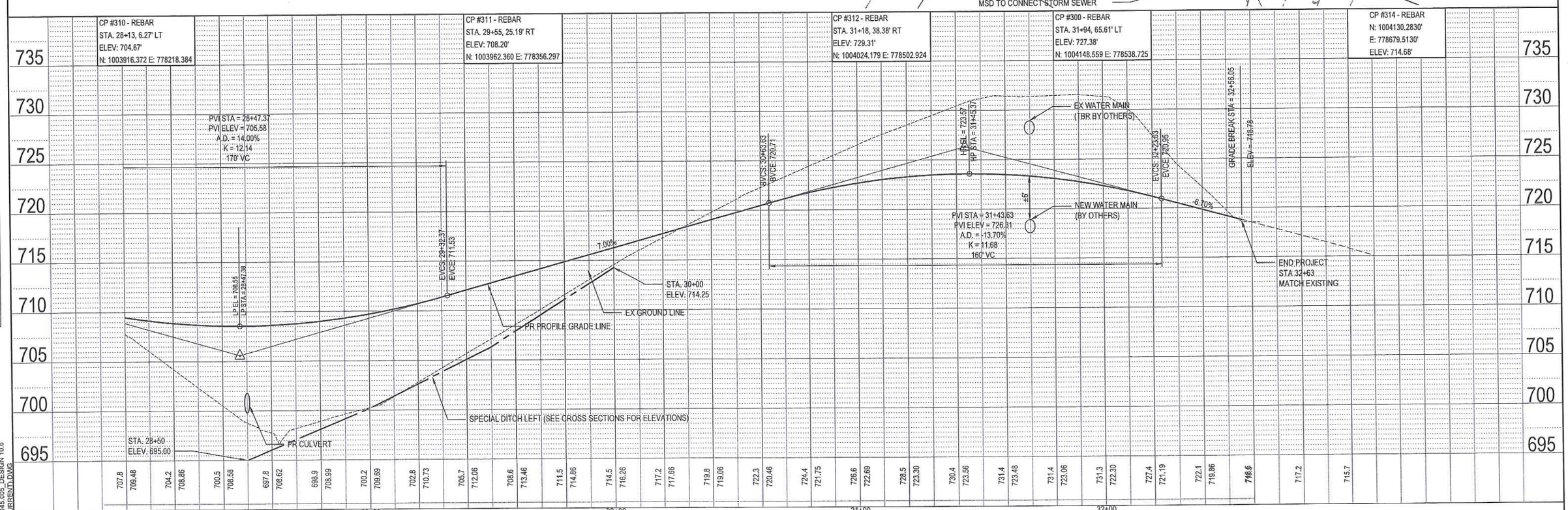
MISSOURI

PLAN SHEET LEGEND

NEW HMA ROADWAY

CONSTRUCTION LIMITS





PLAN: SURVEYED / PLOTTED / ALIGNMENT CHECKED / R.O.W. CHECKED / CADD FILE NAME — NOTE BOOK NO. ____ — DATE — BY

PROFILE: SURVEYED / PLOTTED / GRADES CHECKED / B.M. NOTED / STRUCTURE NOTATNS CHKD — NOTE BOOK NO. ____ — DATE — BY

FILE NAME = 12045.005_DESIGN 10.6 (CURRENT).DWG

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MISSOURI DESIGN FIRM LICENSE NO.: 001166

USER NAME = TYLER HUFFMAN	DESIGNED - ___	RELEASED FOR CONSTRUCTION	
	DRAWN - ___	3/16/2016	
PLOT SCALE = 1' = 1'	CHECKED - ___		
PLOT DATE = 2016-03-16	DATE -		

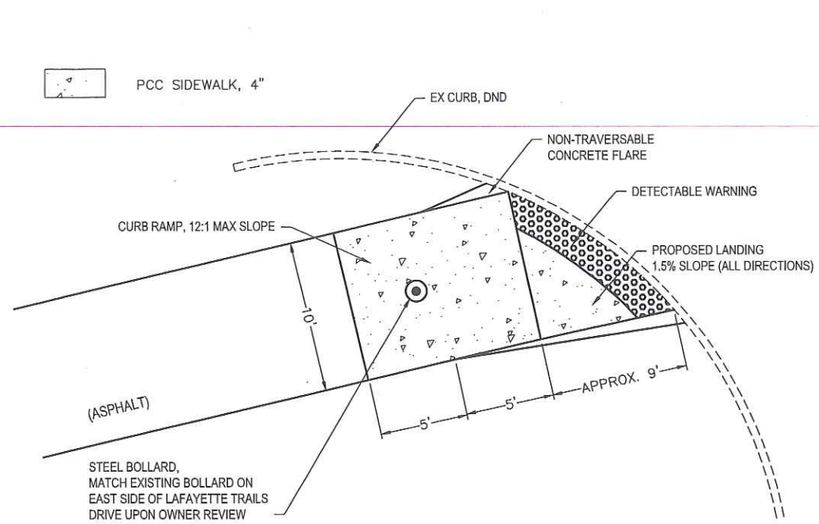
The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

PLAN & PROFILE SHEETS

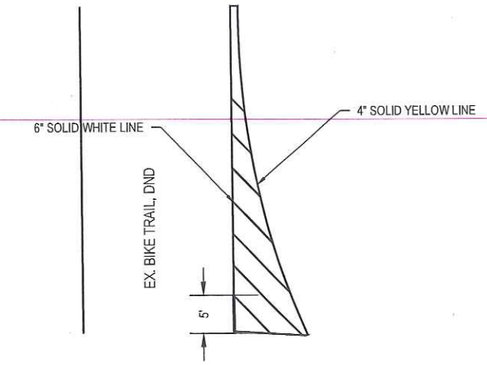
SCALE: | SHEET NO. 4 OF 4 SHEETS | STA. 28+00 TO STA. 32+63

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	- - -	ST. LOUIS	19	8
		MISSOURI		



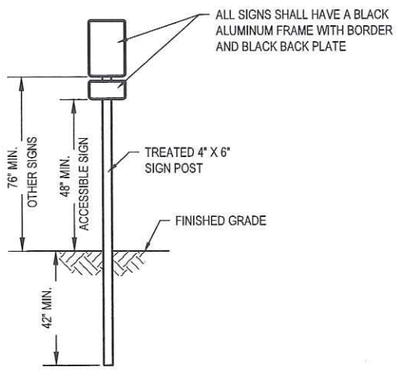
CURB RAMP DETAIL

(NOT TO SCALE)



WHITE HATCHING MARKINGS DETAIL

(NOT TO SCALE)



SIGN DETAIL

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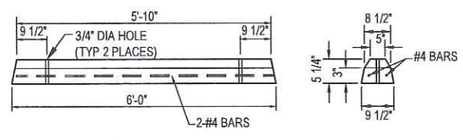
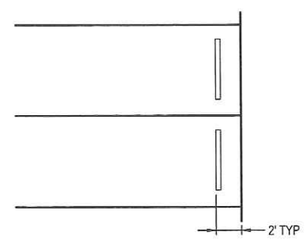


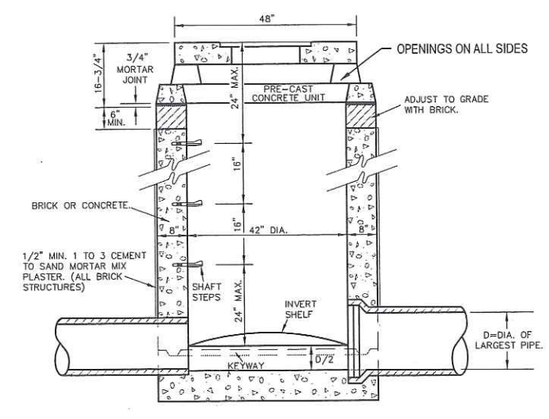
NOTE:

1. PARKING BLOCKS SHALL BE MADE OF PC CONCRETE.
2. PARKING BLOCKS TO BE ANCHORED WITH 5/8" x 24" IRON PINS (2 EACH) DRILLED INTO THE PAVEMENT & FIT SNUG AS TO NOT RACK WHEN SHOVED.



PARKING BLOCK DETAIL

(NOT TO SCALE)



FOR PRIVATE USE ONLY

AREA INLET DETAIL

(NOT TO SCALE)

FILE NAME = 12045.005_DETAILS.DWG

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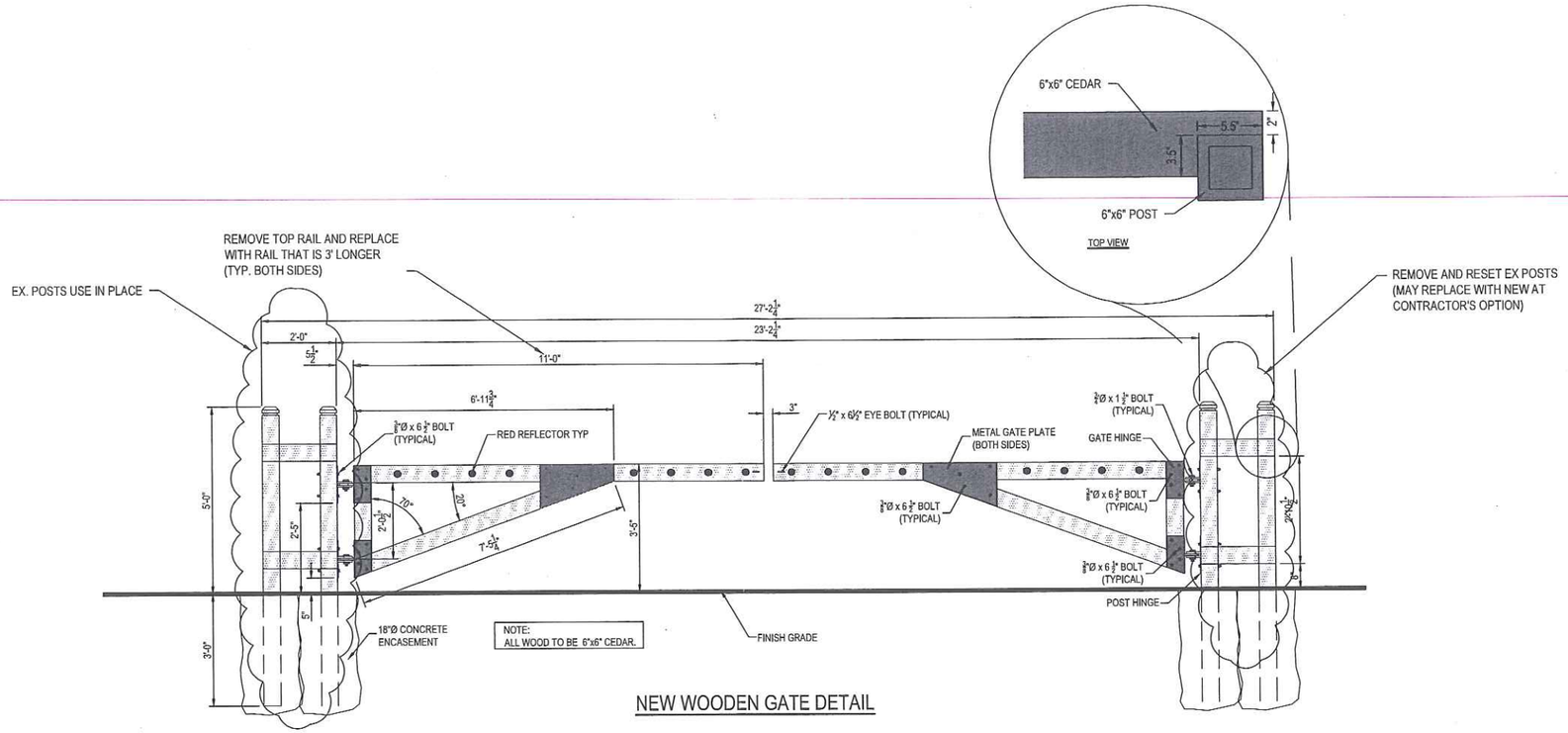
		DRAWN -		3/16/2016	
	PLOT SCALE = 1" = 1'	CHECKED -			
	PLOT DATE = 2016-03-16	DATE -			

WILDWOOD COMMUNITY PARK - PHASE 2

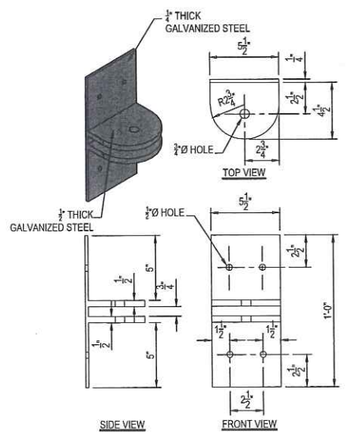
CONSTRUCTION DETAILS

SCALE: | SHEET NO. 1 OF 4 SHEETS | STA. _____ TO STA. _____

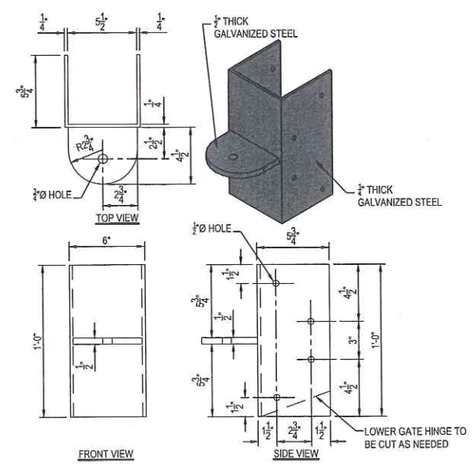
F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	-_-_-_-	ST. LOUIS	19	9
		MISSOURI		



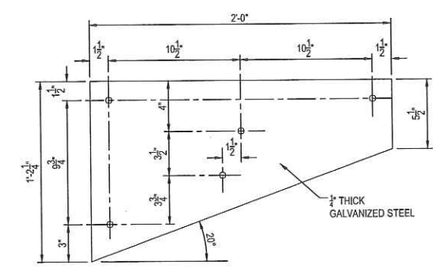
NEW WOODEN GATE DETAIL



POST HINGE DETAIL



GATE HINGE DETAIL



METAL GATE PLATE DETAIL

FILE NAME = 12045.005_DETAILS.DWG

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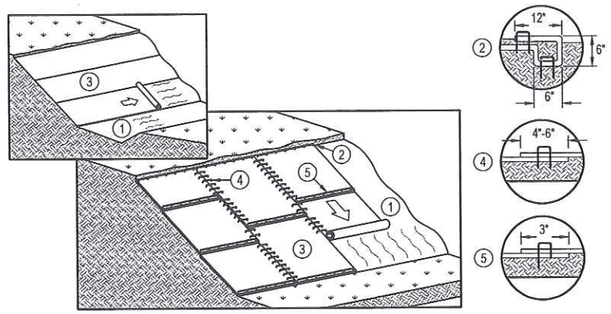
		DRAWN - ___	3/16/2016	
	PLOT SCALE = 1' = 1'	CHECKED - ___		
	PLOT DATE = 2016-03-16	DATE -		

The City of WILDWOOD MISSOURI PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2
CONSTRUCTION DETAILS

SCALE: | SHEET NO. 2 OF 4 SHEETS | STA. _____ TO STA. _____

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	- - - -	ST. LOUIS	19	10
		MISSOURI		



1. PREPARE FINISHED GRADE BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED ACCORDING TO THE SPECIFICATIONS.

2. ANCHOR THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH AT THE TOP OF THE SLOPE WITH A ROW OF LANDSCAPE STAPLES AT 12" SPACING IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. SEED THE SOIL AND FOLD THE REMAINING 12" LONG BLANKET REMNANT BACK OVER SEED AND TOP SOIL. ANCHOR THE BLANKET OVER COMPACTED TOP SOIL WITH A ROW OF LANDSCAPE STAPLES SPACED AT 12" SPACING ACROSS THE BLANKET AT THE TOP OF THE SLOPE.

3. ROLL THE BLANKETS DOWN (OPTION A) OR HORIZONTALLY (OPTION B) ACROSS THE SLOPE. UNROLL BLANKETS WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. SECURELY FASTEN BLANKETS TO SOIL BY PLACING LANDSCAPE STAPLES PER MANUFACTURER'S RECOMMENDATION.

4. STAPLE THE EDGES OF PARALLEL BLANKETS WITH A MINIMUM 6" OVERLAP OR PER MANUFACTURER'S RECOMMENDATIONS.

5. SPLICE BLANKETS END OVER END WITH A 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA AT 12" SPACING THE ACROSS ENTIRE BLANKET WIDTH OR PER MANUFACTURER'S SPECIFICATIONS.

6. TERMINAL ENDS SHALL BE ANCHORED WITH A ROW OF LANDSCAPE STAPLES SPACED 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL, COMPACT, AND SEED THE TRENCH WITH TOPSOIL AFTER STAPLING.

NOTES:

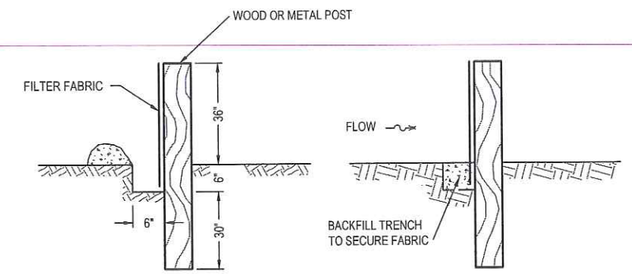
1. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

2. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

3. FOLLOW SPECIFICATIONS FOR PROCUCT SELECTION.

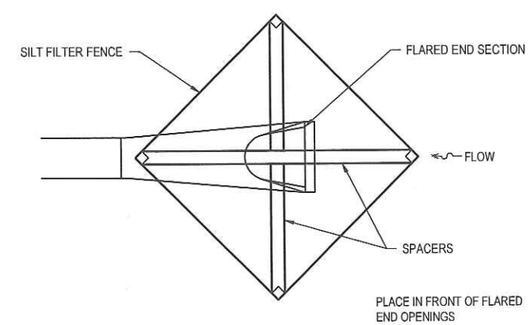
EROSION CONTROL BLANKETS FOR SLOPES

(NOT TO SCALE)



SILT FILTER FENCE AS A PERIMETER EROSION BARRIER

(NOT TO SCALE)



PIPE PROTECTION

(NOT TO SCALE)

FILE NAME = 12045.005_DETAILS.DWG

OATES ASSOCIATES Engineering + Architecture www.oatesassociates.com MISSOURI DESIGN FIRM LICENSE NO.: 001166	USER NAME = TYLER HUFFMAN	DESIGNED - ___	RELEASED FOR CONSTRUCTION	The City of WILDWOOD MISSOURI PLANNING TOMORROW TODAY	WILDWOOD COMMUNITY PARK - PHASE 2 CONSTRUCTION DETAILS
		DRAWN - ___	3/16/2016		
	PLOT SCALE = 1' = 1'	CHECKED - ___			
	PLOT DATE = 2016-03-16	DATE -			SCALE: SHEET NO. 3 OF 4 SHEETS STA. _____ TO STA. _____

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	__-__-__-__	ST. LOUIS	19	11
		MISSOURI		

PROJECT NAME:

WILDWOOD COMMUNITY PARK - PHASE 2
SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
2153 HIGHWAY 109
WILDWOOD, MISSOURI, 63040

OWNER NAME & ADDRESS:

CITY OF WILDWOOD
183 PLAZA DRIVE
WILDWOOD, MISSOURI 63040

DESCRIPTION:

SOIL DISTURBING ACTIVITIES WILL INCLUDE: DEMOLITION, CLEARING AND GRUBBING, TREE REMOVAL, MASS GRADING, FINE GRADING.

WATERSHED SOIL CLASSIFICATION: HYDROLOGIC SOIL GROUP "C", "D" AND "C/D".

EROSION CONTROL MEASURES SHALL INCLUDE: INSTALLING PERIMETER SILT FENCE, SODDING, EROSION CONTROL BLANKET, PIPE PROTECTION, TEMPORARY AND PERMANENT VEGETATION.

SITE AREA:

THE SITE IS APPROXIMATELY 3 ACRES.

THE SEQUENCE OF MAJOR ACTIVITIES SHALL BE AS FOLLOWS:

1. PERFORM REMOVALS
2. INSTALL PERIMETER SILT FENCE
3. CLEAR AND GRUB.
4. MASS GRADE.
5. STABILIZE DENUDED AREA AND STOCKPILES WITH TEMPORARY SEEDING WITHIN 14 DAYS OF THE LAST GRADING ACTIVITY IN THAT AREA.
6. INSTALL PIPE CULVERTS.
7. INSTALL PIPE PROTECTION ON NEW OUTLETS.
8. COMPLETE FINE GRADING AND INSTALL PERMANENT SODDING AND SEEDING.
9. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND ALL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL MEASURES, AND RE-SOD/ RE-SEED ANY AREAS DISTURBED BY THEIR REMOVAL.

NAME OF RECEIVING WATERS:

NO STORM WATER IS BEING REDIRECTED FROM ITS PREVIOUS RECEIVING WATER.

OFFSITE VEHICLE TRACKING:

PAVED STREETS ADJACENT TO THE SITE SHALL BE CLEANED DAILY OR MORE FREQUENTLY AS NECESSARY. CLEANING SHALL INCLUDE SCRAPING SIGNIFICANT AMOUNTS OF SOIL AND POWER SWEEPING AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.

TIMING OF CONTROL MEASURES:

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES PERIMETER SILT FENCE SHALL BE CONSTRUCTED AT THE COMMENCEMENT OF THE SEQUENCE OF GRADING OPERATIONS AS PRACTICAL. AREAS WHERE CONSTRUCTION ACTIVITY WILL TEMPORARILY CEASE FOR MORE THAN 21 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE.

TEMPORARY SEEDING SHALL CONSIST OF RYE OR WHEAT APPLIED AT A RATE OF 120 POUNDS PER ACRE. 270 POUNDS OF NUTRIENTS OF 10-10-10 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, STRAW MULCH SHALL BE APPLIED AT A RATE OF 4000 POUNDS PER ACRE AND ANCHORED BY CRIMPING.

ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA SHALL BE STABILIZED WITH PERMANENT SODDING. PERMANENT SODDING SHALL BE IN ACCORDANCE WITH PART 8, SECTION F OF THE STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL INSPECT AND REMOVE ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINES OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. TO ENSURE THAT THE NATURAL FLOW LINE OF WATER IS NOT OBSTRUCTED. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

AT THE CONCLUSION OF EACH DAY, THE CONTRACTOR SHALL INSURE POSITIVE SITE DRAINAGE TO AN AREA PROTECTED BY EROSION CONTROLS. SITE DRAINAGE MAY BE ACHIEVED BY SHEET FLOW, STORM SEWERS, DITCHING OR PUMPING.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS:

THE STORM WATER POLLUTION PREVENTION PLAN REFLECTS THE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) AND TOWN AND COUNTRY MUNICIPAL CODE REQUIREMENTS FOR STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL. TO ENSURE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH MSD AND THE REQUIREMENTS OF THE NPDES PERMIT PROGRAM.

MAINTENANCE/INSPECTION PROCEDURES:

THE GENERAL CONTRACTOR SHALL SELECT UP TO THREE INDIVIDUALS WHO SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

PERSONNEL SELECTED FOR INSPECTION RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY SHALL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

THE FOLLOWING INSPECTION AND MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:

ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. DURING PERIODS OF EXTENDED RAINFALL, ALL MEASURES SHALL BE INSPECTED DAILY.

ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCES AND STRAW BALE DIKES WHEN IT HAS REACHED ONE-THIRD THE DESIGN HEIGHT OF THE FENCE OR BALE.

TEMPORARY AND PERMANENT SEEDING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.

A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION. ALL INSPECTION REPORTS SHALL BE KEPT IN THE CONSTRUCTION OFFICE ON-SITE. IF THE PROVIDED FORM IS INSUFFICIENT, ADDITIONAL FORMS SHALL BE USED AS NECESSARY UNTIL THE PROJECT IS COMPLETED. A REPORT SHALL BE COMPLETED FOR EACH OF THE REQUIRED INSPECTION INTERVALS.

NON-STORM WATER DISCHARGES

IT IS ANTICIPATED THAT SOME NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD.

ANTICIPATED NON-STORM DISCHARGES EXPECTED INCLUDE, PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS, WHICH ARE CLEARLY LABELED. ANY BITUMINOUS SUBSTANCES USED ONSITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE SHALL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

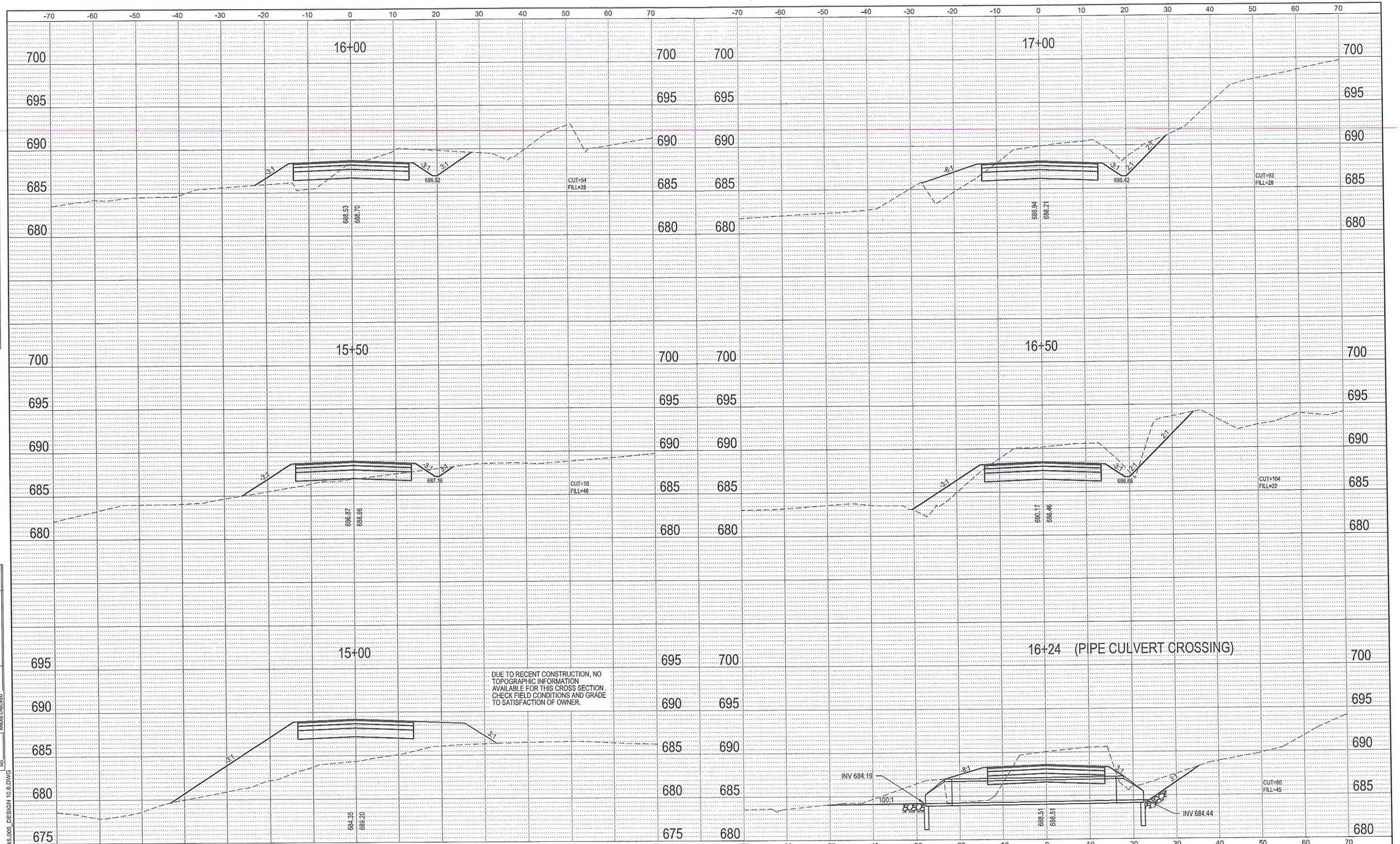
INSPECTION AND MAINTENANCE REPORT FORM

DATE / TIME	INSPECTORS NAME	WEATHER CONDITIONS	RAINFALL LAST 24 HRS.	IS SEDIMENT TRACKED ON TO ROAD	DEPTH OF SILT ON SILT FENCES	DEPTH OF SILT AGAINST DITCH CHECKS	CONDITION OF BASIN SIDE SLOPES	DEPTH OF SILT AGAINST ROCK DAM	ACTION REQUIRED	CONTRACTOR		
										CONTRACTOR'S NAME	CONTRACTOR'S SIGNATURE	DATE OF ACTION

CONTRACTOR CERTIFICATION STATEMENT

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION. I HAVE READ AND UNDERSTAND ALL OF THE INFORMATION AND REQUIREMENTS STATED IN THE STORM WATER POLLUTION PREVENTION PLAN FOR THE ABOVE MENTIONED PROJECT. I HAVE PROVIDED ALL DOCUMENTATION REQUIRED TO BE IN COMPLIANCE WITH THE ILR10 AND STORM WATER POLLUTION PREVENTION PLAN AND WILL PROVIDE TIMELY UPDATES TO THESE DOCUMENTS AS NECESSARY.

PRINT NAME	SIGNATURE	STREET ADDRESS
TITLE	DATE	CITY/STATE/ZIP
NAME OF FIRM	TELEPHONE	



FINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

ORIGINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

FILE NAME = 12045.005_DESIGN 10.6.DWG

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	DRAWN - TCH	3/16/2016
PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = —	DATE -	

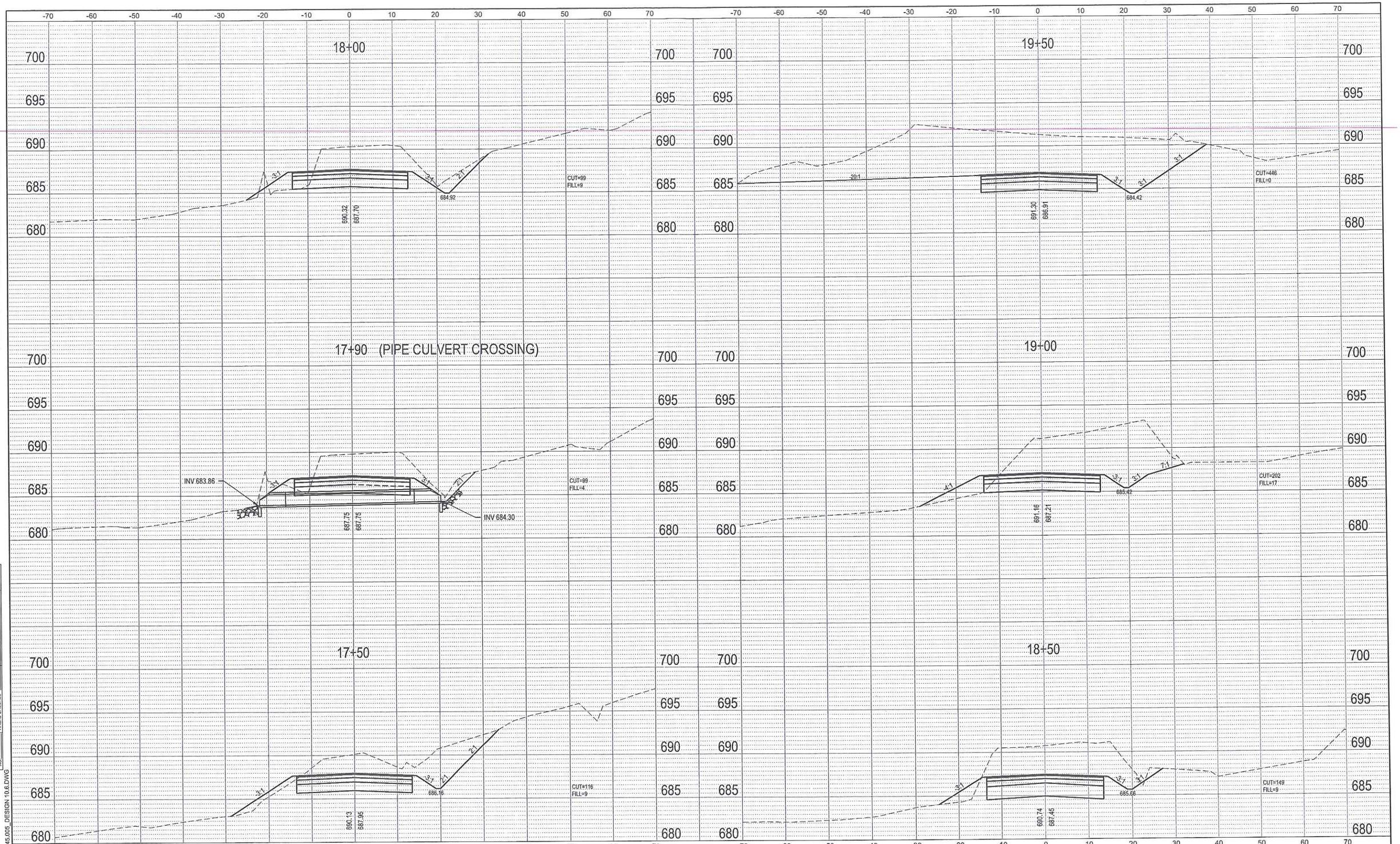
The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 1 OF 7 SHEETS | STA. 14+77 TO STA. 17+00

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	- - -	ST. LOUIS	19	13
		MISSOURI		



FINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

ORIGINAL SURVEY	BY	DATE
SURVEYED		
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The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

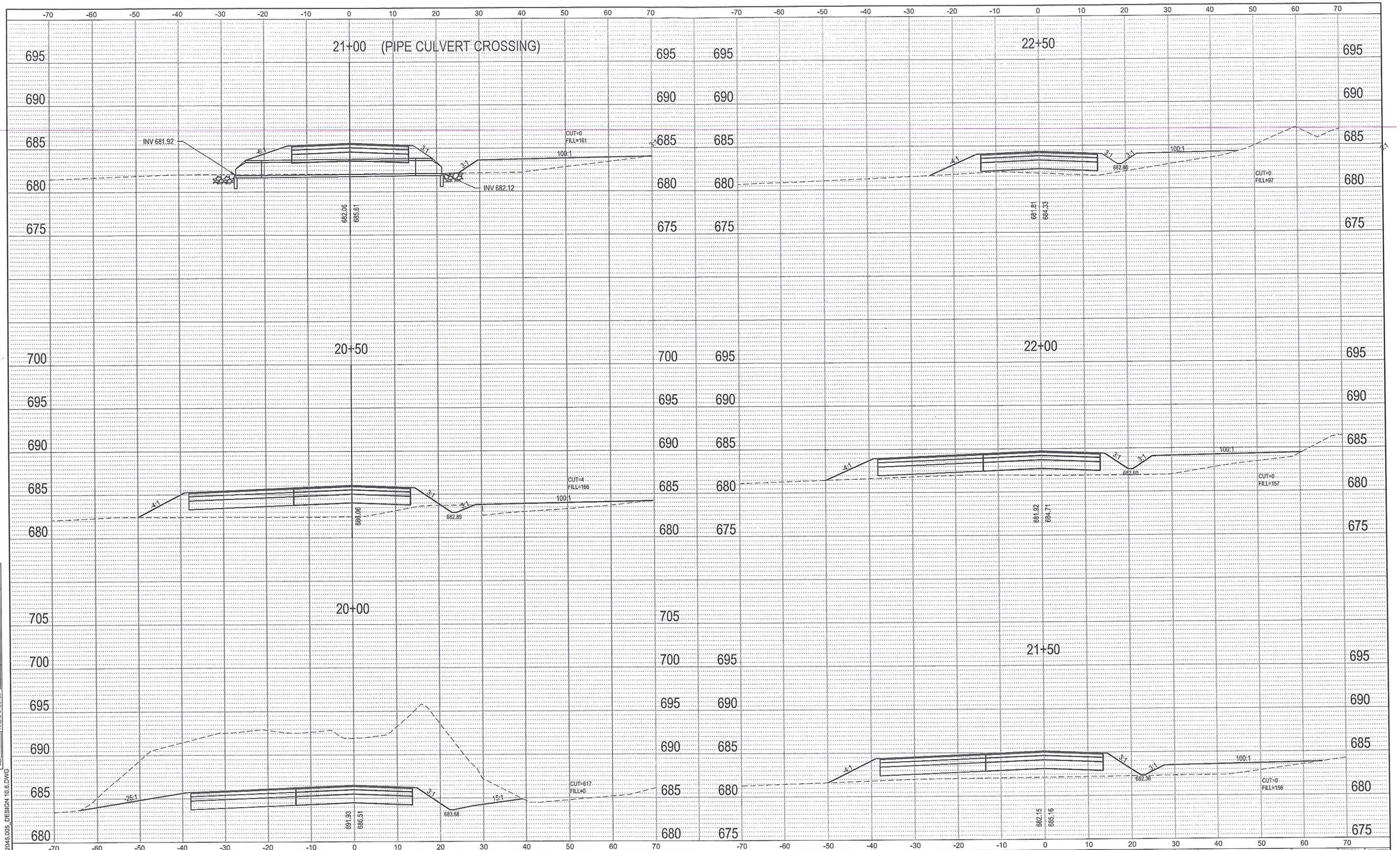
CROSS SECTIONS

SCALE:

SHEET NO. 2 OF 7 SHEETS

STA. 17+50 TO STA. 19+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	—	ST. LOUIS	19	14
		MISSOURI		



FINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

ORIGINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

FILE NAME = 12045.005_DESIGN 10.8.DWG

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PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = —	DATE -	

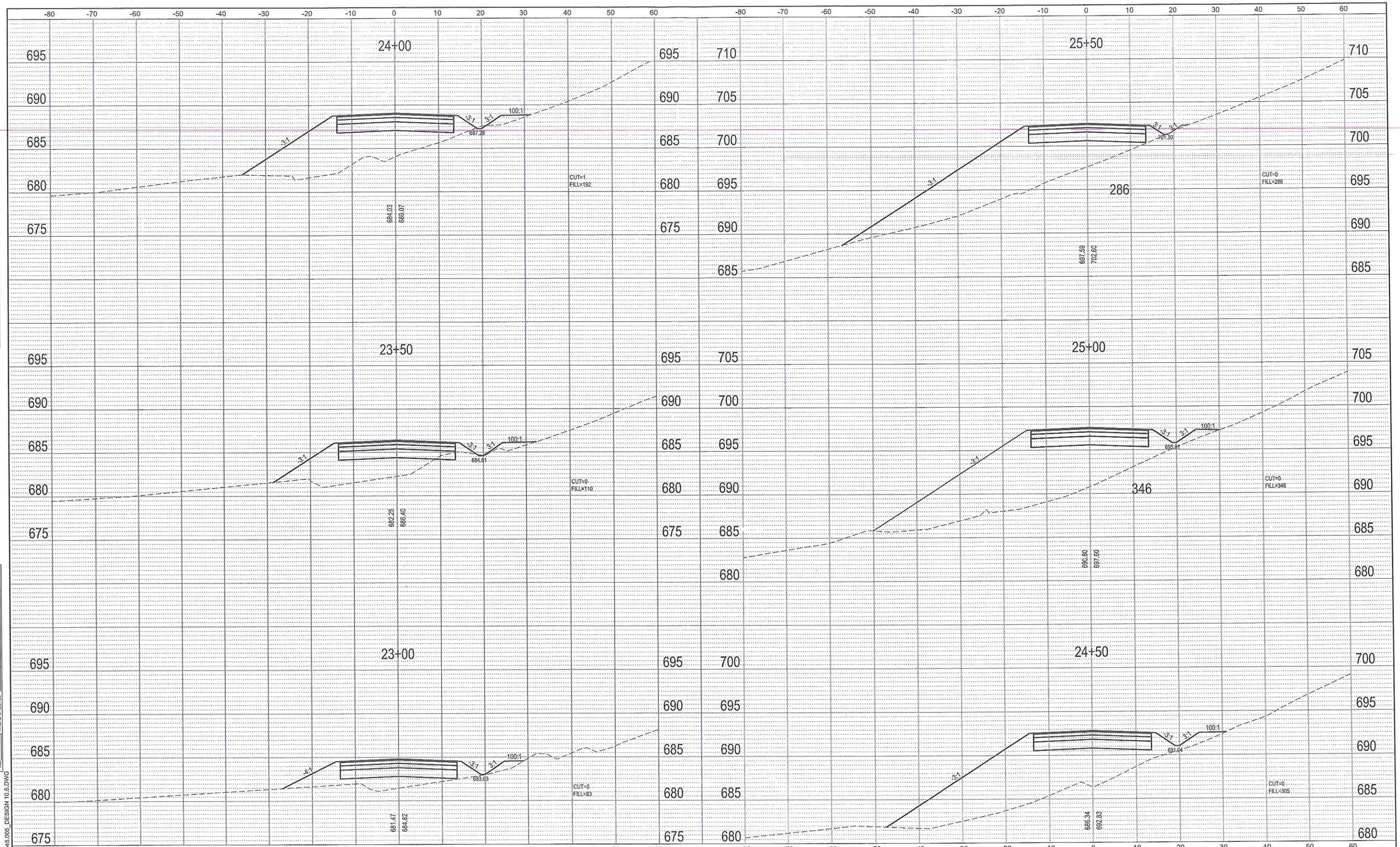
The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 3 OF 7 SHEETS | STA. 20+00 | TO STA. 22+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	- - -	ST. LOUIS	19	15
		MISSOURI		



FINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

ORIGINAL SURVEY	BY	DATE
SURVEYED		
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AREAS CHECKED		
NOTE BOOK		
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PLOT DATE = —	DATE -	

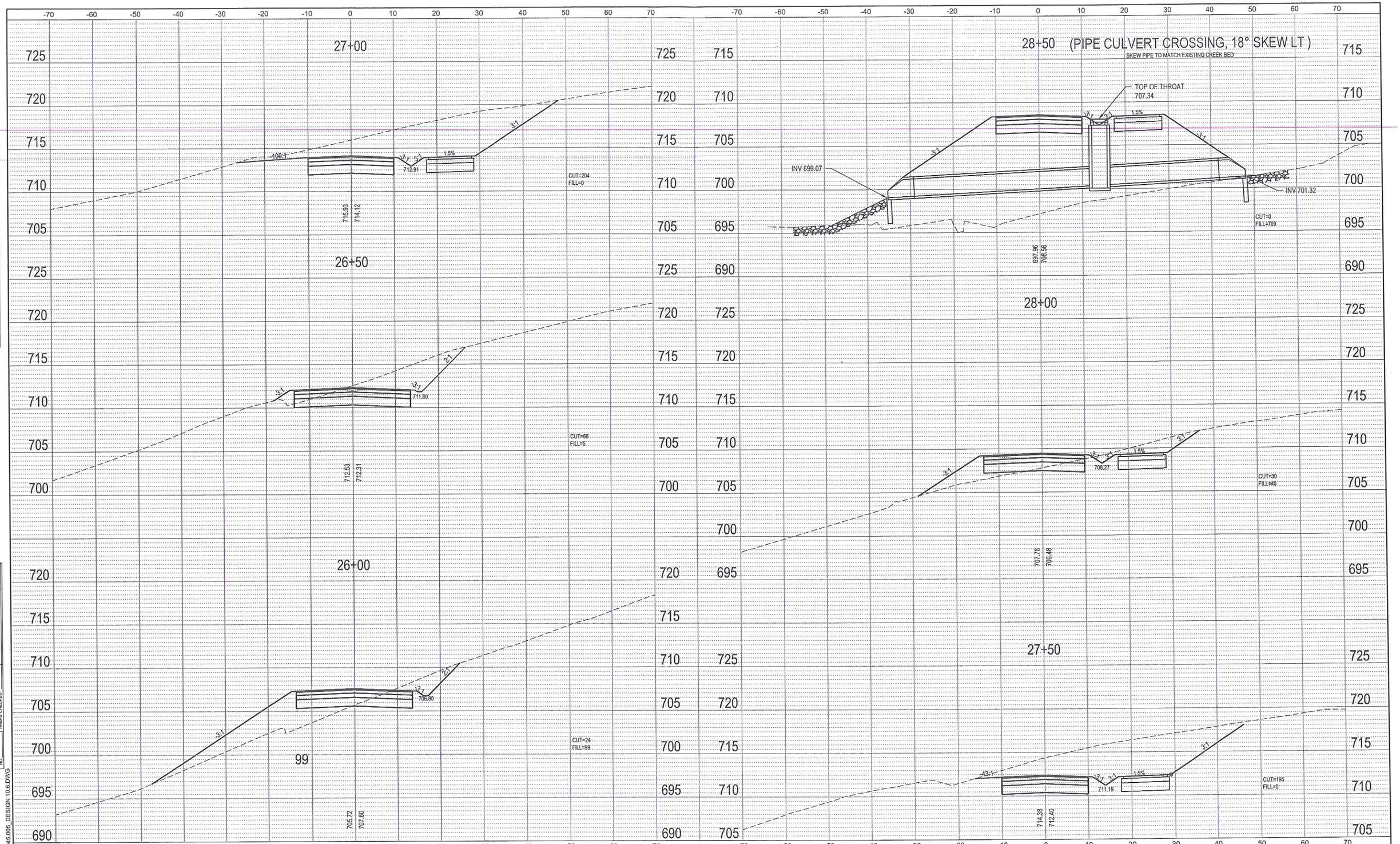
The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 4 OF 7 SHEETS | STA. 23+00 TO STA. 24+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	— - — - —	ST. LOUIS	19	16
		MISSOURI		



FINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

ORIGINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

FILE NAME = 12045.005_DESIGN 10.6.DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO. 001166

USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION
	DRAWN - TCH	3/16/2016
PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = ----	DATE -	

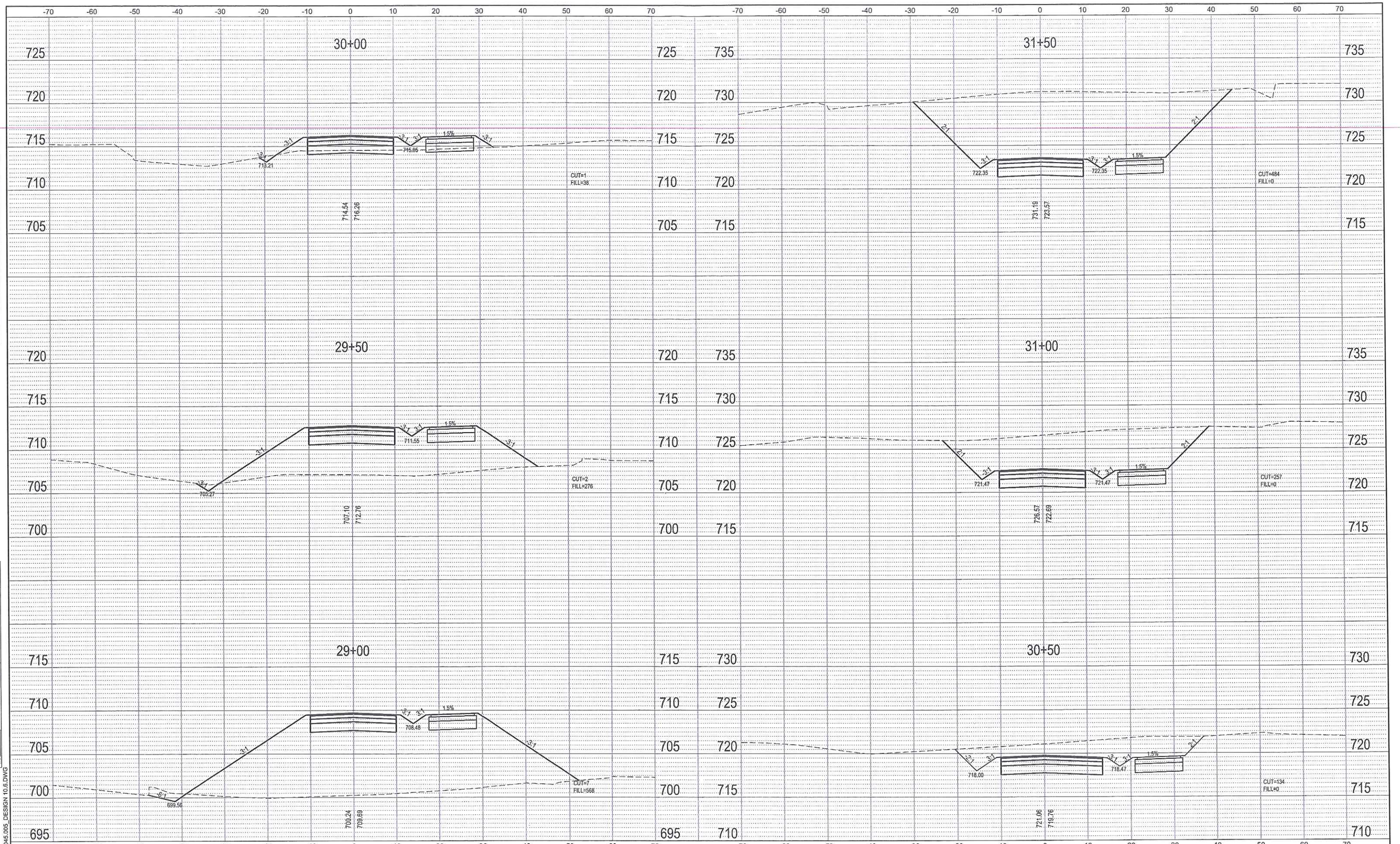
The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 5 OF 7 SHEETS | STA. 26+00 | TO STA. 28+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
----	-- - -- - --	ST. LOUIS	19	17
		MISSOURI		



FINAL SURVEY		BY	DATE
NOTE BOOK	SURVEYED		
	PLOTTED		
	TEMPLATE		
	AREAS		
NO.	AREAS CHECKED		

ORIGINAL SURVEY		BY	DATE
NOTE BOOK	SURVEYED		
	PLOTTED		
	TEMPLATE		
	AREAS		
NO.	AREAS CHECKED		

FILE NAME = 12046.005_DESIGN 10.8.DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO. 001166

USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION
	DRAWN - TCH	3/16/2016
PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = —	DATE - 2015-12-03	

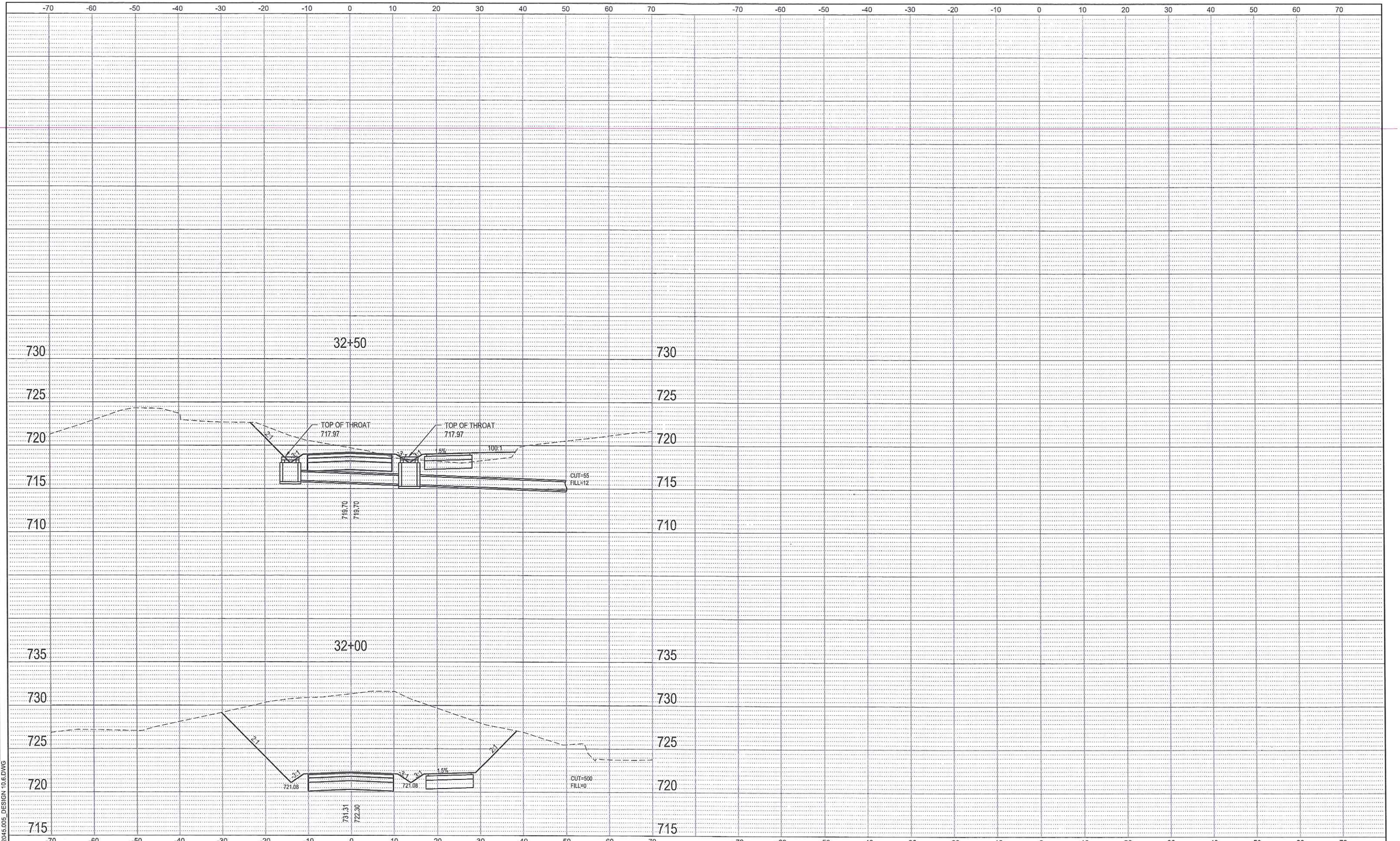
The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 6 OF 7 SHEETS | STA. 29+00 TO STA. 31+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	- - -	ST. LOUIS	19	18
		MISSOURI		



FINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

ORIGINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

FILE NAME = 12045.005_DESIGN 10.6.DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO. 001166

USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION
	DRAWN - TCH	3/16/2016
PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = —	DATE -	

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 7 OF 7 SHEETS | STA. 32+00 TO STA. 32+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	— - — - —	ST. LOUIS	19	19
		MISSOURI		

RESOLUTION #2016-14

A RESOLUTION AUTHORIZING AN AGREEMENT WITH GERARD MARKETING GROUP FOR MARKETING AND PUBLIC RELATIONS SERVICES FOR THE CITY OF WILDWOOD.

WHEREAS, City Council Strategic Goal #4 is to develop marketing strategies for the City as a regional destination; and

WHEREAS, City Council Strategic Goal #5 is to enhance citizen communications and input; and

WHEREAS, to assist in meeting the Objectives identified for City Council Strategic Goals #4 and #5, the Administration/Public Works Standing Committee of the City Council has undertaken a review of marketing and public relations consultants; and

WHEREAS, the Administration/Public Works Standing Committee of the City Council recommends the selection of Gerard Marketing Group as the marketing and public relations firm for the City of Wildwood.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One
The Mayor is hereby authorized to enter into a Consultant / Services Agreement ("Agreement") with Gerard Marketing Group for marketing and public relations services for the City of Wildwood. A copy of the Agreement is attached hereto and made a part hereof.

Section Two
The total aggregate costs, expenses and liability of the City under the Agreement authorized herein with Gerard Marketing Group shall not exceed the sum of $24,500.00.

This Resolution shall be effective upon passage and approval.

PASSED AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD THIS _____ DAY OF _____, 2016.

_____
JAMES R. BOWLIN, MAYOR

ATTEST:

_____
CITY CLERK

City of Wildwood
CONSULTANT / SERVICES AGREEMENT

DEPARTMENT: Administration DATE: May 23, 2016

THIS AGREEMENT, made and effective this 23rd day of May, 2016, by and between the City of Wildwood, Missouri, a municipal corporation hereinafter referred to as "City", and Gerard Marketing Group , hereinafter referred to as "Consultant", with a business address of: 618 Oakwood Ave., St. Louis, MO 63119.

WITNESSETH: That the parties hereto, for the considerations hereinafter set forth, agree as follows:

I. SCOPE OF SERVICES

Except as expressly specified herein, Consultant hereby agrees to provide all of the supervision, labor, technical services, facilities, materials, tools, equipment, and apparatus, and to perform all the services and do all the things necessary for the proper completion of the Consultant services which are particularly described in any attachments incorporated herein and additionally as follows:
Marketing and public relations services, as further described in Attachment B.

The above services (hereinafter referred to as the "Work") shall be provided by the Consultant in accordance with all the provisions of this Agreement, including the General Conditions attached hereto as Attachment A, for the project which are incorporated herein by reference, and which terms shall prevail over any conflicting terms that may otherwise be adopted herein as part of any attachment, or any other documents submitted by Consultant.

II. COMPENSATION

A. Basic Compensation. The City hereby agrees to pay the Consultant, as full compensation for the complete and satisfactory performance of the Work, and all expenses and costs related thereto:

a sum not to exceed twenty-four thousand five hundred and 00/100 dollars ($24,500.00), as set forth on an Attachment B attached hereto and incorporated herein.

B. Additional Compensation. Any cost not specifically allowed the Consultant pursuant to Paragraph A, Basic Compensation, shall be considered Additional Compensation and must first be authorized by a written Change Order approved by the City and Consultant. If City directs or authorizes additional services not included in this Agreement to be performed, the City and Consultant shall first agree by written Change Order as to how the Consultant is to be paid. Any services provided in addition to the Work shall not entitle Consultant to additional compensation unless approved in advance and by written Change Order executed by the City and the Consultant.

III. TIME AND MANNER OF PAYMENTS

All invoices, complete with necessary support documentation, shall be submitted to the City and payment shall be made by City in a lump sum within thirty (30) days of receipt of an invoice received after satisfactory performance of the Work for the fees, prices, rates or schedule of values set forth above. When appropriate due to the nature of the Work of the Agreement, progress payments may be authorized to be made based upon completion of quantifiable/identifiable phases of the Work. If authorized by the City, a schedule of progress payments based on phases of Work completed and in such corresponding amounts as determined to be appropriate shall be set forth in Attachment C attached hereto.

IV. SCHEDULE OF WORK

Time is of the essence. The Work to be performed under the Agreement shall be commenced on or before May 23, 2016, shall be completed on or before May 31, 2017, and shall be performed so as not to delay or hinder City's schedule for the project, if applicable.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the effective date of Contract first above written.

_____	_____
Consultant	City of Wildwood
By _____	By _____
Title _____	Title _____
	ATTEST:
	_____
	DATE: _____

ATTACHMENT A – Consultant/Services Agreement General Conditions
ATTACHMENT B – Consultant Proposal
ATTACHMENT C – Progress Payment Schedule (Optional)
ATTACHMENT D – Consultant Liability Insurance Requirements

Attachment A

City of Wildwood
CONSULTANT/SERVICES AGREEMENT
GENERAL CONDITIONS

1. Independent Consultant. The Consultant shall be and operate as an independent Consultant in the performance of this Agreement. The Consultant shall have complete charge of the personnel engaged in the performance of the Work, and all persons employed by the Consultant shall be employees of said Consultant and not employees of the City in any respect.

2. Assignment; Subcontracts. This Agreement shall not be assigned to any other parties by the Consultant without the express written consent of the City. In addition, the Consultant shall not subcontract or assign any of the Work to be performed by it hereunder without the express written consent of the City except as may be set forth in Attachment B.

3. Proposals for the Work. If the City issued a request for proposals in connection with the Work, such request for proposals and the proposal of the Consultant in response thereto, are incorporated herein by reference and made a part of this Agreement. In case of any conflicts between the request for proposals and the proposal of the Consultant, the requirements of the executed Consultant/Services Agreement shall control unless a change thereto is specifically stated in this Agreement.

.

4. Changes to Work and/or Compensation. No change in the Scope of Work, Compensation or terms contained in this Agreement shall be made except as authorized in advance in writing by Change Order approved by the City and Consultant. The Consultant shall make any and all changes in the Work without invalidating this Agreement when specifically ordered to do so by written Change Order approved by the City and Consultant in advance of the Work being performed. Consultant, prior to the commencement of such changed or revised Work or request for compensation in excess of the Basic Compensation, shall promptly submit to the City a written cost or credit proposal for such changed or revised Work or additional compensation. If the City and Consultant shall not be able to agree as to the amount, either in consideration of time or compensation to be allowed or deducted, it shall nevertheless be the duty of Consultant, upon written notice from the City, to immediately proceed with such alteration or change, and Consultant shall be compensated the reasonable value of such Work. The City reserves the right to suspend Work of the Consultant upon written notification from the City if the City and Consultant are not able to agree as to matters of scope and compensation for changes to the Work.

5. Indemnification. To the fullest extent permitted by law, the Consultant agrees to defend, indemnify and hold harmless the City, its officers, engineers, representatives, agents and employees from and against any and all liabilities, damages, losses, claims or suits, including costs and attorneys' fees, for or on account of any kind of injury to person, bodily or otherwise, or death, or damage to or destruction of property, or any other circumstances, sustained by the City or others, in any way arising from consultant's breach of the Agreement or out of services and/or operations negligently performed hereunder by the Consultant, including the City's reliance on or use of the services or products provided by the Consultant under the terms of this Agreement. The Consultant shall not be liable for any loss or damage attributable solely to the negligence of the City. Consultant's sole remedy against the City for any claimed breach shall be limited to specific performance of the Agreement, including payment not to exceed the lawfully due compensation, but in no event shall the City be liable for or subject to any claim for damages, costs or attorneys' fees arising from this Agreement.

6. Insurance. Consultant shall furnish the City the certificates of insurance for workers' compensation, public liability, and property damage, including automobile coverage in the amounts specified by the City in the request for proposals, if any, otherwise in the amounts stated on Attachment D. The policies of insurance shall be in such form and shall be issued by such company or companies as may be reasonably satisfactory to the City. The City and such additional persons and entities as may be

deemed to have an exposure to liability as a result of the performance of the Consultant's Work, as determined by the City, shall be named as additional insured.

In addition to the foregoing, the Consultant shall maintain Professional Liability "errors and omissions" insurance in the form for the coverages satisfactory to City as indicated in the request for proposals, if any, otherwise as stated on attached Attachment D, but in no event less than the City's sovereign immunity limits as established by RSMo. §537.610, as adjusted from time to time. The City and Consultant waive all rights against each other for damages caused by fire or other perils to the extent covered by Builder's Risk or any other property insurance, except such rights as they may have to the proceeds of such insurance. Nothing in this Agreement, or the provision of insurance, shall be deemed a waiver of sovereign immunity by the City.

7. Multi-year contracts; Non-appropriation. Notwithstanding any provision herein to the contrary, the City is obligated only to make the payments set forth in this Agreement as may lawfully be made from funds budgeted and appropriated for that purpose during the City's then current fiscal year at the discretion of the City. If no funds are appropriated or otherwise made legally available to make the required payments for this Agreement during the next occurring fiscal year (an "Event of Non-appropriation"), this Agreement will terminate at the end of the then current fiscal year as if terminated expressly . The failure or inability of the City to appropriate funds for this Agreement in any subsequent fiscal year shall not be deemed a breach of this Agreement by any party. If applicable, this Agreement may be annually renewed at each fiscal year by inclusion of specific appropriation for this Agreement, from year to year not to exceed the maximum renewal period or term as set forth in the Agreement.

8. Accounting. During the period of this Agreement, the Consultant shall maintain books of accounts of its expenses and charges in connection with this Agreement in accordance with generally accepted accounting principles and practices. The City shall at reasonable times have access to these books and accounts to the extent required to verify all invoices submitted hereunder by the Consultant.

9. Reimbursable Expenses. Expenses of the Consultant that are directly attributable to the performance of the Agreement that are in addition to the Basic Compensation, such as reproduction charges, travel expenses, long distance phone calls, mileage, and sub-contractors, are to be set forth in a schedule of reimbursable fees and rates as part of the Agreement. Consultant personnel labor rate expenses for time while traveling in performance of the Agreement do not qualify as reimbursable expenses.

10. Personnel. The Work shall be performed exclusively by the personnel of the Consultant identified in the Consultant's proposal and no other personnel of the Consultant shall perform any of the Work without the express written approval of the City.

11. Other Consultants. The City reserves the right to employ other consultants in connection with the Work.

12. Project Records and Work Product. The Consultant shall provide the City with copies of all documents pertinent to the Work which shall include, without limitation, reports, correspondence, meeting minutes, and any deliverables. The City shall own all right, title and interest, including without limitations, all copyrights and intellectual property rights, to all documents and work product of the Consultant created in performance of or relating to this Agreement. Consultant agrees to take all steps reasonably requested by the City to evidence, maintain, and defend the City's ownership rights in the work product.

13. Site Operations. Where appropriate, the City will arrange for right of entry to any property at the request of the Consultant for the purpose of performing studies, tests and evaluations in connection with the Work.

14. **Termination**. The City shall have the right to terminate the Agreement at any time for any reason by giving the Consultant written notice to such effect. The City shall pay to the Consultant in full satisfaction and discharge of all amounts owing to the Consultant under the Agreement an amount equal to the cost of all Work performed by the Consultant up to such termination date, less all amounts previously paid to the Consultant on account of the Work performed and accepted. The Consultant shall submit to the City its statement for the aforesaid amount, in such reasonable detail as the City shall request, within thirty (30) days after such date of termination. The City shall not be liable to the Consultant for any damages on account of such termination for loss of anticipated future profits with respect to the remainder of the Work.

15. Compliance with Laws. The Consultant shall comply with all applicable City ordinances and other laws and regulations, Federal, State, and any political subdivision thereof, including but not limited to, unemployment and workers' compensation, occupational safety, worker eligibility, equal employment and affirmative action and wage and price laws insofar as applicable to the performance of the Agreement.

16. Nondisclosure. The Consultant agrees that it will not divulge to third parties without the written consent of the City any information obtained from or through the City in connection with the performance of this Agreement.

17. Representations. Consultant agrees that it has not relied on any representations or warranties of the City, oral or written, other than expressly identified in this Agreement. The parties agree the Agreement represents the entire agreement between the parties.

18. Amendments. This Agreement may be amended only by written agreement signed by the parties.

19. Governing Law. The interpretation of and performance under this Agreement shall be governed by the laws of the state of Missouri, without regard to choice of law principles.

20. Severability. If any provisions of this Agreement shall be found to be illegal, invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect and be construed to effectuate the intent of the parties.

21. Notice. Any notice or written communication required or permitted hereunder shall be sent to the parties via United States mail, certified return receipt requested, or via facsimile, to the respective addresses and numbers on file. Any notice so given shall be deemed effective on the date shown on the receipt thereof.

22. Good Faith. The parties shall act in good faith in the performance of their obligations hereunder.

23. Prevailing Party. If either party to this Agreement defaults in the performance of its obligation(s) hereunder, the prevailing party in any action to enforce its rights and remedies shall be entitled to obtain its costs and reasonable attorney’s fees from the non-prevailing party.

24. Non-Waiver. The failure of either party to enforce any of its rights hereunder shall not act as a waiver of that or any other right possessed by such party under this Agreement.

25. Authorization to Enter into Agreement. Each party hereunder represents to the other that it is duly organized, validly existing and in good standing under the laws of its state of incorporation or formation; the execution, delivery and performance of this Agreement by such party has been duly authorized by all necessary and appropriate action; and, this Agreement constitutes a valid and binding obligation of such party, enforceable against such party in accordance with the terms hereof.

26. Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one agreement that is binding upon both parties hereto, notwithstanding that all parties are not signatories to the same counterpart. This Agreement may be delivered by facsimile or electronic mail transmission. This Agreement shall be considered to have been executed by a party, if there exists a photocopy, facsimile copy, electronic copy, or a photocopy of a facsimile or electronic copy of an original hereof or of a counterpart hereof which has been signed by such party. Any photocopy, facsimile copy, electronic copy or photocopy of a facsimile copy of this Agreement or any counterpart hereof shall be admissible into evidence in any proceeding as though the same was an original.

27. Other Special Provisions. The special provisions set forth on Attachments C and D are incorporated herein by reference, and made a part hereof.

Attachment B

Scope of Work

by

GERARD MARKETING GROUP

GROUNDED IN STRATEGY
GROWING BRANDS

for

WILDWOOD

Marketing and Public Relations

May 16, 2016

Services

Investment

1 Research & Insight

$1,600

Inspiration

Our team will visit Wildwood together to experience it from the perspective of your prospects. As part of that, we ask and assess everything:

- What does our client already know?
- Local Chamber of Commerce insights?
- Industry resource knowledge, from sources like VisitMo.com

Unknowns are then filled in by GMG's research team from our subscription to existing third party research.
A summary of findings of the entire team is compiled and noting the finding's impact on the strategic plan.

2 Strategy & Tactical Plan

$3,850

Solid Plan

Long-Term Strategy

After developing a full understanding of the industry environment and who/what is competing for potential member's time and money, we will develop a plan of recommended marketing strategies to reach the right prospects at the right time with the right messaging.

- Events
- Publicity
- Website
- Digital
- Influencer Campaigns

We will meet with you to review the plan and make adjustments based upon your feedback.

In addition to the tactics, the plan will include definition and clarification of the following:

- The Category – The marketing environment
- Your Target – Current Residents, Potential Residents, Current Businesses, Developers, Real Estate Professionals, Missouri Division of Tourism, Travel & Recreation Publications, Regional TV & Print Media
- Brand Position – What is the Wildwood experience in the marketplace? What do you want your audiences to say about you? How do you want them to feel in every interaction?
- Message Strategy – What are you going to say? How?
- Tactical Recommendations – When? Where?

Services, cont.

Investment

3 Create the Tools

$6,200

Promotional Material Development

Concept development for three potential directions for both an electronic and printed promotional piece. Finishing client chosen concept to a finished piece to include copy writing, design and production to print and for electronic sharing. Price assumes two rounds of edits. Note: Cost to create or acquire photos and printing would be additional.

Other Tactical Executions

TBD based upon findings in phase 1 and 2.

TBD

Public Relations

$3,800

Development of media hand book to include:

- What to do when a reporter calls
- Whom to contact
- Hot topics and message points

Media Training for two key City Officials

Two 2-hour sessions covering the following:

- The City Official's Role as Brand Ambassador
- Social Media Tips
- Media Training, including Videotaped Feedback
- Standing Strong in Crisis

Ongoing Publicity – 6 Month Cycle

$4,800

A series of media releases and public engagement activities to build relationships with local and state-wide media outlets. Draft and distribute select press releases for key annual announcements. Price assumes one set of revisions per draft.

Optimize Plan for Blog, Social Media and Website

$4,250

Audit current social media asset pages, posts, blogging, enewsletter and general website traffic. Develop recommendation to maximize impact of all to accomplish client provided objectives. Includes GMG's proprietary template for measuring results all in one place across media types to gain a greater understanding of their impact upon each other.

Note: Prices for Services assumes project will be granted in whole.

Services, cont.

4 Execute & Measure

We recommend quarterly meetings to assess results and adjust the plan accordingly. Research found that marketing plans that were combined with tracking helped grow revenue 60% faster than not.

This would include GMG's proprietary template for measuring results all in one place across media types, such as Facebook Likes and website visitors.

Investment

Total Investment:

(Includes projects stated above and 12 months of public relations)

$24,500

Attachment C

(Optional)

Consultant/Services Agreement

Progress Payment Schedule

Consultant: Gerard Marketing Group Date: May 23, 2016

Project: City of Wildwood Marketing and Public Relations Basic Compensation: $24,500.00

Monthly progress billing

Total Basic Compensation: $24,500.00

Attachment D

Consultant Liability Insurance Requirements

The Consultant shall purchase and maintain in full force and effect the following insurance coverages with an insurance carrier acceptable to the City:

The policy(ies) shall be endorsed to cover the contractual liability of the Consultant under the General Conditions.

The Consultant and its Sub-consultants shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:

(a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of $1,000,000*.

(b) Comprehensive General Liability and Bodily Injury

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each occurrence*
	$3,000,000 aggregate*

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each accident*

(d) Professional Liability

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each occurrence*
	$3,000,000 aggregate*

The City's Protective policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Consultant commencing the Work on this project. The certificates must state “The City of Wildwood is an additional insured.”

* but not less than the sovereign immunity limits established by RSMo. 537.610 et seq.

WILDWOOD

RESOLUTION #2016-15

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD MISSOURI THAT AUTHORIZES THE ACCEPTANCE OF THE ESSEN LOG CABIN FROM THE KARST-SCHOENBECK FAMILIES, AS A CHARITABLE DONATION TO THE CITY OF WILDWOOD, MISSOURI AND ITS RESIDENTS, BOTH NOW AND FUTURE GENERATIONS. (Wards - All)

WHEREAS, the City had, for a long time ago, identified the Essen Log Cabin as a significant historical element of this area, and Wildwood's history, but did not have an understanding of the desire of its owners about its future disposition; and

WHEREAS, beginning in 2015, the Historic Preservation Commission began exploring with the ownership interests their long-terms plans relating to the log cabin, which led to a meeting with City officials and the owners of it and discussions about its future; and

WHEREAS, at the conclusion of this discussion, the owners of the log cabin noted that they would be willing to donate such to the City, as along as it would commit to its reassembly, once relocated, and acknowledging the donation by a sign or some type of plaque, which the Historic Preservation Commission agreed would be appropriate, along with ensuring the family received a charitable donation accommodation for the future in this regard; and

WHEREAS, with this offer, the Historic Preservation Commission began a series of steps to accomplish this donation, including developing an understanding of the costs of its disassembly, relocation, and reassembly, along with determining its new permanent location in the City of Wildwood; and

WHEREAS, while these efforts were underway, the log cabin was stolen, but recovered, after it had been disassembled and moved to St. Charles County, Missouri; and

WHEREAS, through the efforts of the St. Louis County Police Department - Wildwood Precinct and other law enforcement agencies, the logs forming the cabin were recovered and returned to Wildwood for evidence and future use purposes; and

WHEREAS, despite this unfortunate series of events, the owners of the log cabin are still committed to the donation of it to Wildwood, while the Historic Preservation Commission and the Planning/Economic Development/Parks Committee concurs in the acceptance of this donation as well; and

WHEREAS, the Planning/Economic Development/Parks Committee acknowledged this commitment for the acceptance of the Essen Log Cabin at its May 17, 2016 meeting, where the members noted a desire to proceed forward with such and finalized the steps necessary for the owners of it to receive the accommodations they seek in this regard; and

WHEREAS, the action of the Planning/Economic Development/Parks Committee was unanimous in this regard and authorized the matter to be forwarded to the City Council for its consideration and action on the same; and

WHEREAS, the City Council has reviewed the Committee's action, along with its accompanying report, and agree with the acceptance of the log cabin from its owners and believes this donation is a positive step for the overall community, would be consistent with the City's long-term efforts in historic preservation, and will preserve a part of this area's history, which would otherwise be lost or unavailable to future residents of this community.

NOW, THEREFORE, LET IT BE RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City Council of the City of Wildwood, Missouri hereby acknowledges the generous donation of the Karst/Schoenbeck Family, owners of the Essen Log Cabin, to the City of Wildwood, Missouri for its preservation, restoration, and reuse, as an active and significant reminder of the role the early settlers of this area played in creating this wonderful landscape and community.

Section Two. The acceptance of the Essen Log Cabin from its owners does oblige the City of Wildwood, Missouri to complete its re-assemblage and placement on a site to be determined by the City Council of the City of Wildwood, Missouri and acknowledges a value of this donation to be in the range of ten thousand to fifty thousand dollars ($10,000.00 to $50,000.00), which will be determined and finalized by an expert in this regard.

Section Three. The City Council of the City of Wildwood, Missouri, as a condition of this acceptance of the Essen Log Cabin from its current owners, agrees to provide the necessary paperwork for the determination of value for tax purposes, as well as a commemorative sign/marker noting the donation by these families, along completing the steps for its reuse in Wildwood.

Section Four. The Resolution shall be effective and in full force, after its passage and approval by the City Council of the City of Wildwood, Missouri.

Passed and Approved on this 23rd day of May 2016.

_____

The Honorable James R. Bowlin, MAYOR

ATTEST:

_____

Laura Rechtin, Deputy City Clerk

WILDWOOD

March 17, 2015

MEMORANDUM

To: Planning/Economic Development/Parks Committee Members

From: Department of Planning and Parks

Re: Donation of Essen Log Cabin to the City of Wildwood

Cc: The Honorable Timothy Woerther, Mayor
Administration/Public Works Committee Members
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
Bill Kennedy, Chair – Historic Preservation Commission

At the last Historic Preservation Commission meeting, two (2) sisters, who own approximately two hundred fifty (250) acres on State Route 109, south of Old Eatherton Road, attended the meeting. Their attendance at this meeting was the result of an invitation to them to discuss with the Commission members a potential donation of a historic log cabin on their property to the City of Wildwood that appears to have been constructed sometime in the 1870's. This cabin, which was constructed by the Essen Family, when they owned the subject property, is currently located on a forty (40) acre tract of land and vacant. A detailed history is to be developed on this cabin by the Historic Preservation Commission in the future, which will provide more information about its construction and the family members involved in it as well.

The meeting was an outgrowth of discussions held by one (1) of the current Commission members with the sisters many years ago about such a donation. These discussions occurred before the member was appointed to the Historic Preservation Commission and the donation never materialized and the cabin remained on the property. The member, now serving on the Commission, contacted the two (2) sisters to gauge their interest in the donation that had been discussed many years ago, but now to the City of Wildwood. The sisters were interested in this donation of the cabin to the City and agreed to attend the meeting.

The Department visited the cabin on March 10, 2015 to meet with a potential contractor that has experience with disassembling these types of historic structures of this significant of an age and relocating them, in this case, to a City property for it to be reassembled (community park site). While visiting the property, a number of pictures were taken of the cabin to assist in determining its condition and significance. These pictures have been attached to this memorandum for the

Committee members' review. The contractor noted the cabin does have a high historic value, but does exhibit interior floors that are deteriorated and cannot be used any longer, a stone foundation that is in poor condition, and certain timbers that form the walls of it that are badly damaged by weather over the years. However, the contractor believed the cabin could be moved and assembled at another location.

To accommodate the relocation of the cabin, the Department requested a price quote for this activity, which the contractor agreed to provide to it. This requested quote would include the following services:

a. Cataloging of components of the cabin, including tagging each of them for future reassembly.
b. Disassembling the cabin and related components, while disposing of unwanted or damaged items.
c. Packaging the components for transport to a City-designated site for storage.
d. Preparing the storage site for the placement and protection of the components from weather and other damage, while waiting to be reassembled.
e. Restoring the site, where the cabin had been located with ground cover and ensuring it presents no public safety hazards, i.e. holes, depressions, etc.

This price quote will be the basis for future discussions in this regard.

The City would be responsible for certain activities in association with the acceptance of this donation of the cabin and its removal from the site. These activities would include the following:

a. Preparing the cabin site for its disassembly, which would include rocking the driveway approach from State Route 109 and a portion of it into the subject site.
b. Supplying dumpsters for the waste material.
c. Removing a small addition onto the cabin from its east elevation and disposing of it.
d. Cleaning out the cabin's interior and disposing of this material.
e. Preparing the site at the City property for the storage of the cabin's components.

No cost has been developed for these items, but the Department will be working with its park maintenance contractor, Gaehle Contracting, to determine this amount.

The Department would note the Historic Preservation Commission has not made a formal recommendation in this regard, but was very supportive and receptive to the sisters' offer of the cabin. Before the Historic Preservation Commission were to act in this regard, the Department is seeking the input of the Committee, since any funding of such and the use of a City park property would be under its purview. Additionally, the Department is seeking any input on other information the Committee would need to make a recommendation in this regard. Without the benefit of cost information, the Department is aware the Committee does not have all the information to support or not support this donation, but, again, it is important the members know of this opportunity and

have all the information it needs to render a recommendation on accepting the offered cabin donation, when appropriate.

If any of the Committee members should have questions or comments in this regard or need additional information on this matter, please feel free to contact the Department of Planning at (636) 458-0440. A presentation is planned on this matter at tonight's meeting. Thank you for your input in this matter and direction on the same.

WILDWOOD

March 5, 2015

Stephan and Patricia Schoenbeck
255 Blackmer Place
Webster Groves, Missouri 63119

Re: Donation of the Essen Log Cabin to the City of Wildwood

Dear Mr. and Ms. Schoenbeck:

The Department of Planning and Parks would like to again thank all of you for attending the Historic Preservation Commission's meeting on February 26, 2015 to discuss the donation of the Essen Log Cabin to the City of Wildwood. As also noted that night, the Commission members and City staff are very appreciative of this generous offer and understands the importance of this structure relative to the history of West St. Louis County, and now Wildwood. Although this would be the first such gift of a log cabin to the City, Wildwood did receive a donation of a one-room school house in 2005 and successfully restored it to a condition that allowed it to be placed on the National Register of Historic Places (United States Department of Interior – National Park Service). Therefore, the Department wants to assure you that, if the donation of the log cabin is completed, the City can restore it to its former glory, given its past experiences in this type of activity.

As part of the discussion the night of the aforementioned meeting, a request was made to provide the family members with a timeline for the acceptance process by the City of this gift. The Department agreed to provide this timeline and would only note that it reflects, as best as possible, what it believes are the steps necessary to complete this process in a timely manner, being respectful of your time. The timeline is as follows:

a) Present the donation request to the Planning/Economic Development/Parks Committee of the City Council for its preliminary comments and direction – March 17, 2015.
b) Forward to the City Council the recommendation report of the Planning/Economic Development/Parks Committee for its review and action – March 23, 2015.
c) Receive and file the City Council's action in this regard by the Historic Preservation Commission for its records – March 26, 2015.
d) Engage cabin consultant to provide estimated costs for disassembly of the log cabin, transportation to selected location, and reassembly at that site – April 1 through May 1, 2015.

e) Develop cost estimates for all components of the acceptance of the donation for presentation to the Historic Preservation Commission, Planning/Economic Development/Parks Committee, and City Council for acceptance and/or direction – May 1 through June 30, 2015.
f) Begin site selection process for the log cabin, e.g. community park property, Glencoe City Park, vacant area of City Hall, etc. – April 1 through July 1, 2015.
g) Introduce the needed legislation, i.e. agreements between the respective parties, for the acceptance of the donation – July 1, 2015 through July 31, 2015.
h) Relocate the cabin to City-owned property and reassemble it there – August 1 through September 1, 2015.
i) Design/write, in conjunction with the donor family, the Historic Preservation Commission, and City staff, a commemorative placard to be installed at the relocated cabin. Order, fabricate, and install – August 1, 2015 through September 30, 2015.
j) Review all components of the agreement to ensure requirements of the City have been met to the former owners of the log cabin – September 2015.
k) Hold a ribbon cutting ceremony marking the donation by the family and publicizing this historic preservation effort regarding this major element – October 2015.

The Department believes this estimate to be fair in its assessment of this process, but would note certain timelines may occur faster or slower than anticipated. However, the City will make every effort to address any delays promptly. Hopefully, this timeline is acceptable with your plans.

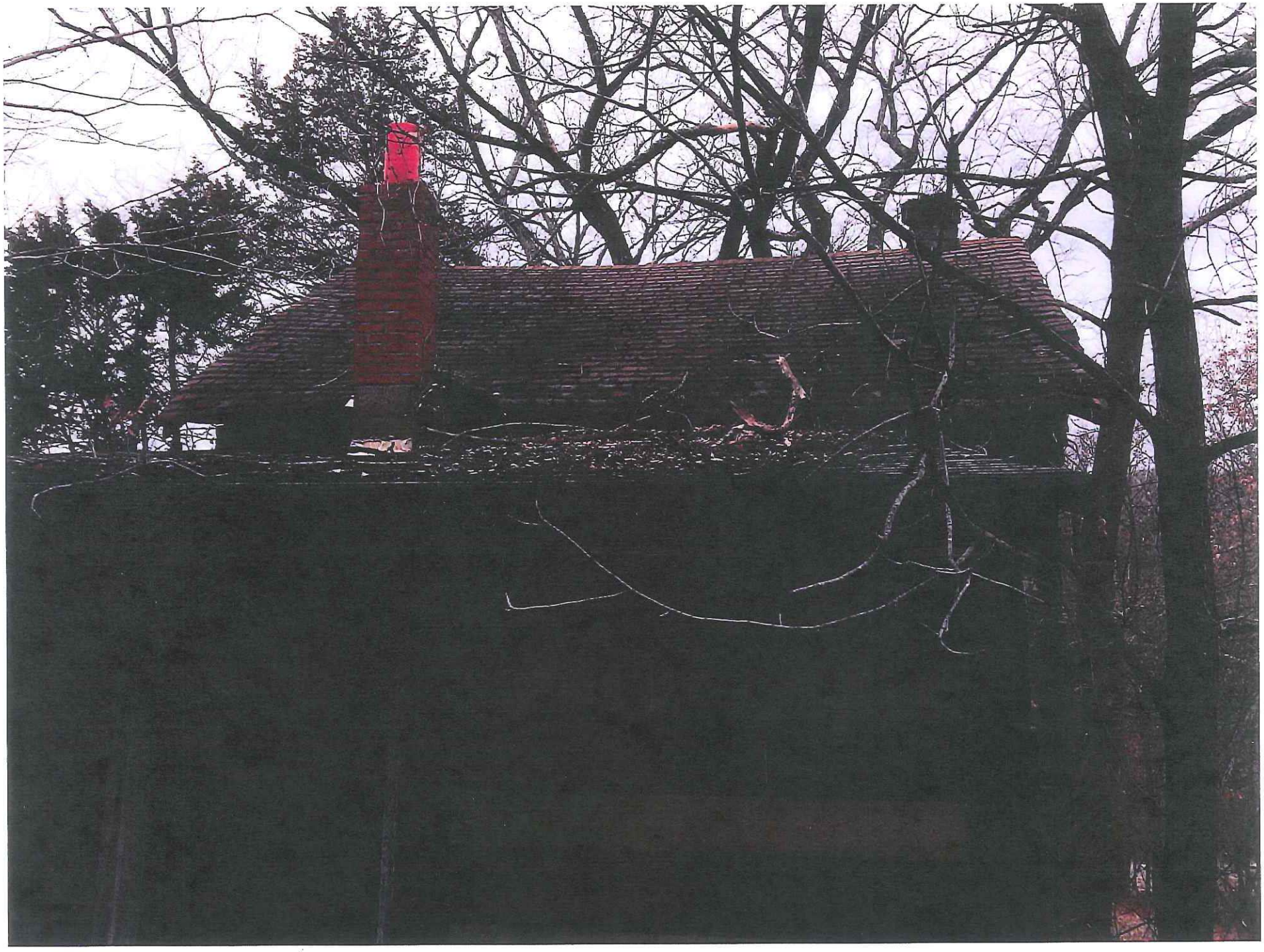
If you should have any questions or comments in this regard, please do not hesitate to contact the Department of Planning and Parks at (636) 458-0440. Thank you again for your consideration of this donation and wonderful opportunity you have provided to the City of Wildwood and it residents.

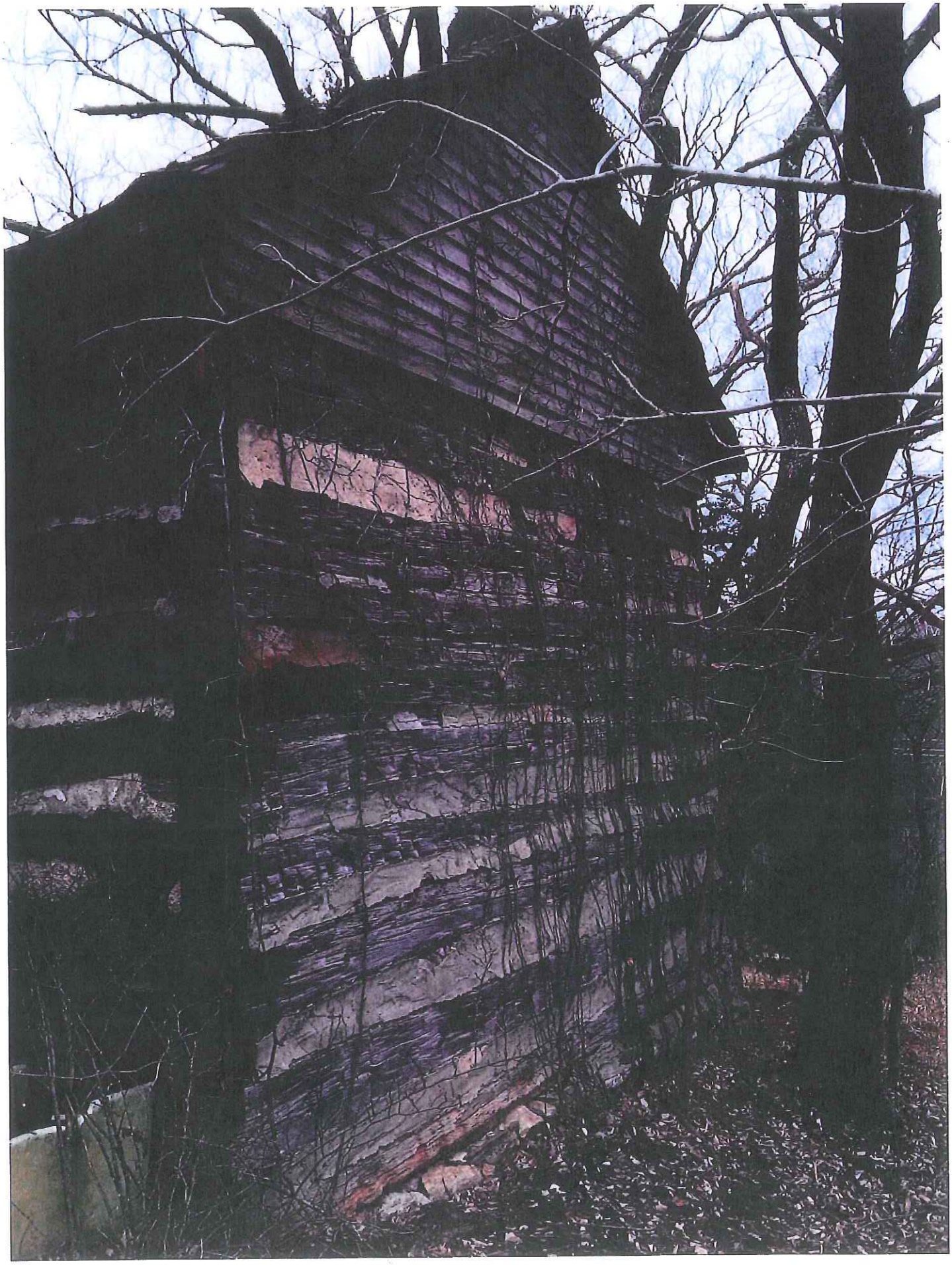
Respectfully submitted:
CITY OF WILDWOOD

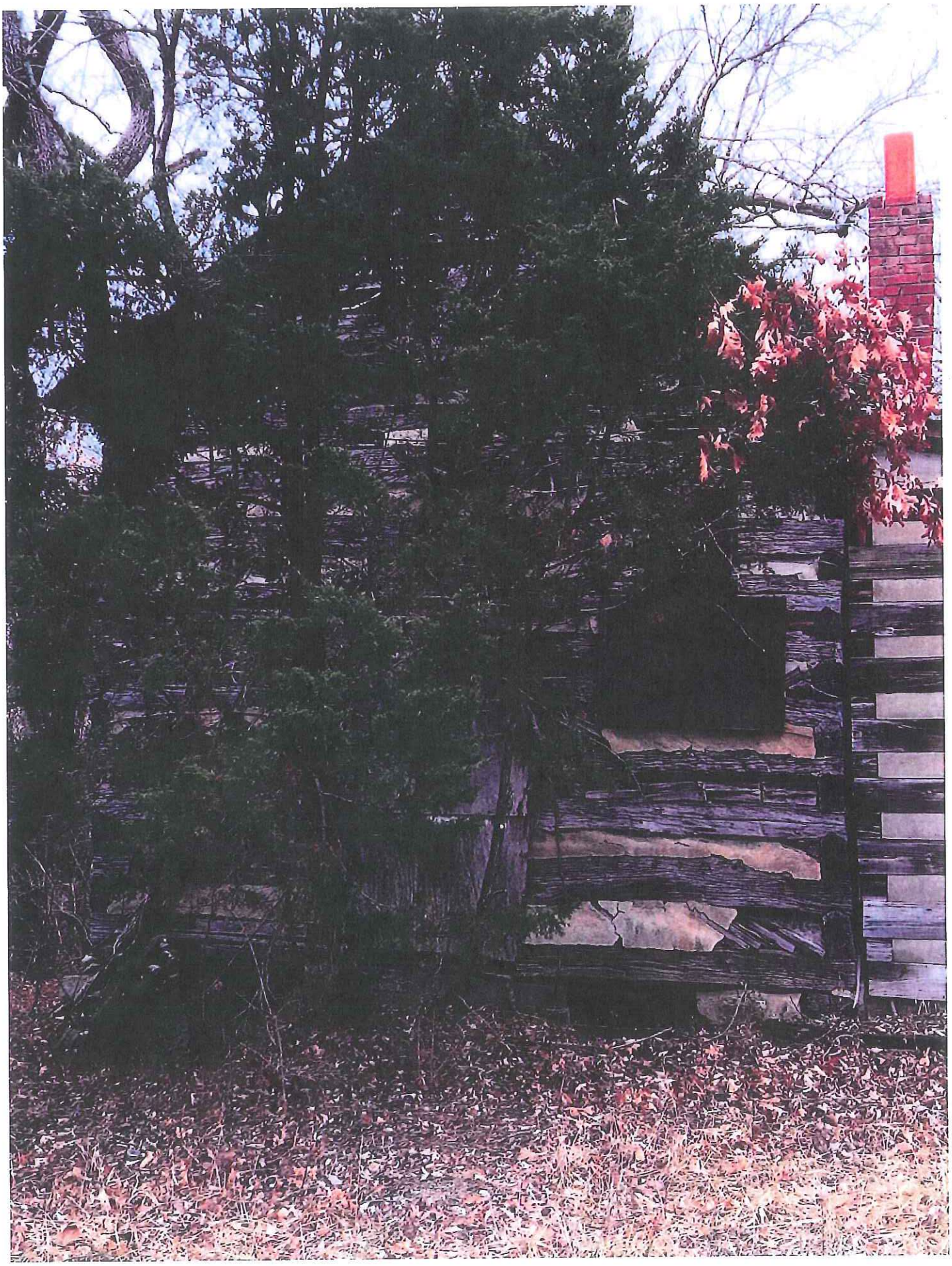
Joe Vujnich

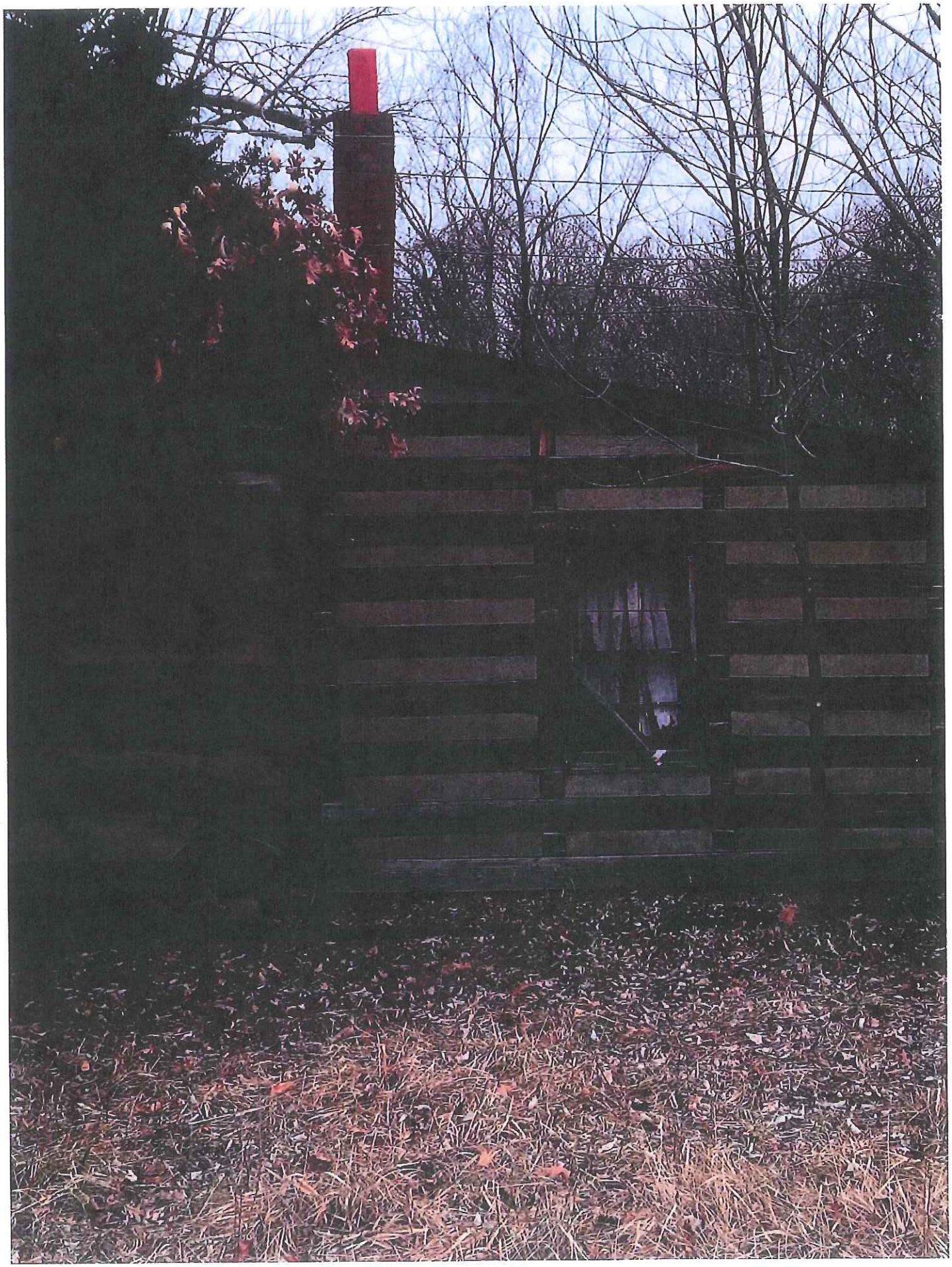
Joe Vujnich, Director
Department of Planning and Parks

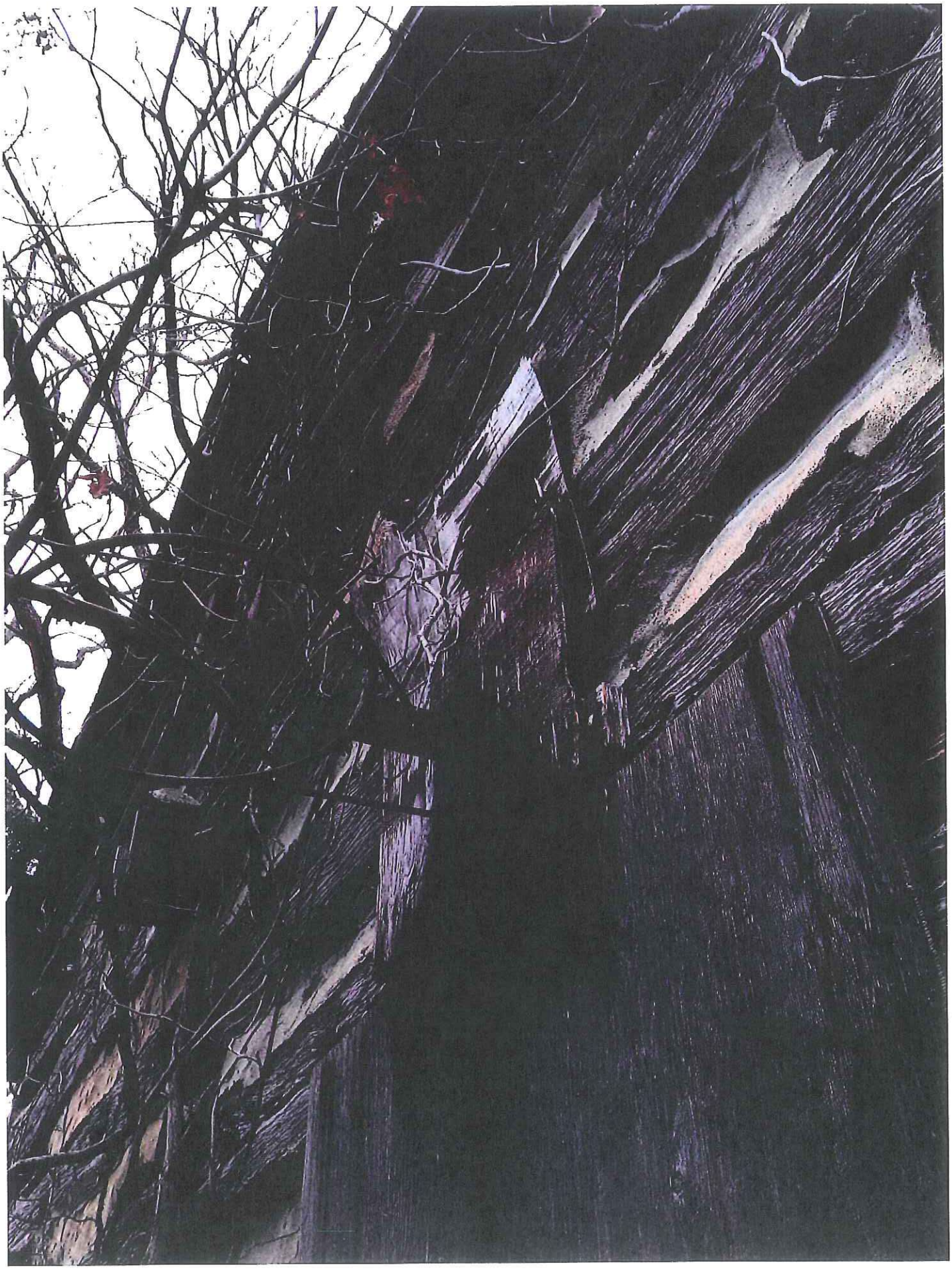
Cc: The Honorable Timothy Woerther, Mayor
Historic Preservation Commission Members
Bill Kennedy, Chair, Historic Preservation Commission
Ryan S. Thomas, City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
Ruth Martin Karst, Property Owner

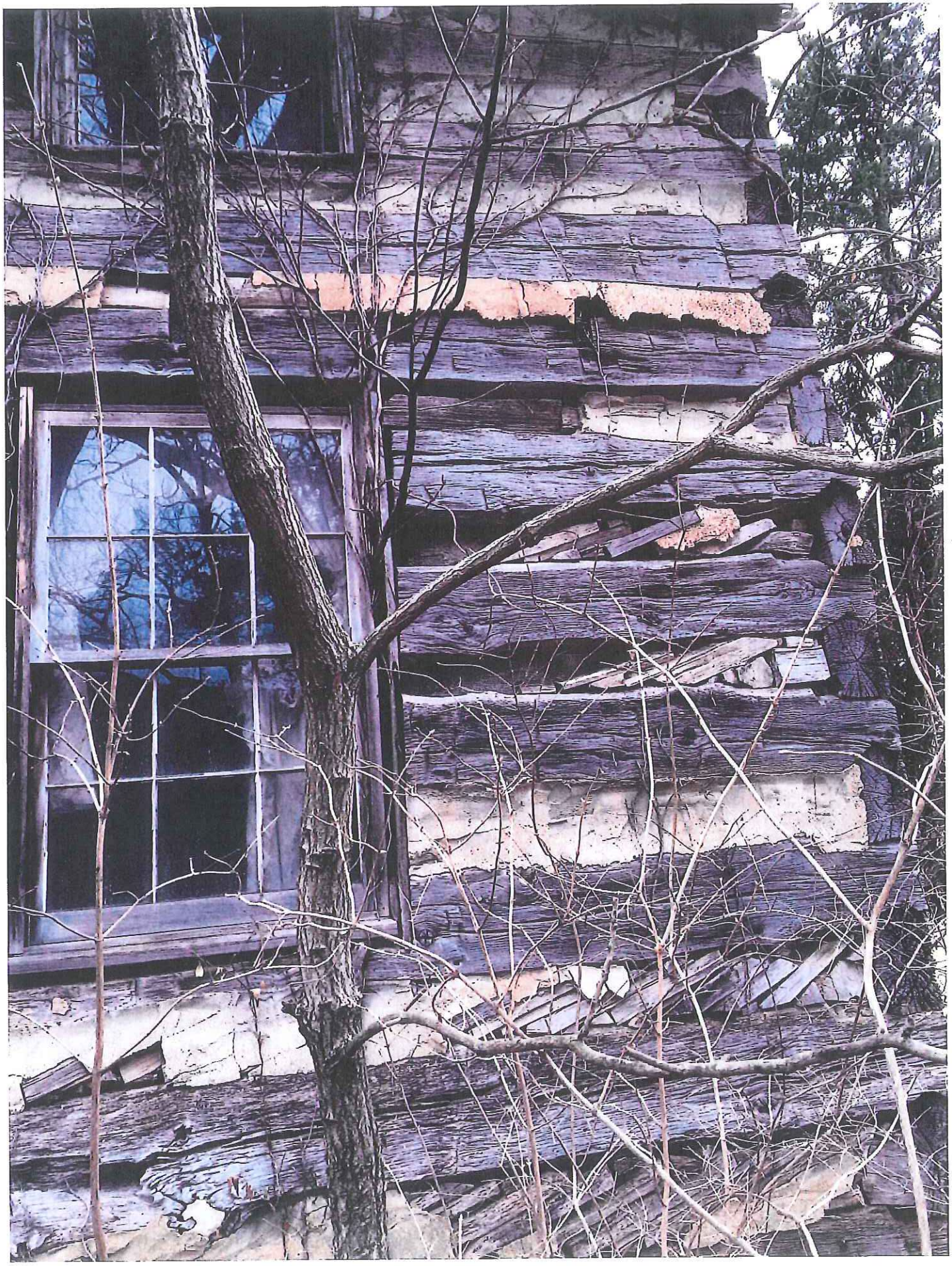


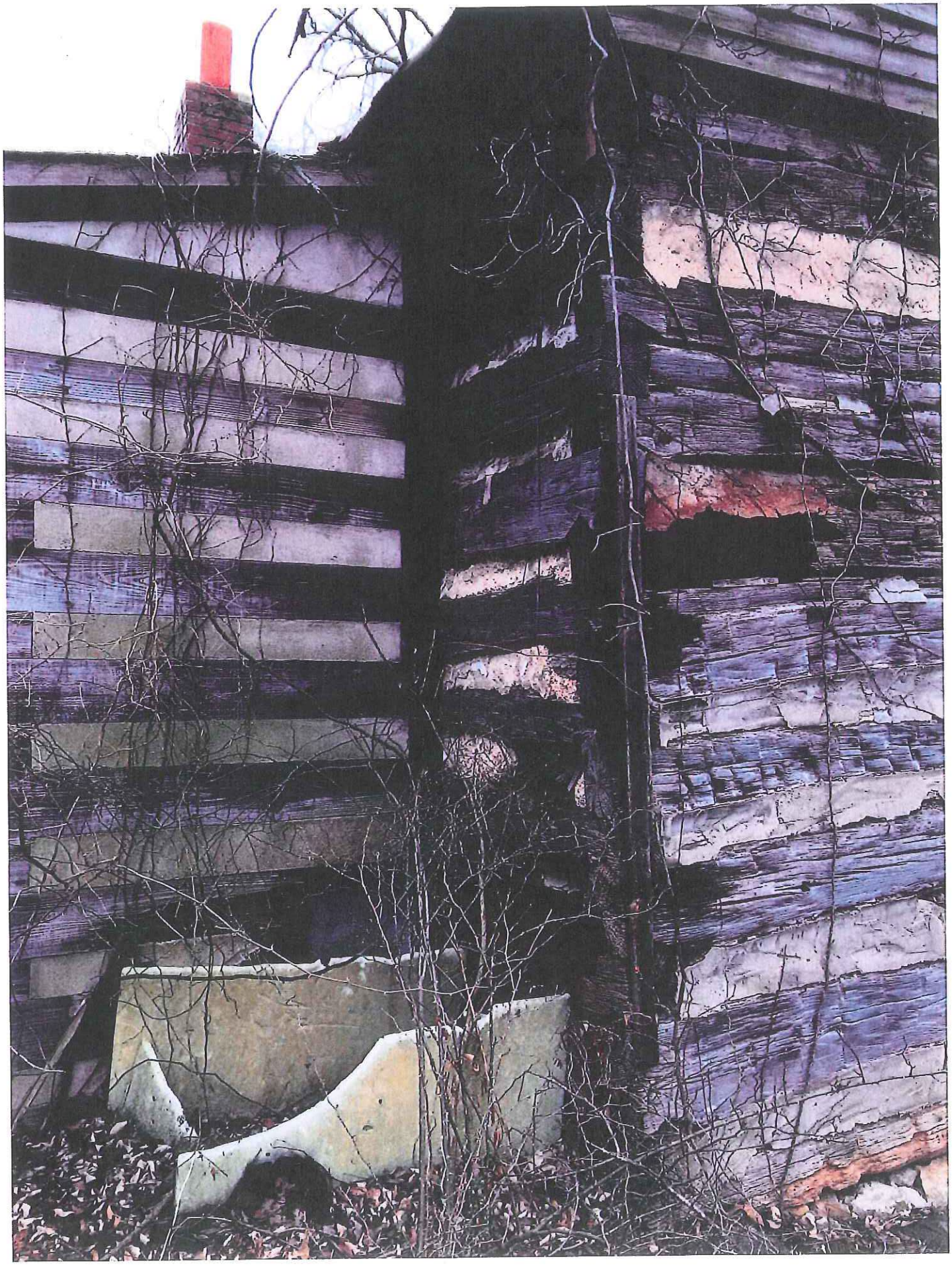


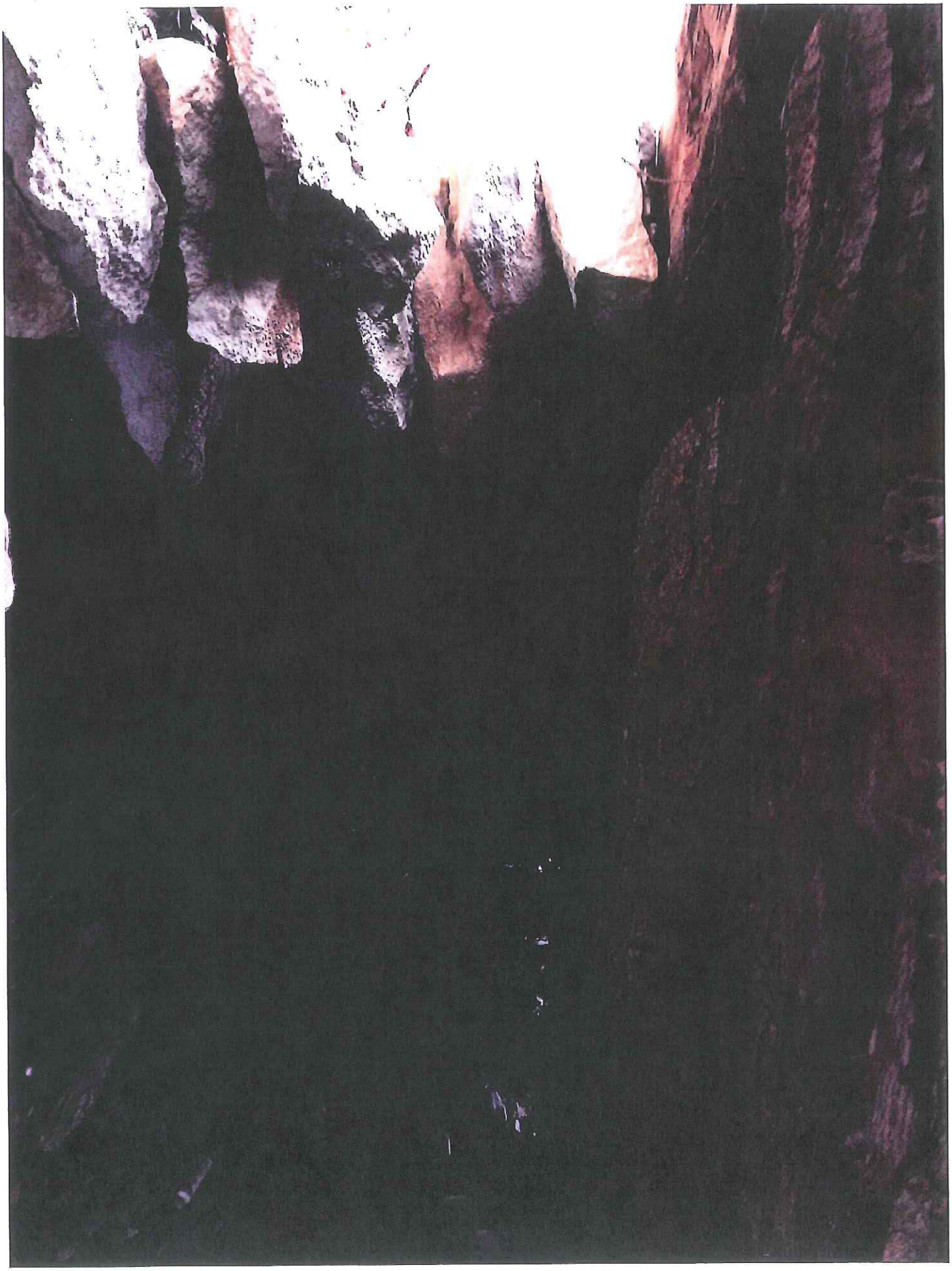


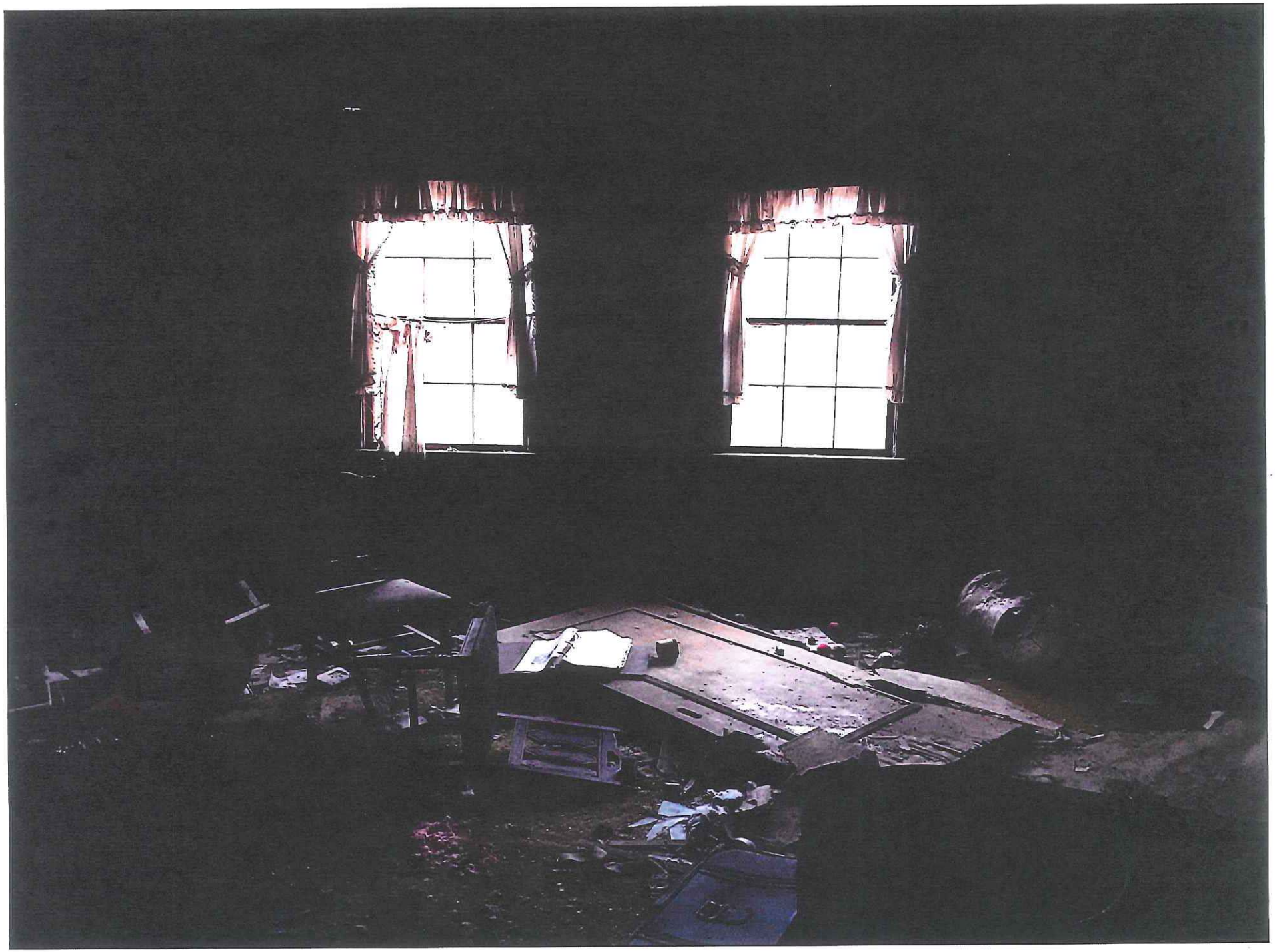


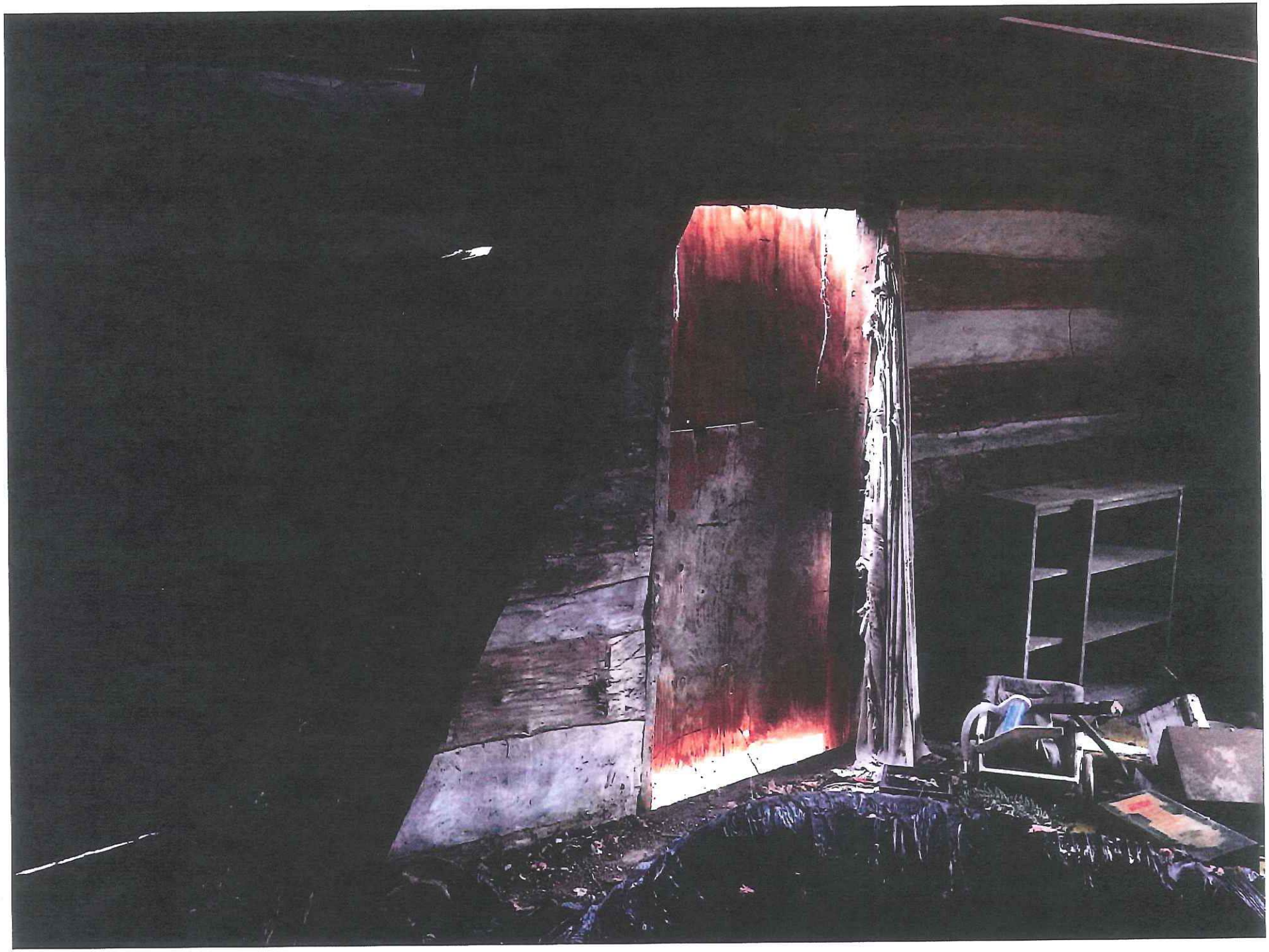


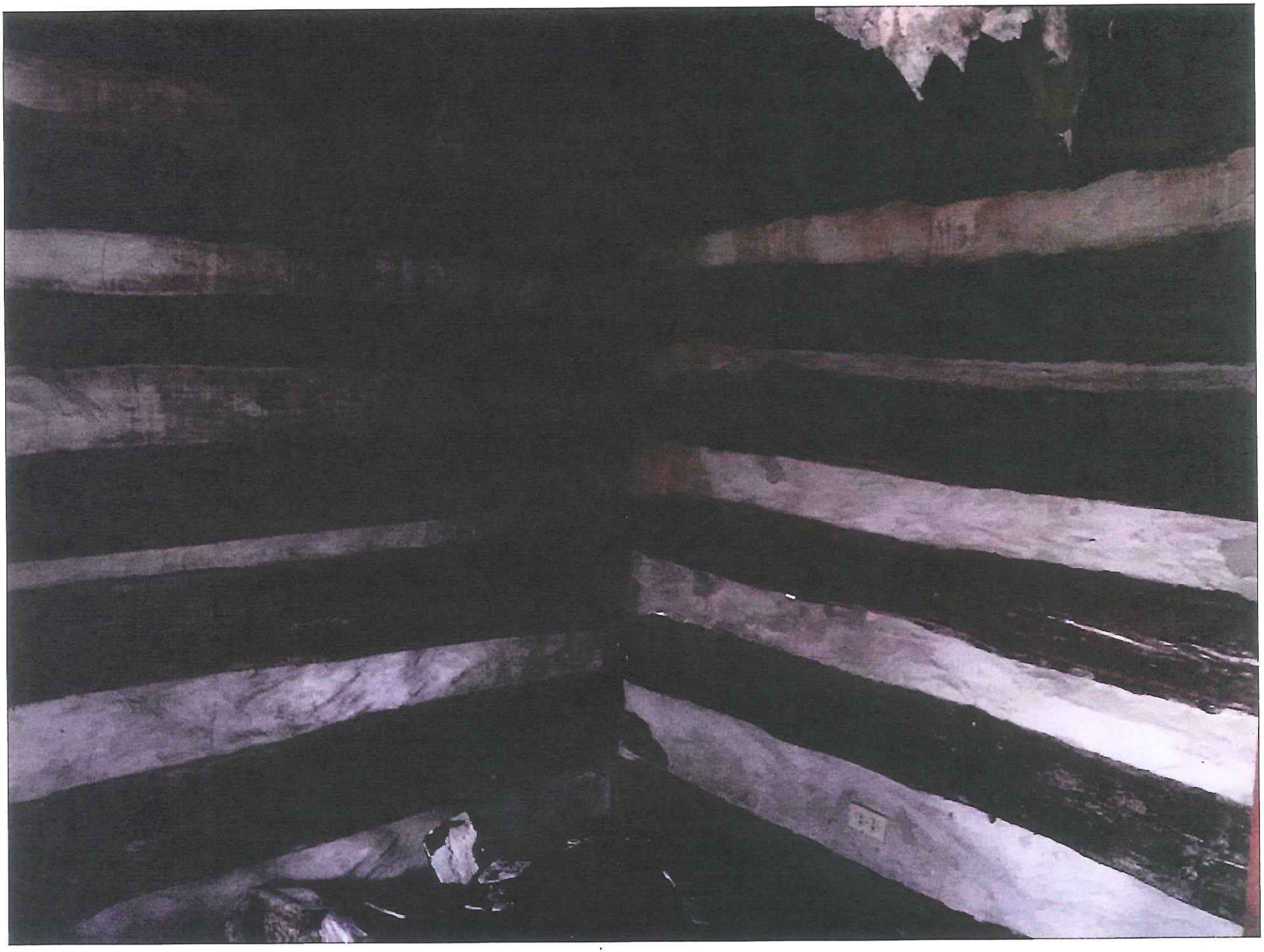


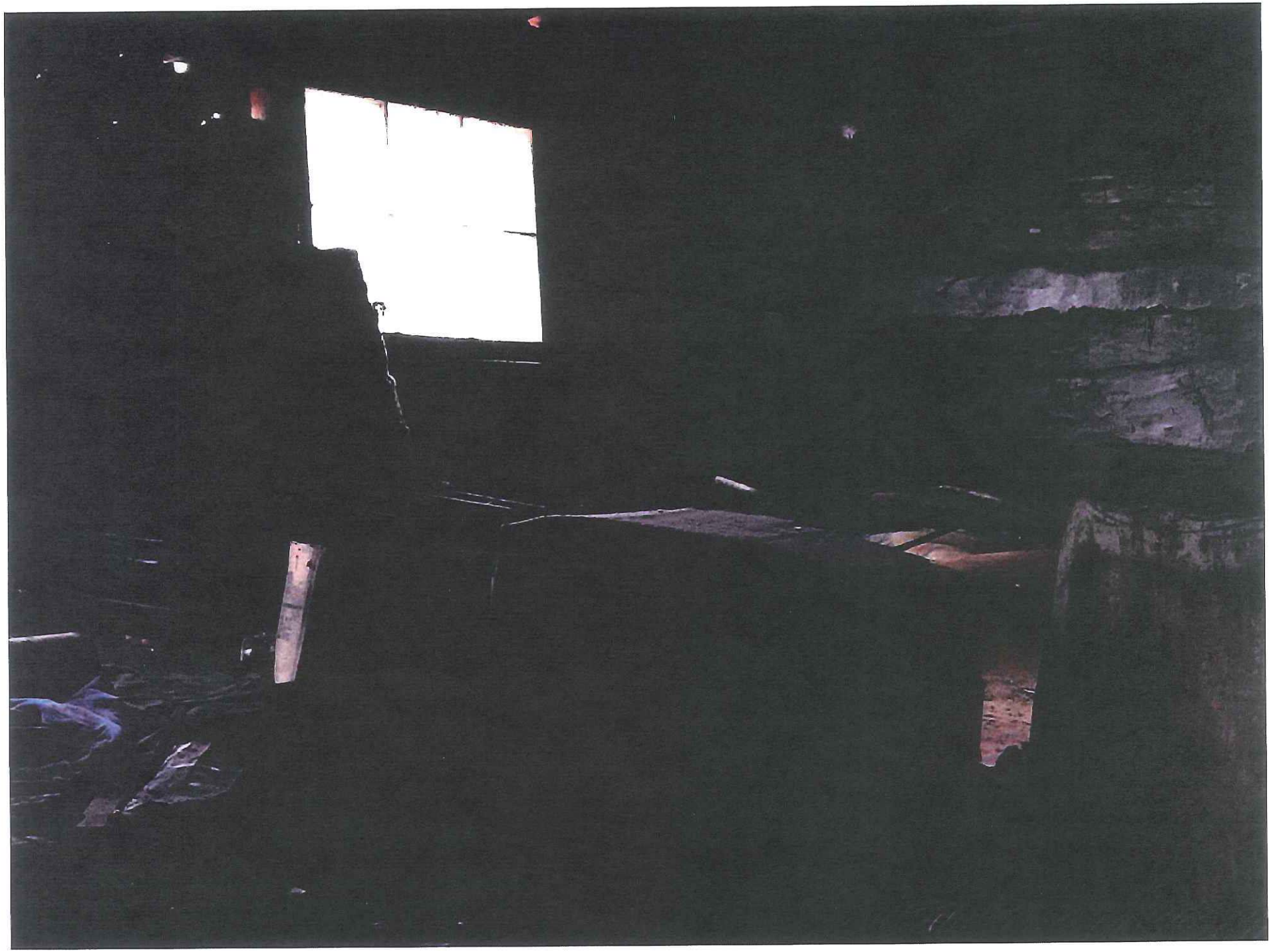


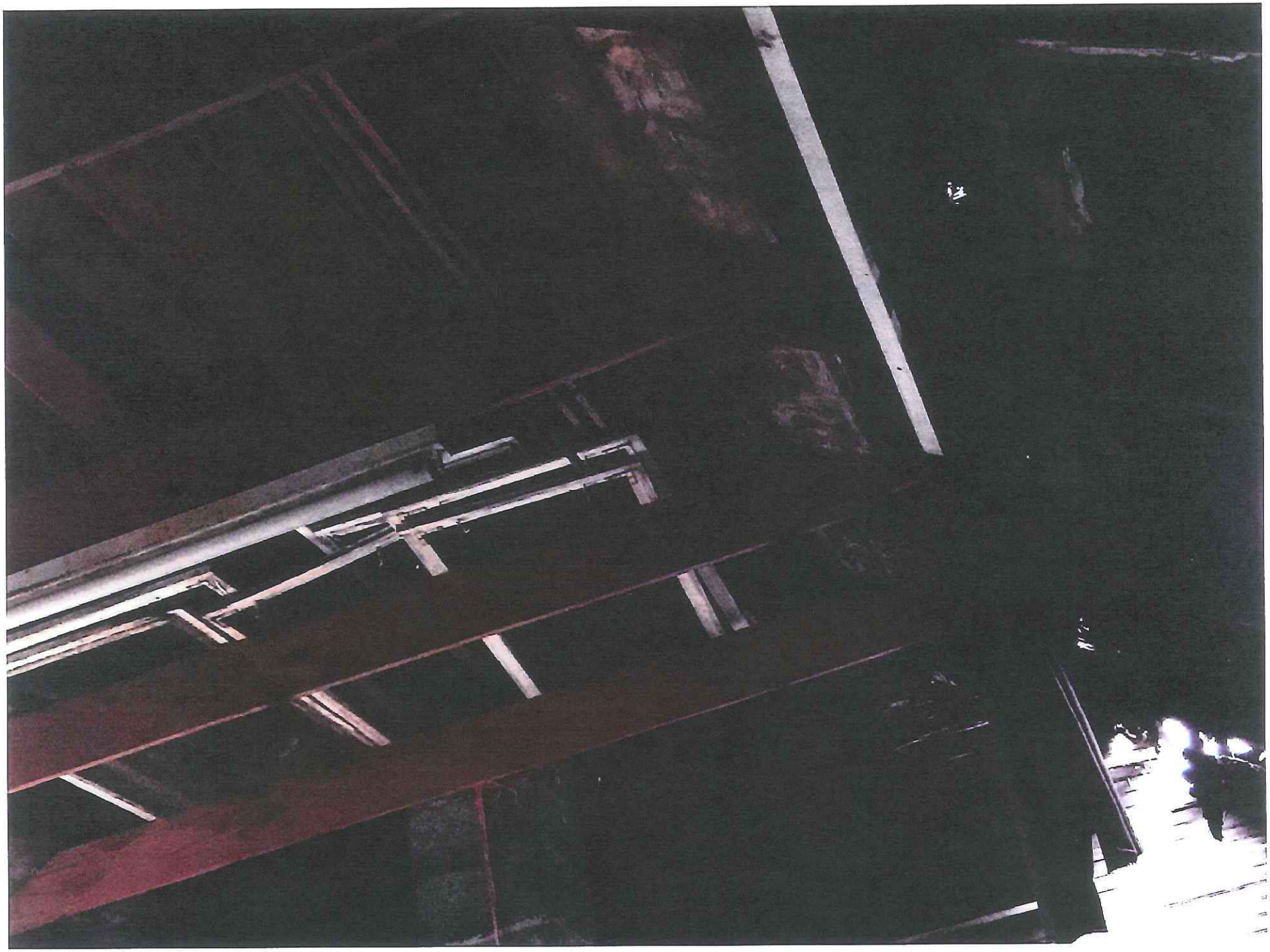












St. Louis County Parcel Map

March 13, 2015

Parcel Selected

1:10,000

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

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WILDWOOD

Memo

To: Mayor Jim Bowlin
Wildwood City Council Members

From: Mike Hartwig, Assistant City Engineer
Joe Vujnich, Director of Planning & Parks

Date: May 20, 2016

Re: Construction Project Updates

Following is an update on all active City construction projects. The Departments of Public Works and Planning/Parks will be available for any questions at the May 23, 2016 City Council Meeting.

Manchester Road Resurfacing & Bike Lanes: This project will resurface Manchester Road from the Route 109 intersection to the western intersection with Route 100. The project will include some shoulder widening to provide two 11' driving lanes and two adjacent 5' shoulder/bike lanes. The contractor is scheduled to begin clearing and placing fill material in the widening areas in May, and will be placing asphalt base and surface mix during the months of June and July, when school is not in session and bus traffic is greatly reduced in the area. There will be no road closures or nighttime work on the project. The City's Contractor, N.B. West Contracting Company, will contact residents and businesses adjacent to Manchester Road prior to impacting their driveways and will arrange for continuous access to their property.

Sinkhole on Melrose Road: The contractor completed the repair work in the area and Melrose Road was re-opened on Friday, February 19. That section of Melrose Road will remain a gravel surface to allow any settlement that may occur to be monitored. Asphalt will be placed after the area is observed to be stable with no settlement.

Community Park Access Road Extension: The contractor has begun work to extend the Community Park Access Road to connect to the Pond-Grover Loop Road Extension west of Route 109. The contractor will continue grading of the new extension roadway over the next few months. The extension roadway is scheduled to be completed later this year.

2016 Street Slab Replacements: The contractor has completed slab replacement work in Westridge Oaks, Lake Chesterfield, Westglen Farms, Winding Trails, and Timber Ridge Subdivisions and have almost completed slab replacement work in Westhampton Woods, Winding Woods, and Highland

Summit Subdivisions. They plan to complete work in these remaining subdivisions over the next few weeks and will begin replacement of various sidewalk sections over the next few weeks.

Caulks Creek Trunk Sewer Project by MSD: The contractor for MSD has completed clearing of the sewer line sections along Strecker Road from south of Church Road to McBride Pointe and from south of Woodcliff Heights Drive to Clayton Road and has begun installing the sewer mains on the north end of the project. Clearing and work for the section along Strecker Road between McBride Pointe and south of Woodcliff Heights Drive will not begin until this fall. The contractor and MSD have been notifying affected property owners in the area.

Forby Road and Alt Road Project in Eureka: Utility relocation work began for this City of Eureka project in late January and will continue through May. Road construction work is expected to start after utility work is complete. Sections of Alt Road and Forby Road will be closed at times to complete the work, with the first closure of a section of Alt Road expected in June. Signed detour routes will be in place during closures and the City of Wildwood will be notified in advance of the closures as the scheduled dates are made available. Forby Road west of the Alt Road intersection will remain open and accessible at all times to at least one lane of traffic. This project is expected to be completed by the end of 2016.

Manchester Road Great Streets Project: The contractor will continue completion of the final planting work as weather allows.

MH and JV

WILDWOOD

May 23, 2016

Pursuant to Chapter 140, Section 140.050 of the Code of Ordinances of the City of Wildwood drafts and checks numbered 31915 through 32043 from the City of Wildwood Operating Account totaling $1,032,602.29 as listed on the attached pages have been approved by motion of the Council of the City of Wildwood.

_____
Mayor, City of Wildwood

ATTEST:

_____
City Clerk

VENDOR SET: 01 City of Wildwood

BANK: * ALL BANKS

DATE RANGE: 4/26/2016 THRU 5/23/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	5/09/2016			031952		
C-CHECK	VOID CHECK	V	5/09/2016			031953		
C-CHECK	VOID CHECK	V	5/09/2016			031954		
C-CHECK	VOID CHECK	V	5/23/2016			032018		
C-CHECK	VOID CHECK	V	5/23/2016			032019		
C-CHECK	VOID CHECK	V	5/23/2016			032020		
C-CHECK	VOID CHECK	V	5/23/2016			032021		
C-CHECK	VOID CHECK	V	5/23/2016			032022		

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0			0.00	0.00	0.00
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	8	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: * TOTALS:	8	0.00	0.00	0.00
BANK: * TOTALS:	8	0.00	0.00	0.00

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 4/26/2016 THRU 5/23/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
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I-457201604270546	457 DEF COMP	D	4/29/2016			000000		
10 2140	Plan 457 Withholding	457 DEF COMP		2,296.16				2,296.16
0946	EFTPS							
I-T1 201604270546	FEDERAL WITHHOLDING	D	4/29/2016			000000		
10 2120	Federal/FICA Withholding	FEDERAL WITHHOLDING		7,037.39				
I-T3 201604270546	FICA CONTRIBUTIONS	D	4/29/2016			000000		
10 2120	Federal/FICA Withholding	FICA CONTRIBUTIONS		3,812.18				
10 5-10-120-00	FICA & Medicare	FICA CONTRIBUTIONS		981.28				
10 5-20-120-00	FICA & Medicare	FICA CONTRIBUTIONS		281.45				
10 5-30-120-00	FICA & Medicare	FICA CONTRIBUTIONS		282.03				
10 5-40-120-00	FICA & Medicare	FICA CONTRIBUTIONS		266.07				
10 5-50-120-00	FICA & Medicare	FICA CONTRIBUTIONS		1,174.95				
10 5-70-120-00	FICA & Medicare	FICA CONTRIBUTIONS		826.40				
I-T4 201604270546	MEDICARE CONTRIBUTIONS	D	4/29/2016			000000		
10 2120	Federal/FICA Withholding	MEDICARE CONTRIBUTIO		891.56				
10 5-10-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		229.50				
10 5-20-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		65.83				
10 5-30-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		65.96				
10 5-40-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		62.23				
10 5-50-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		274.77				
10 5-70-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		193.27				16,444.87
2419	ALL THINGS CONSTRUCTED, INC.							
I-SUP 15-124	Release SUP 15-124	R	4/28/2016			031915		
20 2230	P & Z Escrow	Release SUP 15-124		500.00				500.00
1435	ARAMARK REFRESHMENT SERVICES							
I-577013	Coffee	R	4/28/2016			031916		
10 5-10-266-00	Supplies-General	Coffee		417.20				
I-5774200	Water Filter	R	4/28/2016			031916		
10 5-10-266-00	Supplies-General	Water Filter		151.96				569.16
2106	ARAMARK UNIFORM SERVICES, INC.							
I-311036838	Mat Cleaning	R	4/28/2016			031917		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		198.61				198.61
2358	B.O. GRAHAM PLUMBING COMPANY							
I-1355	Dewinterize 16511 Clayton Rd	R	4/28/2016			031918		
10 5-40-350-01	Park Maintenance	Dewinterize 16511 Cl		382.00				382.00
2420	BYLO BROTHERS, INC.							
I-SUP 16-003	Release SUP 16-003	R	4/28/2016			031919		
20 2230	P & Z Escrow	Release SUP 16-003		500.00				500.00

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 4/26/2016 THRU 5/23/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0073	CHESTERFIELD MINUTEMAN							
I-36046	Business Cards - Bowlin	R	4/28/2016			031920		
10 5-20-242-00	Printing Expense	Business Cards - Bow		73.00				
I-36051	Signature Stamp - Bowlin	R	4/28/2016			031920		
10 5-20-242-00	Printing Expense	Signature Stamp - Bo		65.35				138.35
0321	TERRI GASTON							
I-04/26/2016	Travel Reimbursement	R	4/28/2016			031921		
10 5-50-274-00	Travel	Travel Reimbursement		373.65				373.65
2258	HOUSEAL LAVIGNE ASSOCIATES, LL							
I-2974	Economic Development Prof Serv	R	4/28/2016			031922		
10 5-50-350-00	Contractual Services	Economic Development		1,808.80				1,808.80
1373	INCREDIBLE ENGRAVINGS							
I-488	Name Plates/Tags	R	4/28/2016			031923		
10 5-20-242-00	Printing Expense	Name Plates/Tags		68.15				
10 5-50-242-00	Printing Expense	Name Plates/Tags		34.08				102.23
1571	KLANCE STAGING INC							
I-124402	Stage for Balloon Glow	R	4/28/2016			031924		
10 5-40-208-00	Equipment Leasing	Stage for Balloon Gl		637.50				637.50
2421	JONATHAN LAMB							
I-GP 15-038	Release GP 15-038	R	4/28/2016			031925		
20 2230	P & Z Escrow	Release GP 15-038		1,000.00				1,000.00
0669	LEWIS RICE & FINGERSH L.C							
I-1247773	General Matters	R	4/28/2016			031926		
10 5-10-310-00	Attorney Fees	General Matters		8,210.50				
I-1247774	Real Estate	R	4/28/2016			031926		
10 5-10-310-00	Attorney Fees	Real Estate		707.35				
I-1247776	Retainer	R	4/28/2016			031926		
10 5-10-310-00	Attorney Fees	Retainer		5,300.00				
I-1247777	Strecker Forest	R	4/28/2016			031926		
10 5-10-315-00	Litigation Contingencies	Strecker Forest		808.50				
I-1247778	Whispering Oaks	R	4/28/2016			031926		
10 5-10-315-00	Litigation Contingencies	Whispering Oaks		312.00				
I-1247779	Puchase 307 Grand	R	4/28/2016			031926		
10 5-10-310-00	Attorney Fees	Puchase 307 Grand		234.00				
I-1247780	Main Street Crossing	R	4/28/2016			031926		
10 5-10-310-00	Attorney Fees	Main Street Crossing		1,053.50				16,625.85

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 4/26/2016 THRU 5/23/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1793	LIBERTY OFFICE PRODUCTS							
I-476807	Office Supplies	R	4/28/2016			031927		
10 5-10-266-00	Supplies-General	Office Supplies		20.55				
10 5-10-268-00	Supplies-Office	Office Supplies		192.50				213.05
2422	LOLY'S COMPANY							
I-SUP 15-112	Release SUP 15-112	R	4/28/2016			031928		
20 2230	P & Z Escrow	Release SUP 15-112		500.00				500.00
2013	LOMBARDO HOMES							
I-GP 13-031	Release GP 13-031	R	4/28/2016			031929		
20 2230	P & Z Escrow	Release GP 13-031		1,000.00				1,000.00
2423	TED MCCREADY							
I-04/26/2016	Celeb WW Deposit	R	4/28/2016			031930		
10 5-40-720-00	Art Festival	Celeb WW Deposit		100.00				100.00
0367	STACEY MINCOFF							
I-2463	Illustrate Car Club Logo	R	4/28/2016			031931		
10 5-40-715-00	Founders Day	Illustrate Car Club		200.00				200.00
1536	MUTUAL OF OMAHA							
I-000520877729	Life and Disabilty Insurance	R	4/28/2016			031932		
10 5-10-142-00	Insurance (Life & Disability)	Life and Disabilty I		229.88				
10 5-20-142-00	Insurance (Life & Disability)	Life and Disabilty I		92.62				
10 5-30-142-00	Insurance (Life & Disability)	Life and Disabilty I		90.20				
10 5-40-142-00	Insurance (Life & Disability)	Life and Disabilty I		90.90				
10 5-50-142-00	Insurance (Life & Disability)	Life and Disabilty I		363.18				
10 5-70-142-00	Insurance (Life & Disability)	Life and Disabilty I		220.93				
10 2050	Employee W/holding Payable	Life and Disabilty I		507.61				1,595.32
0049	REJIS COMMISSION							
I-INV0047729	Co Land Database/Sub Escrow	R	4/28/2016			031933		
10 5-50-250-00	Internet Connection	Co Land Database/Sub		22.50				
10 5-50-350-00	Contractual Services	Co Land Database/Sub		750.00				772.50
0038	RICOH USA, INC.							
I-96700618	Copier Lease	R	4/28/2016			031934		
10 5-10-208-00	Equipment Leasing	Copier Lease		825.14				
10 5-50-208-00	Equipment Leasing	Copier Lease		906.93				
10 5-70-208-00	Equipment Leasing	Copier Lease		906.93				2,639.00
1928	RENE' SACKETT							
I-May 2016	Farmers Market May 2016	R	4/28/2016			031935		
10 5-40-736-00	Farmers Market	Farmers Market May 2		1,875.00				
I-Payment 1 - 2016	Farmers Market Payment 1	R	4/28/2016			031935		
10 5-40-736-00	Farmers Market	Farmers Market Payme		2,500.00				4,375.00

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0609		ST LOUIS CHILDREN'S HOSPITAL C							
I-03/19/2016		Helmet Safety Check	R	4/28/2016			031936		
10	5-40-269-00	Supplies - Recreation	Helmet Safety Check		306.00				306.00
0869		STAPLES BUSINESS ADVANTAGE							
I-8038928175		Office Supplies	R	4/28/2016			031937		
10	5-10-268-00	Supplies-Office	Office Supplies		346.38				
10	5-10-266-00	Supplies-General	Office Supplies		23.05				
10	5-50-268-00	Supplies-Office	Office Supplies		64.50				
10	5-50-266-00	Supplies-General	Office Supplies		31.69				
10	5-50-293-00	Computer System Under $5K	Office Supplies		599.99				1,065.61
2424		STATE OF MISSOURI - HIST PRESE							
I-05/13/2016		CLG Forum Vujnich	R	4/28/2016			031938		
10	5-50-270-00	Training	CLG Forum Vujnich		25.00				25.00
2251		COURTNEY TALLMAN, CSR, RPR							
I-04/22/2016		Court Reporter	R	4/28/2016			031939		
10	5-50-350-00	Contractual Services	Court Reporter		165.25				165.25
0704		UNITED HEALTHCARE INSURANCE CO							
I-C0040430269		May Health Insurance	R	4/28/2016			031940		
10	5-10-140-00	Employee Benefits (125)	May Health Insurance		5,956.40				
10	5-20-140-00	Employee Benefits (125)	May Health Insurance		1,190.96				
10	5-30-140-00	Employee Benefits (125)	May Health Insurance		2,178.93				
10	5-40-140-00	Employee Benefits (125)	May Health Insurance		2,362.17				
10	5-50-140-00	Employee Benefits (125)	May Health Insurance		7,244.61				
10	5-70-140-00	Employee Benefits (125)	May Health Insurance		6,300.84				
10	2050	Employee W/holding Payable	May Health Insurance		71.99				25,305.90
0658		VERIZON WIRELESS							
I-9763567295		Cell phones	R	4/28/2016			031941		
10	5-10-282-00	Utilities-Telephone	Cell phones		53.03				
10	5-20-282-00	Utilities-Telephone	Cell phones		106.06				
10	5-30-282-00	Utilities-Telephone	Cell phones		53.03				
10	5-40-282-00	Utilities-Telephone	Cell phones		106.06				
10	5-50-282-00	Utilities-Telephone	Cell phones		258.82				
10	5-70-282-00	Utilities-Telephone	Cell phones		285.60				862.60
0321		TERRI GASTON							
I-04/28/2016		Wellness Reimbursement	R	4/28/2016			031942		
10	5-10-204-00	Dues/Memberships	Wellness Reimburseme		175.00				175.00

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2425	AMANDA HORSTMANN							
I-04/28/2016	Change for Arbor Day Event	R	4/28/2016			031943		
10 5-40-230-00	Miscellaneous	Change for Arbor Day		300.00				300.00
2426	SCREEN VISION							
I-5/3/16	Celebrate WW Deposit	R	5/04/2016			031944		
10 5-40-715-00	Founders Day	Celebrate WW Deposit		800.00				800.00
2395	ACCORD BUILDING SERVICES, LLC							
I-11345	Janitorial Services	R	5/09/2016			031945		
10 5-10-220-00	Maintenance-Building	Janitorial Services		1,205.00				
10 5-40-220-00	Maintenance - Building	Janitorial Services		172.00				
10 5-60-350-02	Contractual Cleaning	Janitorial Services		448.00				1,825.00
2427	ALLIANCE APPRAISAL SERVICE							
I-05/04/2016	212 Valley Drive Fees	R	5/09/2016			031946		
10 5-50-340-00	Consultant Costs	212 Valley Drive Fee		250.00				250.00
2106	ARAMARK UNIFORM SERVICES, INC.							
I-311061919	Mat Cleaning	R	5/09/2016			031947		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		157.51				157.51
1609	AT&T MOBILITY							
I-4282016	Electronic Signs	R	5/09/2016			031948		
10 5-40-282-00	Utilities-Telephone	Electronic Signs		131.52				131.52
1788	BENEFLEX, INC.							
I-96853	FSA & HRA Fees	R	5/09/2016			031949		
10 5-10-140-00	Employee Benefits (125)	FSA & HRA Fees		34.50				
10 5-20-140-00	Employee Benefits (125)	FSA & HRA Fees		15.00				
10 5-30-140-00	Employee Benefits (125)	FSA & HRA Fees		15.00				
10 5-40-140-00	Employee Benefits (125)	FSA & HRA Fees		9.00				
10 5-50-140-00	Employee Benefits (125)	FSA & HRA Fees		56.75				
10 5-70-140-00	Employee Benefits (125)	FSA & HRA Fees		32.25				162.50
1591	CLEN INDUSTRIES, INC							
I-20644	Park Signs	R	5/09/2016			031950		
10 5-40-266-00	Supplies-General	Park Signs		181.53				181.53
0423	COMMERCE BANK							
I-100137	Scrapbooking Event Food	R	5/09/2016			031951		
10 5-40-269-00	Supplies - Recreation	Scrapbooking Event F		176.82				
I-100144	Employee Meeting Food	R	5/09/2016			031951		
10 5-10-264-00	Meetings & Special Events	Employee Meeting Foo		172.08				
I-11318	Upgrade Software for Laptop	R	5/09/2016			031951		
10 5-50-293-00	Computer System Under $5K	Upgrade Software for		99.99				
I-120189	Bronze Plaque	R	5/09/2016			031951		
10 5-20-230-00	Miscellaneous	Bronze Plaque		583.50				
I-130109	Snacks for ECRP	R	5/09/2016			031951		

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VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0423	COMMERCE BANK CONT							
I-130109	Snacks for ECRP	R	5/09/2016			031951		
10 5-40-269-00	Supplies - Recreation	Snacks for ECRP		146.18				
I-131	Basecamp Monthly Fee	R	5/09/2016			031951		
10 5-50-350-00	Contractual Services	Basecamp Monthly Fee		50.00				
I-13262	Scrapbooking Event	R	5/09/2016			031951		
10 5-40-269-00	Supplies - Recreation	Scrapbooking Event		25.00				
I-167653	Abrakidabra Final Pmnt	R	5/09/2016			031951		
10 5-40-350-00	Contractual Services	Abrakidabra Final Pm		350.00				
I-260588	Scrapbooking Event	R	5/09/2016			031951		
10 5-40-269-00	Supplies - Recreation	Scrapbooking Event		25.00				
I-300180	Gift Tray for Mayor Woerther	R	5/09/2016			031951		
10 5-20-230-00	Miscellaneous	Gift Tray for Mayor		276.00				
I-3219	Conference Lodging	R	5/09/2016			031951		
10 5-50-274-00	Travel	Conference Lodging		87.15				
I-325355	Scrapbooking Event	R	5/09/2016			031951		
10 5-40-269-00	Supplies - Recreation	Scrapbooking Event		25.00				
I-333236	Scrapbooking Event	R	5/09/2016			031951		
10 5-40-269-00	Supplies - Recreation	Scrapbooking Event		25.00				
I-376947	Linked-In Marketing	R	5/09/2016			031951		
10 5-10-201-00	Community Relations	Linked-In Marketing		59.99				
I-413637	OR Summer Reg	R	5/09/2016			031951		
10 5-10-270-00	Training	OR Summer Reg		15.00				
I-419864	Soda for Vending Machine	R	5/09/2016			031951		
10 5-20-230-00	Miscellaneous	Soda for Vending Mac		34.92				
I-500298	Prizes for Scrapbooking Event	R	5/09/2016			031951		
10 5-40-269-00	Supplies - Recreation	Prizes for Scrapbook		25.00				
I-527452	Employee Meeting Food	R	5/09/2016			031951		
10 5-10-264-00	Meetings & Special Events	Employee Meeting Foo		37.99				
I-570570	Plaques for Car Show	R	5/09/2016			031951		
10 5-40-715-00	Founders Day	Plaques for Car Show		182.95				
I-589342	Budget Book Supplies	R	5/09/2016			031951		
10 5-10-268-00	Supplies-Office	Budget Book Supplies		29.22				
I-636904	Scrapbooking Event Food	R	5/09/2016			031951		
10 5-40-269-00	Supplies - Recreation	Scrapbooking Event F		495.00				
I-700014	Monthly Adobe Fee	R	5/09/2016			031951		
10 5-50-293-00	Computer System Under $5K	Monthly Adobe Fee		99.98				
I-701643	Drinks for ECRP	R	5/09/2016			031951		
10 5-40-269-00	Supplies - Recreation	Drinks for ECRP		31.13				
I-72751	Printer	R	5/09/2016			031951		
10 5-10-293-00	Computer System Under $5K	Printer		99.99				
I-72751-1	Office Supplies	R	5/09/2016			031951		
10 5-10-268-00	Supplies-Office	Office Supplies		98.48				
I-733128	Facebook Charges	R	5/09/2016			031951		
10 5-10-201-00	Community Relations	Facebook Charges		16.11				
I-774752	Mayor Gift Wrap	R	5/09/2016			031951		
10 5-20-230-00	Miscellaneous	Mayor Gift Wrap		7.47				
I-780281	Publication	R	5/09/2016			031951		

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0423	COMMERCE BANK CONT							
I-780281	Publication	R	5/09/2016			031951		
10 5-10-246-00	Publications	Publication		11.25				
I-780281-1	Computer Supplies	R	5/09/2016			031951		
10 5-10-293-00	Computer System Under $5K	Computer Supplies		77.02				
I-800036	Scrapbooking Event	R	5/09/2016			031951		
10 5-40-269-00	Supplies - Recreation	Scrapbooking Event		25.00				
I-826913	Flags for WW Celeb	R	5/09/2016			031951		
10 5-40-715-00	Founders Day	Flags for WW Celeb		124.61				
I-844481	Scrapbooking Event	R	5/09/2016			031951		
10 5-40-269-00	Supplies - Recreation	Scrapbooking Event		36.00				
I-861933	Scrapbooking Event	R	5/09/2016			031951		
10 5-40-269-00	Supplies - Recreation	Scrapbooking Event		25.00				
I-905177	HPC Meeting Dinner	R	5/09/2016			031951		
10 5-50-740-00	Planning Commission	HPC Meeting Dinner		103.48				
I-951815	Scrapbooking Food	R	5/09/2016			031951		
10 5-40-269-00	Supplies - Recreation	Scrapbooking Food		196.34				
I-995295	Scrapbooking Event	R	5/09/2016			031951		
10 5-40-269-00	Supplies - Recreation	Scrapbooking Event		50.00				3,923.65
1914	DODGE MOVING & STORAGE, INC.							
I-M2003L	Records Storage	R	5/09/2016			031955		
10 5-10-211-00	Records Storage	Records Storage		88.48				88.48
0340	ESRI INC.							
I-93128176	ArcdGIS Single Use Maintenance	R	5/09/2016			031956		
10 5-50-293-00	Computer System Under $5K	ArcdGIS Single Use M		808.00				808.00
1672	FIDLAR TECHNOLOGIES INC.							
I-0447377-IN	Larado Usage April	R	5/09/2016			031957		
10 5-50-350-00	Contractual Services	Larado Usage April		100.00				100.00
0776	HOME DEPOT CREDIT SERVICE							
I-1074720	Squeegee	R	5/09/2016			031958		
10 5-40-266-00	Supplies-General	Squeegee		25.98				
I-1593390	Refridgerators (3)	R	5/09/2016			031958		
10 5-50-291-00	Machinery/Equipment Under $5K	Refridgerators (3)		299.64				
I-2061099	Light Bulbs	R	5/09/2016			031958		
10 5-40-266-00	Supplies-General	Light Bulbs		27.38				
I-6061967	Shop Vac	R	5/09/2016			031958		
10 5-40-266-00	Supplies-General	Shop Vac		83.02				
I-6075252	Stringlights	R	5/09/2016			031958		
10 5-40-266-00	Supplies-General	Stringlights		39.96				
I-7073888	Garden Supplies	R	5/09/2016			031958		
10 5-40-739-00	Community Garden	Garden Supplies		156.99				
I-9076156	Shelf & Hose Community Park	R	5/09/2016			031958		
10 5-40-266-00	Supplies-General	Shelf & Hose Communi		158.98				791.95

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1793	LIBERTY OFFICE PRODUCTS							
I-477681	Office Supplies	R	5/09/2016			031959		
10 5-10-268-00	Supplies-Office	Office Supplies		123.96				
10 5-10-266-00	Supplies-General	Office Supplies		112.51				236.47
1754	METROPOLITAN FORESTRY SERVICES							
I-109784	Lafayette Landscape Srvs	R	5/09/2016			031960		
20 2250	Infrastructure Escrow	Lafayette Landscape		3,761.00				3,761.00
0898	MISSOURI LAWYERS MEDIA							
I-11058086	Public Hearing Notice	R	5/09/2016			031961		
10 5-50-244-00	Public Notices	Public Hearing Notic		77.72				
I-742692678	Public Hearing Notice	R	5/09/2016			031961		
10 5-20-244-00	Public Notices	Public Hearing Notic		102.08				
I-742703445	Public Hearing Notice	R	5/09/2016			031961		
10 5-50-244-00	Public Notices	Public Hearing Notic		125.28				305.08
0875	MO DEPT OF REVENUE							
I-April 2016	Crime Victims Comp Fund	R	5/09/2016			031962		
10 2212	Due to State of Missouri	Crime Victims Comp F		2,869.36				2,869.36
0365	MO. VOCATIONAL ENTERPRISE							
I-509858 RI	LWCF Sign	R	5/09/2016			031963		
10 5-40-266-00	Supplies-General	LWCF Sign		34.50				34.50
1315	MORRISON LAW FIRM							
I-2010596	Strecker Forest	R	5/09/2016			031964		
10 5-10-315-00	Litigation Contingencies	Strecker Forest		1,872.00				1,872.00
2411	MURPHY COMPANY							
I-76394	Maintenance Contract	R	5/09/2016			031965		
10 5-10-220-00	Maintenance-Building	Maintenance Contract		1,496.75				1,496.75
2066	MUSICAL PRODUCTIONS LTD							
I-5-4-16	Fabulous Motown Review	R	5/09/2016			031966		
10 5-40-351-00	Concert Series	Fabulous Motown Revi		1,750.00				1,750.00
0132	PETTY CASH							
C-May 2016-2	Misc Overage	R	5/09/2016			031967		
10 5-10-230-00	Miscellaneous	Misc Overage		3.18CR				
I-May 2016-1	Postage Due (Multiple)	R	5/09/2016			031967		
10 5-10-240-00	Postage	Postage Due (Multipl		42.95				
I-May 2016-3	Spring for Sign Stand	R	5/09/2016			031967		
10 5-10-266-00	Supplies-General	Spring for Sign Stan		0.81				
I-May 2016-4	Rubber Hose/Washer	R	5/09/2016			031967		
10 5-40-739-00	Community Garden	Rubber Hose/Washer		6.79				
I-May 2016-5	Stakes & Paint	R	5/09/2016			031967		
10 5-70-224-00	Maintenance-Vehicles	Stakes & Paint		10.99				
I-May 2016-6	Glue	R	5/09/2016			031967		

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0132	PETTY CASH CONT							
I-May 2016-6	Glue	R	5/09/2016			031967		
10 5-70-266-00	Supplies-General	Glue		3.76				62.12
2039	PORTABLE WATER CLOSET, LLC							
I-10551	Wildwood Time Trial	R	5/09/2016			031968		
10 5-40-208-00	Equipment Leasing	Wildwood Time Trial		440.00				
I-10552	Special Event 4/8 4/11	R	5/09/2016			031968		
10 5-40-208-00	Equipment Leasing	Special Event 4/8 4/		410.00				
I-10553	Facilities	R	5/09/2016			031968		
10 5-40-262-00	Service Contracts	Facilities		430.00				
10 5-40-208-00	Equipment Leasing	Facilities		1,190.00				
I-10963	Facilities Balloon Glow	R	5/09/2016			031968		
10 5-40-208-00	Equipment Leasing	Facilities Balloon G		2,068.00				
10 5-40-262-00	Service Contracts	Facilities Balloon G		430.00				
I-10964	Special Event	R	5/09/2016			031968		
10 5-40-208-00	Equipment Leasing	Special Event		320.00				5,288.00
0049	REJIS COMMISSION							
I-INV0047730	Sub Fee/Access/Firewall	R	5/09/2016			031969		
10 5-30-250-00	Internet Connection	Sub Fee/Access/Firew		247.01				247.01
0468	ST LOUIS COUNTY TREASURER							
I-84802	Water Testing	R	5/09/2016			031970		
10 5-50-350-00	Contractual Services	Water Testing		105.00				105.00
0987	ST. LOUIS COUNTY TREASURER							
I-April 2016-1	St. Louis County Justice Serv	R	5/09/2016			031971		
10 2215	Due to STL County DWI JS	St. Louis County Jus		119.20				
I-April 2016-2	St. Louis County PD	R	5/09/2016			031971		
10 2215	Due to STL County DWI JS	St. Louis County PD		104.30				223.50
0869	STAPLES BUSINESS ADVANTAGE							
I-8039020547	Office Supplies	R	5/09/2016			031972		
10 5-10-268-00	Supplies-Office	Office Supplies		200.19				
10 5-10-266-00	Supplies-General	Office Supplies		10.64				
10 5-10-293-00	Computer System Under $5K	HP 5660 Printer		149.99				
10 5-50-268-00	Supplies-Office	HP 5660 Printer		51.60				412.42
0633	THE BANK OF NEW YORK MELLON TR							
I-252-1942781	UCC Filing fee - COPs Pay	R	5/09/2016			031973		
19 5-10-230-00	Misc. Expense	UCC Filing fee - COP		200.00				200.00

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0684	TREASURER- ST LOUIS COUNTY							
I-April 2016	Domestic Violenc Fund	R	5/09/2016			031974		
10 2214	Due to St. Louis County	Domestic Violenc Fun		804.87				804.87
0876	TREASURER- STATE OF MO							
I-April 2016	Peace Officer Training Fund	R	5/09/2016			031975		
10 2212	Due to State of Missouri	Peace Officer Traini		402.44				402.44
1322	VOICEPRO, INC.							
I-12167	Programming Changes	R	5/09/2016			031976		
10 5-10-282-00	Utilities-Telephone	Programming Changes		115.00				115.00
1300	WILDWOOD BUSINESS ASSOCIATION							
I-16	Membership Dues	R	5/09/2016			031977		
10 5-10-204-00	Dues/Memberships	Membership Dues		50.00				50.00
2414	ZIPP EXPRESS							
I-4929-35868	Courier Service	R	5/09/2016			031978		
10 5-50-230-00	Miscellaneous	Courier Service		35.00				
10 5-10-230-00	Miscellaneous	Courier Service		26.20				61.20
0865	CHARTER COMMUNICATIONS							
I-05/21/2016	Internet and Business TV	R	5/10/2016			031979		
10 5-60-285-00	Utilities - Cable TV	Business TV		66.98				
10 5-10-250-00	Internet Connection	Internet		180.47				247.45
0106	DANIEL AND HENRY CO.							
I-574012	Pub Official Bond - Patrick	R	5/10/2016			031980		
10 5-10-212-00	Insurance	Pub Official Bond -		175.00				175.00
1793	LIBERTY OFFICE PRODUCTS							
I-478809	Office Supplies	R	5/10/2016			031981		
10 5-10-268-00	Supplies-Office	Office Supplies		218.32				218.32
0875	MO DEPT OF REVENUE							
I-T2 201603300544	STATE WITHHOLDING	R	5/10/2016			031982		
10 2130	State Withholding	STATE WITHHOLDING		2,439.00				
I-T2 201604130545	STATE WITHHOLDING	R	5/10/2016			031982		
10 2130	State Withholding	STATE WITHHOLDING		2,328.00				
I-T2 201604270546	STATE WITHHOLDING	R	5/10/2016			031982		
10 2130	State Withholding	STATE WITHHOLDING		2,346.00				7,113.00
0132	PETTY CASH							
I-05/10/2016	Parks Event Change	R	5/10/2016			031983		
10 1081	Cash Change - Parks Events	Parks Event Change		300.00				300.00

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0090	SAM'S CLUB/GECRB							
I-002887	Plates	R	5/10/2016			031984		
10 5-10-266-00	Supplies-General	Plates		31.36				31.36
0780	SHRM							
I-9006635676	Dues - Patrick	R	5/10/2016			031985		
10 5-10-204-00	Dues/Memberships	Dues - Patrick		190.00				190.00
0822	WILDWOOD FAMILY YMCA							
I-3/2016	March Dues	R	5/10/2016			031986		
10 5-10-204-00	Dues/Memberships	March Dues		134.00				
I-4/2016	April Dues	R	5/10/2016			031986		
10 5-10-204-00	Dues/Memberships	April Dues		134.00				268.00
0539	WINDSTREAM							
I-15316566	Phone Service	R	5/10/2016			031987		
10 5-10-282-00	Utilities-Telephone	Phone Service		188.49				
10 5-20-282-00	Utilities-Telephone	Phone Service		57.70				
10 5-30-282-00	Utilities-Telephone	Phone Service		57.70				
10 5-40-282-00	Utilities-Telephone	Phone Service		76.93				
10 5-50-282-00	Utilities-Telephone	Phone Service		250.03				
10 5-70-282-00	Utilities-Telephone	Phone Service		153.87				784.72
0334	AFLAC							
I-200650	Voluntary Insurance	R	5/19/2016			031988		
10 2050	Employee W/holding Payable	Voluntary Insurance		450.04				450.04
1435	ARAMARK REFRESHMENT SERVICES							
I-5780930	Water/Coffee Equip Lease	R	5/19/2016			031989		
10 5-10-266-00	Supplies-General	Water/Coffee Equip L		276.00				276.00
2106	ARAMARK UNIFORM SERVICES, INC.							
I-311087050	Mat Cleaning	R	5/19/2016			031990		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		157.51				
I-311112056	Mat Cleaning	R	5/19/2016			031990		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		157.51				315.02
2232	COCA-COLA REFRESHMENTS							
I-3878121905	Event Refreshments	R	5/19/2016			031991		
10 5-40-269-00	Supplies - Recreation	Event Refreshments		687.84				687.84
0106	DANIEL AND HENRY CO.							
I-57435	Public Official Bond - Kaiser	R	5/19/2016			031992		
10 5-10-212-00	Insurance	Public Official Bond		150.00				150.00

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0019	EXXONMOBIL BUSINESS							
I-156583605	Vehicle Fuel	R	5/19/2016			031993		
10 5-50-224-00	Maintenance-Vehicles	Vehicle Fuel		163.40				
10 5-70-224-00	Maintenance-Vehicles	Vehicle Fuel		234.57				397.97
0079	FLOWER HOMES, INC.							
I-GP 15-045	Release GP 15-045	R	5/19/2016			031994		
20 2230	P & Z Escrow	Release GP 15-045		1,000.00				1,000.00
2396	GENE DEL							
I-157247	Posters/Invites	R	5/19/2016			031995		
10 5-40-242-00	Printing	Posters/Invites		114.00				114.00
1146	DONALD D. HECK							
I-GP 13-029	Release GP 13-029	R	5/19/2016			031996		
20 2230	P & Z Escrow	Release GP 13-029		1,000.00				1,000.00
1781	HOME CITY ICE COMPANY							
I-3058164769	Event Ice	R	5/19/2016			031997		
10 5-40-269-00	Supplies - Recreation	Event Ice		164.60				164.60
1793	LIBERTY OFFICE PRODUCTS							
I-479884	Office Supplies	R	5/19/2016			031998		
10 5-10-268-00	Supplies-Office	Office Supplies		203.91				
10 5-50-268-00	Supplies-Office	Office Supplies		87.96				
10 5-50-266-00	Supplies-General	Office Supplies		39.69				331.56
0286	MAILFINANCE							
I-N5930551	Postage Machine Lease	R	5/19/2016			031999		
10 5-10-208-00	Equipment Leasing	Postage Machine Leas		570.99				570.99
1092	MERIDIAN WASTE SERVICES							
I-64T67248	18538 Hardt 20Y Rolloff	R	5/19/2016			032000		
10 5-40-208-00	Equipment Leasing	18538 Hardt 20Y Roll		406.00				
I-65500297	16860 Main St	R	5/19/2016			032000		
10 5-40-208-00	Equipment Leasing	16860 Main St		300.00				706.00
0898	MISSOURI LAWYERS MEDIA							
I-742737643	Public Hearing Notice	R	5/19/2016			032001		
10 5-50-244-00	Public Notices	Public Hearing Notic		161.24				
I-742737647	Public Hearing Notice	R	5/19/2016			032001		
10 5-20-244-00	Public Notices	Public Hearing Notic		77.72				238.96

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2428	MUNICIPAL LEAGUE OF METRO ST.							
I-5/26/16	Annual Awards Banquet	R	5/19/2016			032002		
10 5-10-270-00	Training	Annual Awards Banque		35.00				35.00
2160	RICOH USA, INC.							
I-5041951558	Add'l Copy Images	R	5/19/2016			032003		
10 5-10-262-00	Service Contracts/Rental	Add'l Copy Images		1,977.63				1,977.63
0869	STAPLES BUSINESS ADVANTAGE							
I-8039231987	Office Supplies	R	5/19/2016			032004		
10 5-10-266-00	Supplies-General	Office Supplies		30.70				
10 5-10-268-00	Supplies-Office	Office Supplies		161.22				191.92
0658	VERIZON WIRELESS							
I-9765211497	Cell Phones	R	5/19/2016			032005		
10 5-10-282-00	Utilities-Telephone	Cell Phones		53.03				
10 5-20-282-00	Utilities-Telephone	Cell Phones		106.06				
10 5-30-282-00	Utilities-Telephone	Cell Phones		84.83				
10 5-40-282-00	Utilities-Telephone	Cell Phones		106.06				
10 5-50-282-00	Utilities-Telephone	Cell Phones		358.82				
10 5-70-282-00	Utilities-Telephone	Cell Phones		185.60				894.40
2414	ZIPP EXPRESS							
I-4929-35736	Courier Service	R	5/19/2016			032006		
10 5-10-230-00	Miscellaneous	Courier Service		26.20				
10 5-50-230-00	Miscellaneous	Courier Service		35.00				
I-4929-36015	Courier Service	R	5/19/2016			032006		
10 5-50-230-00	Miscellaneous	Courier Service		35.00				
10 5-10-230-00	Miscellaneous	Courier Service		48.00				
I-4929-36109	Courier Service	R	5/19/2016			032006		
10 5-50-230-00	Miscellaneous	Courier Service		35.00				
10 5-10-230-00	Miscellaneous	Courier Service		26.20				205.40
1564	AUTHORIZED ELECTRIC CO.							
I-9896	Street Lights	R	5/23/2016			032007		
10 5-70-276-00	Traffic Signals/Street Lights	Street Lights		350.00				
I-9904	Street Lights	R	5/23/2016			032007		
10 5-70-276-00	Traffic Signals/Street Lights	Street Lights		1,905.71				2,255.71
2286	BUESCHER FRANKENBERG ASSOCIATE							
I-STP 5500-678-11	Wild Horse Creek Rd. Brid	R	5/23/2016			032008		
18 5-70-470-64	Wild Hrse Crk Brdg #392 Design	Wild Horse Creek Rd.		1,306.25				1,306.25

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0150	CDG ENGINEERS, INC.							
I-BRM 5500-681-9	Strecker Brdg over Caulks	R	5/23/2016			032009		
18 5-70-470-67	Strecker Rd Bridge Design	Strecker Brdg over		7,097.38				7,097.38
0198	CITY OF CHESTERFIELD							
I-IN075245-128	Salt	R	5/23/2016			032010		
10 5-70-350-33	Snow-Salt	Salt		10,067.54				
I-ING6526-105	Salt	R	5/23/2016			032010		
10 5-70-350-33	Snow-Salt	Salt		2,309.87				
I-ING6526-112	Salt	R	5/23/2016			032010		
10 5-70-350-33	Snow-Salt	Salt		3,007.46				
I-ING6526-119	Salt	R	5/23/2016			032010		
10 5-70-350-33	Snow-Salt	Salt		5,607.79				20,992.66
1591	CLEN INDUSTRIES, INC							
I-20633	Signs	R	5/23/2016			032011		
10 5-70-350-55	Traffic Control-Signs	Signs		2,423.65				
I-20643	Signs	R	5/23/2016			032011		
10 5-70-350-55	Traffic Control-Signs	Signs		149.39				2,573.04
0759	COCHRAN							
I-12959	Concrete Street Repair	R	5/23/2016			032012		
18 5-70-490-02	Concrete Pavement Replacement	Concrete Street Repa		10,093.80				
I-3611	Salt Storage Facility Eng	R	5/23/2016			032012		
18 5-70-480-13	Salt Storage Facility Design	Salt Storage Facilit		2,650.00				
I-3616	Mdws WW Retain Wall Insp	R	5/23/2016			032012		
18 5-70-480-21	Other Engineering Services	Mdws WW Retain Wall		2,600.00				
I-STP 5500-677-8	Consultant Services	R	5/23/2016			032012		
18 5-70-470-65	Bouquet Rd Brdg #353 Design	Consultant Services		18,124.56				33,468.36
1194	DOGWOOD PROMOTIONS, INC.							
I-5996	Awards for Arbor Day 5K	R	5/23/2016			032013		
10 5-40-269-00	Supplies - Recreation	Awards for Arbor Day		1,514.55				1,514.55
0263	DUNCAN & PERRY, LTD.							
I-2016-5669	Manch Roundabout Startup	R	5/23/2016			032014		
10 5-70-350-05	ROW Landscaping	Manch Roundabout Sta		150.00				
I-2016-5672	Taylor Rd Spring Start	R	5/23/2016			032014		
10 5-70-350-05	ROW Landscaping	Taylor Rd Spring Sta		150.00				
I-2016-6835	Leak Repair	R	5/23/2016			032014		
10 5-70-350-05	ROW Landscaping	Leak Repair		27.00				
I-2016-6890	Leak Repair	R	5/23/2016			032014		
10 5-70-350-05	ROW Landscaping	Leak Repair		237.96				564.96

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1596	ENGRAPHIX ARCHITECTURAL SIGNAG							
I-39320.01	Historical Marker	R	5/23/2016			032015		
17 5-40-480-38	Cap Equip/Facilities - Pur/RepHistorical Marker			5,575.00				5,575.00
0340	ESRI INC.							
I-93128177	ArcGIS Single Use Maint	R	5/23/2016			032016		
10 5-50-293-00	Computer System Under $5K	ArcGIS Single Use Ma		1,212.00				1,212.00
0654	GAEHLE CONTRACTING INC.							
I-10000	Sidewalk-Community Park	R	5/23/2016			032017		
17 5-40-480-38	Cap Equip/Facilities - Pur/RepSidewalk-Community P			4,667.22				
I-10001	Tree Removal	R	5/23/2016			032017		
10 5-70-350-06	ROW Tree Removal	Clear Trees		1,142.00				
I-10002	Tree Removal	R	5/23/2016			032017		
10 5-70-350-06	ROW Tree Removal	Clear Trees		135.00				
I-10003	Tree Removal	R	5/23/2016			032017		
10 5-70-350-06	ROW Tree Removal	Clean Up Storm Debri		2,032.00				
I-10004	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Powerwash CP, Repair		520.00				
I-10005	Tree Removal	R	5/23/2016			032017		
10 5-70-350-06	ROW Tree Removal	Clear Trees		1,673.75				
I-10006	Tree Removal	R	5/23/2016			032017		
10 5-70-350-06	ROW Tree Removal	Clean Up Storm Damag		934.50				
I-10007	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Seal Sidewalk, Repai		1,106.08				
I-10008	Traffic Control Signs	R	5/23/2016			032017		
10 5-70-350-55	Traffic Control-Signs	Install Pole		284.00				
I-10009	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Clean Up Tree Glenco		244.00				
I-10011	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Clean Parks		295.00				
I-10012	Tree Removal	R	5/23/2016			032017		
10 5-70-350-06	ROW Tree Removal	Clear Tree off Pond		135.00				
I-10013	Mulch Garden	R	5/23/2016			032017		
10 5-40-739-00	Community Garden	Mulch Garden		105.00				
I-10014	Repair/Install/Cleanup	R	5/23/2016			032017		
10 5-50-263-00	Abatements	1716 Chimney Top Cle		707.00				
I-10015	Repair/Install/Cleanup	R	5/23/2016			032017		
10 5-50-263-00	Abatements	Grass Cut & Trim		50.00				
I-10017	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Backfill Sidewalk CP		184.00				
I-10018	Traffic Control Signs	R	5/23/2016			032017		
10 5-70-350-55	Traffic Control-Signs	Install Signs		873.00				
I-10019	Traffic Control Signs	R	5/23/2016			032017		
10 5-70-350-55	Traffic Control-Signs	Install Signs		1,138.50				
I-10020	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Work on Drink Fount/		372.27				
I-10021	Parks & Trails Maint	R	5/23/2016			032017		

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0654	GAEHLE CONTRACTING INCCONT							
I-10021	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Repair Drink Fountai		175.50				
I-10022	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Clean Trash		100.00				
I-10023	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Install Motion Senso		195.00				
I-10024	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Brush Hog Belleview		1,002.50				
I-10025	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Trim Al Foster Trail		1,527.00				
I-10026	Roadside Mowing	R	5/23/2016			032017		
10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim		319.50				
I-10027	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Clean Brush Kohn Par		808.00				
I-10028	Bridge Maintenance	R	5/23/2016			032017		
10 5-70-350-64	Bridge Maintenance	Start Bridge Clean U		845.00				
I-10029	Traffic Control Signs	R	5/23/2016			032017		
10 5-70-350-55	Traffic Control-Signs	Install Signs		466.50				
I-10030	Repair/Install/Cleanup	R	5/23/2016			032017		
10 5-50-263-00	Abatements	Pickup Trasn		130.00				
I-10031	Pull Weeds	R	5/23/2016			032017		
10 5-10-221-00	Maintenance - Grounds	Pull Weeds		130.00				
I-10032	Ditch on Melrose	R	5/23/2016			032017		
10 5-70-350-44	Storm Water-Ditching	Ditch on Melrose		516.25				
I-10033	Misc ROW	R	5/23/2016			032017		
10 5-70-350-09	Miscellaneous ROW	Street Creep		2,319.78				
I-10034	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Clean Parks		295.00				
I-10035	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Clean Parks		295.00				
I-10036	Put Tents Up and Down	R	5/23/2016			032017		
10 5-40-264-00	Meetings & Special Events	Put Tents Up and Dow		162.50				
I-10037	Bridge Maintenance	R	5/23/2016			032017		
10 5-70-350-64	Bridge Maintenance	Work on Bridge		1,536.00				
I-10038	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Clean Trash		100.00				
I-10039	Bridge Maintenance	R	5/23/2016			032017		
10 5-70-350-64	Bridge Maintenance	Clear Bridges		1,536.00				
I-10040	Roadside Mowing	R	5/23/2016			032017		
10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim		2,805.00				
I-10041	Asphalt Patching	R	5/23/2016			032017		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		2,318.08				
I-10042	Misc ROW	R	5/23/2016			032017		
10 5-70-350-09	Miscellaneous ROW	Add Rock to Sink Hol		210.00				
I-9970	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Clean Trash Cut Gras		2,420.00				
I-9972	Roadside Mowing	R	5/23/2016			032017		

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0654	GAEHLE CONTRACTING INCCONT							
I-9972	Roadside Mowing	R	5/23/2016			032017		
10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim		1,675.00				
I-9973	Grass Cutting & Trimming	R	5/23/2016			032017		
10 5-10-221-00	Maintenance - Grounds	Grass Cutting & Trim		140.00				
I-9974	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Clean Trash Cut Gras		1,535.00				
I-9976	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Grass Cutting & Trim		40.00				
I-9977	Roadside Mowing	R	5/23/2016			032017		
10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim		170.00				
I-9979	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Clean Trash Cut Gras		2,405.00				
I-9981	Roadside Mowing	R	5/23/2016			032017		
10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim		1,910.00				
I-9982	Grass Cutting & Trimming	R	5/23/2016			032017		
10 5-10-221-00	Maintenance - Grounds	Grass Cutting & Trim		60.00				
I-9987	Sidewalk Replacement	R	5/23/2016			032017		
18 5-70-490-06	Sidewalk Replacement	Grind Sidewalks		1,659.99				
I-9988	Repair/Install/Cleanup	R	5/23/2016			032017		
10 5-50-263-00	Abatements	Inst Trash Rockhollo		292.50				
I-9989	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Install Signs		760.50				
I-9990	Sidewalk Replacement	R	5/23/2016			032017		
18 5-70-490-06	Sidewalk Replacement	Grind Sidewalks		1,243.99				
I-9991	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Aerate, Seed, Fertil		571.14				
I-9992	Sidewalk Replacement	R	5/23/2016			032017		
18 5-70-490-06	Sidewalk Replacement	Grind Sidewalks		1,243.99				
I-9993	Tree Trimming	R	5/23/2016			032017		
10 5-70-350-08	ROW Tree Trimming	Clear Brush		808.00				
I-9994	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Adjust Shelves Inst		260.00				
I-9995	Asphalt Patching	R	5/23/2016			032017		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		2,610.53				
I-9996	Repair/Install/Cleanup	R	5/23/2016			032017		
10 5-50-263-00	Abatements	Repair Pipe Ballard		176.73				
I-9997	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Work @ CP		390.00				
I-9998	Parks & Trails Maint	R	5/23/2016			032017		
10 5-40-350-01	Park Maintenance	Clean CP		320.00				
I-9999	Asphalt Patching	R	5/23/2016			032017		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		2,610.02				57,693.32

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1781	HOME CITY ICE COMPANY							
I-3659164253	Ice	R	5/23/2016			032023		
10 5-40-269-00	Supplies - Recreation	Ice		67.70				67.70
1331	HRGREEN, INC.							
I-104542	Rte 109 Roundabout EB Ram	R	5/23/2016			032024		
18 5-70-460-16	Rt 109 Rndabt Eastbnd 100 DsgnRoute 109 Roundabout			5,789.59				5,789.59
0071	J.M. MARSCHUETZ CONSTRUCT INC.							
I-0007635-IN	2016 Wildwood Slab	R	5/23/2016			032025		
18 5-70-490-02	Concrete Pavement Replacement 2016 Wildwood Slab			369,644.62				369,644.62
0084	JUNEAU ASSOCIATES, INC.							
I-BRM 5500-679-7	Eatherton Brdg over Bonhm	R	5/23/2016			032026		
18 5-70-470-66	Eatherton Rd Bridge Design	Eatherton Brdg over		12,965.10				
I-STP5500-673-18	Fox Creek Bride Replaceme	R	5/23/2016			032026		
18 5-70-470-60	Fox Creek Brdg #336 Rpl DesignFox Creek Bride Repl			5,092.26				
I-STP5602-621-19	Fox Creek Bride Replaceme	R	5/23/2016			032026		
18 5-70-470-61	Woods Rd Brdg #348 Rpl Design Woods Rd over Hamilt			604.57				18,661.93
0669	LEWIS RICE & FINGERSH L.C							
I-1248863	General Matters	R	5/23/2016			032027		
10 5-10-310-00	Attorney Fees	General Matters		7,644.00				
I-1248864	Real Estate	R	5/23/2016			032027		
10 5-10-310-00	Attorney Fees	Real Estate		364.00				
I-1248866	Retainer	R	5/23/2016			032027		
10 5-10-310-00	Attorney Fees	Retainer		5,300.00				
I-1248867	307 Grand	R	5/23/2016			032027		
10 5-10-310-00	Attorney Fees	307 Grand		104.00				
I-1248868	Main Street Crossing	R	5/23/2016			032027		
10 5-10-310-00	Attorney Fees	Main Street Crossing		1,470.00				14,882.00
2393	LOCHMUELLER GROUP							
I-903516	PndGrv Ext & Traf Calming	R	5/23/2016			032028		
18 5-70-460-20	PndGvr Loop Ext Traf Calm DesiPndGrv Ext & Traf Ca			2,500.00				2,500.00
1935	MRC-MIDWEST RECYCLING CENTER							
I-2016-0054	Electronic Recycling	R	5/23/2016			032029		
10 5-20-713-00	Document Shred/Elec Recycle EvElectronic Recycling			13,210.00				13,210.00
0998	OMNI TREE SERVICE, INC.							
I-8253	Parks & Trails Maint	R	5/23/2016			032030		
10 5-40-350-01	Park Maintenance	Tree Work		5,185.00				
I-8457	Tree Removal	R	5/23/2016			032030		
10 5-70-350-06	ROW Tree Removal	Tree Work		165.00				
I-8458	Tree Removal	R	5/23/2016			032030		
10 5-70-350-06	ROW Tree Removal	Tree Work		125.00				5,475.00

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 4/26/2016 THRU 5/23/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0578	PILLSBURY MARKETING							
I-55256	Arobor Day 5K Shirts	R	5/23/2016			032031		
10 5-40-269-00	Supplies - Recreation	Arobor Day 5K Shirts		3,011.96				
I-55257	Water Bottles	R	5/23/2016			032031		
10 5-40-269-00	Supplies - Recreation	Water Bottles		345.60				3,357.56
0939	RUBIN BROWN LLP							
I-6622013	Prof Serv through 4-30	R	5/23/2016			032032		
10 5-10-320-00	Audit Costs	Prof Serv through 4-		16,200.00				16,200.00
1928	RENE' SACKETT							
I-June 2016	Farmer's Market	R	5/23/2016			032033		
10 5-40-736-00	Farmers Market	Farmer's Market		1,875.00				1,875.00
1864	SAM'S CLUB #6252-CHESTERFIELD							
I-5/17/16	Memberships (2)	R	5/23/2016			032034		
10 5-10-204-00	Dues/Memberships	Memberships (2)		90.00				90.00
1339	SCHMITTEL'S NURSERY							
I-130734	Landscaping	R	5/23/2016			032035		
10 5-70-350-05	ROW Landscaping	5 Honey Locust		2,495.00				2,495.00
2400	SHRED-IT							
I-9410584686	Shredding Service	R	5/23/2016			032036		
10 5-20-713-00	Document Shred/Elec Recycle Ev	Shredding Servcie		2,159.55				2,159.55
0058	ST LOUIS COUNTY TREASURER-							
I-84969	Police Service Contract	R	5/23/2016			032037		
10 5-60-350-00	Contractual Services	Police Service Contr		258,667.48				
I-85292	Police Overtime	R	5/23/2016			032037		
10 5-60-350-01	City Event Overtime	Police Overtime 1st		1,152.91				259,820.39
0689	TERRASPEC							
I-Mar-Apr 2016-1	Consulting Services	R	5/23/2016			032038		
10 5-40-340-00	Consultant Costs	Consulting Services		570.00				
I-Mar-Apr 2016-10	Consulting Services	R	5/23/2016			032038		
10 5-50-350-00	Contractual Services	Consulting Services		3,049.00				
I-Mar-Apr 2016-11	Consulting Services	R	5/23/2016			032038		
17 5-40-480-11	Al Foster Trailhead Imp	Consulting Services		2,850.00				
I-Mar-Apr 2016-12	Consulting Services	R	5/23/2016			032038		
17 5-40-480-07	Property Acquisitions	Consulting Services		864.00				
I-Mar-Apr 2016-2	Consulting Services	R	5/23/2016			032038		
10 5-40-340-00	Consultant Costs	Consulting Services		5,890.00				
I-Mar-Apr 2016-3	Consulting Services	R	5/23/2016			032038		
10 5-40-350-00	Contractual Services	Consulting Services		570.00				
I-Mar-Apr 2016-4	Consulting Services	R	5/23/2016			032038		
10 5-50-340-00	Consultant Costs	Consulting Services		3,052.00				
I-Mar-Apr 2016-5	Consulting Services	R	5/23/2016			032038		

VENDOR SET: 01 City of Wildwood

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DATE RANGE: 4/26/2016 THRU 5/23/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0689	TERRASPEC CONT							
I-Mar-Apr 2016-5	Consulting Services	R	5/23/2016			032038		
10 5-50-340-00	Consultant Costs	Consulting Services		760.00				
I-Mar-Apr 2016-6	Consulting Services	R	5/23/2016			032038		
10 5-50-340-00	Consultant Costs	Consulting Services		760.00				
I-Mar-Apr 2016-7	Consulting Services	R	5/23/2016			032038		
10 5-50-340-00	Consultant Costs	Consulting Services		570.00				
I-Mar-Apr 2016-8	Consulting Services	R	5/23/2016			032038		
10 5-50-340-00	Consultant Costs	Consulting Services		6,840.00				
I-Mar-Apr 2016-9	Consulting Services	R	5/23/2016			032038		
10 5-50-340-00	Consultant Costs	Consulting Services		380.00				26,155.00
1556	THE STERLING CO., INC.							
I-782890	Brightleaf Pond Grover Rd	R	5/23/2016			032039		
10 5-50-340-00	Consultant Costs	Brightleaf Pond Grov		1,709.50				1,709.50
2153	THOUVENOT, WADE, & MOERCHEN IN							
I-55251	Consulting Services	R	5/23/2016			032040		
18 5-70-480-27	Manch Strscape PH III Design	Consulting Services		9,151.13				9,151.13
1771	THROTTLENET INC.							
I-53582	Network Mgmt/Cloud/Backup	R	5/23/2016			032041		
10 5-10-350-00	Contractual Services	Network Mgmt/Cloud/B		5,287.00				5,287.00
1700	TSI TECHNOLOGY SOLUTIONS							
I-719060	Locates	R	5/23/2016			032042		
10 5-70-276-00	Traffic Signals/Street Lights	Locates		190.00				
I-719061	Locates	R	5/23/2016			032042		
10 5-70-276-00	Traffic Signals/Street Lights	Locates		220.00				
I-719146	Locates	R	5/23/2016			032042		
10 5-70-276-00	Traffic Signals/Street Lights	Locates		220.00				
I-719348	Locates	R	5/23/2016			032042		
10 5-70-276-00	Traffic Signals/Street Lights	Locates		610.00				1,240.00
0932	TYLER TECHNOLOGIES, INC.							
I-025-156335	Accounting Software Maint	R	5/23/2016			032043		
10 5-10-262-00	Service Contracts/Rental	Accounting Software		8,848.64				8,848.64

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 4/26/2016 THRU 5/23/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	121		1,013,861.26	0.00	1,013,861.26
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	2		18,741.03	0.00	18,741.03
EFT:	0		0.00	0.00	0.00
NON CHECKS:	0		0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00		
		VOID CREDITS	0.00	0.00	0.00

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT		NAME	AMOUNT
10	1081	Cash Change - Parks Events	300.00
10	2050	Employee W/holding Payable	1,029.64
10	2120	Federal/FICA Withholding	11,741.13
10	2130	State Withholding	7,113.00
10	2140	Plan 457 Withholding	2,296.16
10	2212	Due to State of Missouri	3,271.80
10	2214	Due to St. Louis County	804.87
10	2215	Due to STL County DWI JS	223.50
10	5-10-120-00	FICA & Medicare	1,210.78
10	5-10-140-00	Employee Benefits (125)	5,990.90
10	5-10-142-00	Insurance (Life & Disability)	229.88
10	5-10-201-00	Community Relations	76.10
10	5-10-204-00	Dues/Memberships	773.00
10	5-10-208-00	Equipment Leasing	1,396.13
10	5-10-211-00	Records Storage	88.48
10	5-10-212-00	Insurance	325.00
10	5-10-220-00	Maintenance-Building	3,372.89
10	5-10-221-00	Maintenance - Grounds	330.00
10	5-10-230-00	Miscellaneous	123.42
10	5-10-240-00	Postage	42.95
10	5-10-246-00	Publications	11.25
10	5-10-250-00	Internet Connection	180.47
10	5-10-262-00	Service Contracts/Rental	10,826.27
10	5-10-264-00	Meetings & Special Events	210.07
10	5-10-266-00	Supplies-General	1,074.78
10	5-10-268-00	Supplies-Office	1,574.18
10	5-10-270-00	Training	50.00
10	5-10-282-00	Utilities-Telephone	409.55
10	5-10-293-00	Computer System Under $5K	327.00

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 4/26/2016 THRU 5/23/2016

** G/L ACCOUNT TOTALS **

G/L ACCOUNT		NAME	AMOUNT
10	5-10-310-00	Attorney Fees	30,387.35
10	5-10-315-00	Litigation Contingencies	2,992.50
10	5-10-320-00	Audit Costs	16,200.00
10	5-10-350-00	Contractual Services	5,287.00
10	5-20-120-00	FICA & Medicare	347.28
10	5-20-140-00	Employee Benefits (125)	1,205.96
10	5-20-142-00	Insurance (Life & Disability)	92.62
10	5-20-230-00	Miscellaneous	901.89
10	5-20-242-00	Printing Expense	206.50
10	5-20-244-00	Public Notices	179.80
10	5-20-282-00	Utilities-Telephone	269.82
10	5-20-713-00	Document Shred/Elec Recycle Ev	15,369.55
10	5-30-120-00	FICA & Medicare	347.99
10	5-30-140-00	Employee Benefits (125)	2,193.93
10	5-30-142-00	Insurance (Life & Disability)	90.20
10	5-30-250-00	Internet Connection	247.01
10	5-30-282-00	Utilities-Telephone	195.56
10	5-40-120-00	FICA & Medicare	328.30
10	5-40-140-00	Employee Benefits (125)	2,371.17
10	5-40-142-00	Insurance (Life & Disability)	90.90
10	5-40-208-00	Equipment Leasing	5,771.50
10	5-40-220-00	Maintenance - Building	172.00
10	5-40-230-00	Miscellaneous	300.00
10	5-40-242-00	Printing	114.00
10	5-40-262-00	Service Contracts	860.00
10	5-40-264-00	Meetings & Special Events	162.50
10	5-40-266-00	Supplies-General	551.35
10	5-40-269-00	Supplies - Recreation	7,404.72
10	5-40-282-00	Utilities-Telephone	420.57
10	5-40-340-00	Consultant Costs	6,460.00
10	5-40-350-00	Contractual Services	920.00
10	5-40-350-01	Park Maintenance	21,487.99
10	5-40-351-00	Concert Series	1,750.00
10	5-40-715-00	Founders Day	1,307.56
10	5-40-720-00	Art Festival	100.00
10	5-40-736-00	Farmers Market	6,250.00
10	5-40-739-00	Community Garden	268.78
10	5-50-120-00	FICA & Medicare	1,449.72
10	5-50-140-00	Employee Benefits (125)	7,301.36
10	5-50-142-00	Insurance (Life & Disability)	363.18
10	5-50-208-00	Equipment Leasing	906.93
10	5-50-224-00	Maintenance-Vehicles	163.40
10	5-50-230-00	Miscellaneous	140.00
10	5-50-242-00	Printing Expense	34.08
10	5-50-244-00	Public Notices	364.24
10	5-50-250-00	Internet Connection	22.50

VENDOR SET: 01 City of Wildwood

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DATE RANGE: 4/26/2016 THRU 5/23/2016

** G/L ACCOUNT TOTALS **

G/L ACCOUNT		NAME	AMOUNT
10	5-50-263-00	Abatements	1,356.23
10	5-50-266-00	Supplies-General	71.38
10	5-50-268-00	Supplies-Office	204.06
10	5-50-270-00	Training	25.00
10	5-50-274-00	Travel	460.80
10	5-50-282-00	Utilities-Telephone	867.67
10	5-50-291-00	Machinery/Equipment Under $5K	299.64
10	5-50-293-00	Computer System Under $5K	2,819.96
10	5-50-340-00	Consultant Costs	14,321.50
10	5-50-350-00	Contractual Services	6,028.05
10	5-50-740-00	Planning Commission	103.48
10	5-60-285-00	Utilities - Cable TV	66.98
10	5-60-350-00	Contractual Services	258,667.48
10	5-60-350-01	City Event Overtime	1,152.91
10	5-60-350-02	Contractual Cleaning	448.00
10	5-70-120-00	FICA & Medicare	1,019.67
10	5-70-140-00	Employee Benefits (125)	6,333.09
10	5-70-142-00	Insurance (Life & Disability)	220.93
10	5-70-208-00	Equipment Leasing	906.93
10	5-70-224-00	Maintenance-Vehicles	245.56
10	5-70-266-00	Supplies-General	3.76
10	5-70-276-00	Traffic Signals/Street Lights	3,495.71
10	5-70-282-00	Utilities-Telephone	625.07
10	5-70-350-02	ROW Roadside Mowing	6,879.50
10	5-70-350-05	ROW Landscaping	3,059.96
10	5-70-350-06	ROW Tree Removal	6,342.25
10	5-70-350-08	ROW Tree Trimming	808.00
10	5-70-350-09	Miscellaneous ROW	2,529.78
10	5-70-350-11	St Maint-Asphalt Patching	7,538.63
10	5-70-350-33	Snow-Salt	20,992.66
10	5-70-350-44	Storm Water-Ditching	516.25
10	5-70-350-55	Traffic Control-Signs	5,335.04
10	5-70-350-64	Bridge Maintenance	3,917.00
		*** FUND TOTAL ***	557,417.84
17	5-40-480-07	Property Acquisitions	864.00
17	5-40-480-11	Al Foster Trailhead Imp	2,850.00
17	5-40-480-38	Cap Equip/Facilities - Pur/Rep	10,242.22
		*** FUND TOTAL ***	13,956.22
18	5-70-460-16	Rt 109 Rndabt Eastbnd 100 Dsgn	5,789.59
18	5-70-460-20	PndGvr Loop Ext Traf Calm Desi	2,500.00
18	5-70-470-60	Fox Creek Brdg #336 Rpl Design	5,092.26
18	5-70-470-61	Woods Rd Brdg #348 Rpl Design	604.57
18	5-70-470-64	Wild Hrse Crk Brdg #392 Design	1,306.25
18	5-70-470-65	Bouquet Rd Brdg #353 Design	18,124.56

VENDOR SET: 01 City of Wildwood

BANK: 1010 Commerce Bank-Operating

DATE RANGE: 4/26/2016 THRU 5/23/2016

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
18 5-70-470-66	Eatherton Rd Bridge Design	12,965.10
18 5-70-470-67	Strecker Rd Bridge Design	7,097.38
18 5-70-480-13	Salt Storage Facility Design	2,650.00
18 5-70-480-21	Other Engineering Services	2,600.00
18 5-70-480-27	Manch Strscape PH III Design	9,151.13
18 5-70-490-02	Concrete Pavement Replacement	379,738.42
18 5-70-490-06	Sidewalk Replacement	4,147.97
	*** FUND TOTAL ***	451,767.23
19 5-10-230-00	Misc. Expense	200.00
	*** FUND TOTAL ***	200.00
20 2230	P & Z Escrow	5,500.00
20 2250	Infrastructure Escrow	3,761.00
	*** FUND TOTAL ***	9,261.00

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: 1010 TOTALS:	123	1,032,602.29	0.00	1,032,602.29
BANK: 1010 TOTALS:	123	1,032,602.29	0.00	1,032,602.29
REPORT TOTALS:	131	1,032,602.29	0.00	1,032,602.29

SELECTION CRITERIA

VENDOR SET: 01-City of Wildwood

VENDOR: ALL

BANK CODES: All

FUNDS: Exclude: 16

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999

DATE RANGE: 4/26/2016 THRU 5/23/2016

CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99

INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES

PRINT G/L: YES

UNPOSTED ONLY: NO

EXCLUDE UNPOSTED: NO

MANUAL ONLY: NO

STUB COMMENTS: NO

REPORT FOOTER: NO

CHECK STATUS: NO

PRINT STATUS: * - All

WILDWOOD

Recommendation Report on an Outdoor Game Court
Prepared by Department of Planning
for the
City of Wildwood Planning and Zoning Commission
May 16, 2016 Executive Session
"Planning Tomorrow Today"

Nature of Request –

P.Z. 8-16 James Thurman, 930 Kingsridge Court, Wildwood, Missouri, 63021, c/o Sport Court St. Louis, 343 Great Oaks Drive, Lebadie, Missouri 63055, is seeking the review and action of the Planning and Zoning Commission on the requested installation of an outdoor game court that is twenty-six (26) feet by thirty-four (34) feet in size, which is to be located at 930 Kingsridge Court, Wildwood, Missouri (Locator Number 24T110296); R-1A 22,000 square foot Residence District, with a Planned Environment Unit (PEU). This request is to be reviewed in accordance with Chapter 415.120 R-1A 22,000 square foot Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The proposed game court is to be situated to the east of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting for this request. **(Ward Eight)**

Introduction –

The City of Wildwood is in receipt of an application from James Thurman, which requests the authorization to install an outdoor game court on a residential lot that is located in the Crown Pointe Estates Subdivision. The application was submitted to the City for its review and consideration, given all outdoor game courts must be acted upon by the Planning and Zoning Commission. The requirements for review were adopted by the City Council in April 2013 and intended to provide a framework for addressing lighting, landscaping, and aesthetics, along with managing the flight of projectiles i.e. balls, pucks, etc., while implementing standards for their placement to protect in-place stormwater management facilities and verifying their compliance with zoning performance standards for noise and peace disturbance in their use.

Principle to this request is the review of the existing site conditions and the proposed outdoor game court's location, design, associated landscaping, and other components of it. This review is intended to determine whether this outdoor game court request is appropriate and in compliance with the criteria established for such on properties zoned R-1A 22,000 square foot Residence District, with a Planned Environment Unit (PEU), and, if approved, impacts are contained to the tract of land under consideration or negligible enough upon adjoining properties to be considered acceptable.

General Site and Area Conditions –

1. This 12,150 square foot site is located on the east side of Kingsridge Court, near the terminus of Eaglesridge Drive, in the Crown Pointe Estates Subdivision. The site is zoned R-1A 22,000 square foot

Residence District, with a Planned Environment Unit (PEU) – St. Louis County's version of the City's Planned Residential Development Overlay District (PRD).

2. The single family dwelling is located at grade with Kingsridge Court. The elevation steeply drops, approximately three (3) or four (4) feet, to a relatively flat yard, just east of the rear building line of the single family dwelling.
3. The adjacent properties have the following characteristics:

North:	Single family dwelling, with an in-ground pool, with a fence
South:	Single family dwelling
East:	Two (2) single family dwellings
West:	Kingsridge Court, a public roadway that serves this development

4. The site has a ten (10) foot wide utility easement, which contains existing Metropolitan St. Louis Sewer District (MSD) sanitary sewer lines, and is located in the easternmost third of the site (rear yard area).
5. A stormwater inlet is located on the property line, with the lot to the south, and again, located in the easternmost third of the site (rear yard area).
6. The structure setbacks for this site are eight (8) feet for the side yard areas, fifteen (15) feet for the rear yard area, and twenty (20) feet for the front yard area.

Proposed Request –

1. The proposed game court is twenty-six (26) feet in width by thirty-four (34) feet in length, with a total size of 884 square feet (seven (7) percent of the lot's overall area).
2. The proposed game court is located behind the single family dwelling, eight (8) feet from the north property line, fifteen (15) feet from the east property line, and a portion of it is installed within the ten (10) foot wide utility easement.
3. The surface of the proposed game court is a polypropylene modular tile, installed on a concrete base. The surface is "Evergreen" in color, with a "Pearl Orange" free throw lane.
4. A proposed basketball hoop standard is black in color, and located on the east end of the outdoor game court.
5. Two (2) proposed netting assemblies, designed to prevent the expected flight of projectiles from the outdoor game court, are located on either side of the basketball hoop standard, which is the north edge of the game court. These two (2) netting assemblies each measure twelve (12) feet in height and eleven (11) feet in width. Both the net and the poles that are part of these assemblies are black in color.
6. The landscaping plan for the site indicates the following:

North:	Three (3) Green Giant Arborvitae trees and one (1) Armstrong Maple tree along most of the game court's edge
South:	Four (4) White Pine trees, along the entirety of the game court's edge
East:	Five (5) Green Giant Arborvitae trees and one (1) existing tree to remain
West:	No landscaping proposed

7. There are no light standards proposed, in conjunction with this outdoor game court.

Notification -

1. A sign advertising this proposed outdoor game court was placed on the property and a direct mailing was sent to property owners within a 3,000 foot radius of this lot.
2. The City of Wildwood's Department of Planning has received no comments relating to this request, at the time of the writing of its report.

Analysis -

The Planning and Zoning Commission has reviewed this request with regards to its compliance with the City's Zoning Ordinance, Tree Manual, and Sustainable Plantings Guide and believes it does meet several of the minimum requirements set forth therein; however, with some additional conditions to be added. The Planning and Zoning Commission is supporting the outdoor game court request at the subject location and authorizing its placement by a vote of 10 to 0 (Voting Aye – Renner, Lee, Archeski, Gragnani, Bauer, Liddy, Kohn, Manton, Bowlin, and Bopp). This action notes the following considerations:

1. The Department is in receipt of a form indicating approval of this project from the Crown Pointe Estates Subdivision's Architectural Review Committee.
2. The Department is in receipt of an email from Metropolitan St. Louis Sewer District (MSD) indicating no objection to the outdoor game court being installed within the ten (10) foot wide utility easement.
3. The game court will not be visible from the street, given it is located behind the single family dwelling and at a lower elevation than the street.
4. The game court, associated basketball hoop, and netting assemblies are located outside of the side and rear yard setbacks.
5. The color of the game court, basketball hoop standard, and netting assemblies will blend with the surrounding areas.

As referenced above, the Commission has taken a favorable action on this request, but with the following conditions:

1. A Grading Permit must be obtained in order to ensure the appropriate measures are taken to address any stormwater issues that may be caused by the installation of this outdoor game court, at the direction of the Department of Public Works.
2. Additional netting is required on the east edge of the game court. The additional netting is in order to prevent the expected flight of projectiles from the structure. This additional netting should be similar in color and design to the other proposed assemblies.
3. The landscaping associated with this outdoor game court shall be at the discretion of the Department of Planning, per the direction provided by the Planning and Zoning Commission at its discussion held on May 16, 2016.
4. The proposed netting, under the requirements of the Zoning Ordinance, cannot exceed ten (10) feet in height. If this condition cannot be met, the homeowner can reduce their respective heights or submit a request for a variance from the City's Board of Adjustment.

Recommendation -

In summary, based upon the considerations stated above, the Commission believes the necessary requirements are met to ensure the outdoor game court will not be an imposition on surrounding

properties. The Commission believes, with the addition of the above-stated conditions, the outdoor game court will not be visible from surrounding properties, projectiles will be prevented from exiting the property onto neighboring lots, and stormwater management issues will be reviewed and addressed by the Department of Public Works, through its Grading Permit process. The Planning and Zoning Commission hereby approves this request.

WILDWOOD

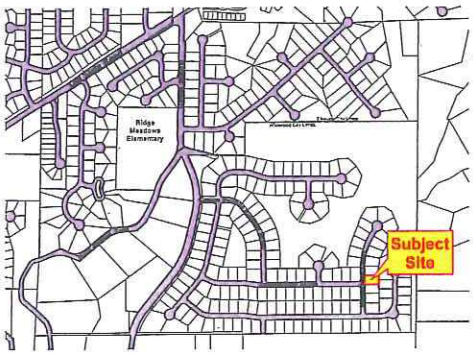
16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD NOTICE OF

PUBLIC MEETING

before the Planning and Zoning Commission

MONDAY, MAY 16, 2016, at 7:30 P.M.



Street Address of Subject Site:
930 Kingsridge Court

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.
THANK YOU!

The **Planning and Zoning Commission** of the City of Wildwood will hold a meeting on **Monday, May 16, 2016, at 7:30 p.m.,** **in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040.** At this public meeting, an item is planned for discussion and described below, which will then be taken under advisement for action either that evening or at a future date. The meeting will be open to all interested parties to comment upon this item, whether in favor or opposition, or provide additional input for discussion purposes. *If you wish to attend this public meeting and require accommodation due to disability, please contact the Department of Planning forty-eight (48) hours in advance at (636) 458-0440.* If you do not have comments regarding this item, no action is required on your part. The following item was previously scheduled for the May 2, 2016 meeting of the Planning and Zoning Commission, but was postponed at the request of the petitioner and, will now be considered at the May 16, 2016 meeting:

P.Z. 8-16 James Thurman, 930 Kingsridge Court, Wildwood, Missouri, 63021, c/o Sport Court St. Louis, 343 Great Oaks Drive, Lebadie, Missouri 63055, is seeking the review and action of the Planning and Zoning Commission on the requested installation of an outdoor game court that is twenty-six (26) feet by thirty-four (34) feet in size, which is to be located at 930 Kingsridge Court, Wildwood, Missouri (Locator Number 24T110296); R-1A 22,000 square foot Residence District, with a Planned Environment Unit (PEU). This request is to be reviewed in accordance with Chapter 415.120 R-1A 22,000 square foot Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The proposed game court is to be situated to the east of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting for this request. **(Ward Eight)**

If you should have any questions regarding this information, please feel free to contact the Department of Planning at

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

1) Submitting a comment online by visiting: **http://www.cityofwildwood.com/comment**.
2) Submitting a written comment prior to the meeting and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the meeting agenda and report, which is available on the City's website at: **www.cityofwildwood.com**.

(636) 458-0440. Thank you in advance for your consideration in this matter.

WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD NOTICE OF

PUBLIC MEETING

before the Planning and Zoning Commission

MONDAY, MAY 2, 2016, at 7:30 P.M.

Street Address of Subject Site:
930 Kingsridge Court

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.
THANK YOU!

The **Planning and Zoning Commission** of the City of Wildwood will hold a meeting on **Monday, May 2, 2016, at 7:30 p.m.,** in **the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040.** At this public meeting, an item is planned for discussion and described below, which will then be taken under advisement for action either that evening or at a future date. The meeting will be open to all interested parties to comment upon this item, whether in favor or opposition, or provide additional input for discussion purposes. *If you wish to attend this public meeting and require accommodation due to disability, please contact the Department of Planning forty-eight (48) hours in advance at (636) 458-0440.* If you do not have comments regarding this item, no action is required on your part. The following item will be considered at this time:

P.Z. 8-16 James Thurman, 930 Kingsridge Court, Wildwood, Missouri, 63021, c/o Sport Court St. Louis, 343 Great Oaks Drive, Lebadie, Missouri 63055, is seeking the review and action of the Planning and Zoning Commission on the requested installation of an outdoor game court that is twenty-six (26) feet by thirty-four (34) feet in size, which is to be located at 930 Kingsridge Court, Wildwood, Missouri (Locator Number 24T110296); R-1A 22,000 square foot Residence District, with a Planned Environment Unit (PEU). This request is to be reviewed in accordance with Chapter 415.120 R-1A 22,000 square foot Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The proposed game court is to be situated to the east of the single family residence located on the subject property. The Department will have a recommendation report prepared for consideration at this meeting for this request. **(Ward Eight)**

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1) Submitting a comment online by visiting: **http://www.cityofwildwood.com/comment**.
2) Submitting a written comment prior to the meeting and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the meeting agenda and report, which is available on the City's website at: **www.cityofwildwood.com**.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your consideration in this matter.

Authorization # 160825

MUNICIPAL ZONING APPROVAL FOR PERMIT APPLICATION

WILDWOOD

SUBMIT THIS APPROVED/COMPLETED FORM TO:
Department of Public Works, Permit Division
St. Louis County Government Center (6th Floor)
41 South Central Avenue, Clayton, Missouri 63105

NOTE: With the City of Wildwood's approval, applicants for building permits must submit this form, together with four (4) copies of the plot plan approved, signed, and dated by the Municipal Official, to St. Louis County Department of Public Works, in order to obtain the authorization for construction to commence.

Address of Property: 930 Kingsridge Court

Subdivision Name: Crown Pointe Estates Lot #: 70

Property Owner's Name and Address:
James Thurman
930 Kingsridge Court
Wildwood, MO

Applicant's Name and Address:
Dionne + Austin Helfers
343 Great Oaks Dr
Lebadie, MO 63055

Contact Person (if different than applicant): Austin Daytime Phone: (636) 541-5296

Cell: (____) same Email: info@sportcourtstlouis.com

Type of Work (Check all applicable items):

____ New Residence:
Septic Approval? Yes __ No __ or
Treatment Plant Connection __
____ New Commercial Construction
____ Commercial Re-Occupancy
____ Accessory Structure: size ____
____ Addition: type ____
____ Deck/Porch
____ Demolition
____ Generator

____ Interior Finish
Level: Lower __ Main __ 2nd __
____ Private Stable
____ Propane Tank:
In-ground __ Above-ground __
____ Retaining Wall
____ Septic: Repair __ Replacement __
____ Sign: Temporary __ Permanent __
Business __ Residential __
____ Solar: Roof __ Ground __

X Sports Court: requires approved CUP
PZC approval date: ____
____ Swimming Pool:
In-ground __ Above-ground __
____ Telecommunication Equipment
____ Temporary Trailer:
Sales __ Construction __
____ Tree Removal

OTHER: ____

— MUNICIPAL OFFICE USE ONLY —

Entry Date: 4/08/2016 By: CMM Locator Number: 24T110296

Fire District: Metro West Municipal Zoning: ____

Fire Permit Required: Yes __ No __ Per County Permit Process __ Project Located in Flood Plain: Yes __ No __

Additional Notes: ____

Special Use Permit required: Yes __ No __ SUP #: ____ Notes: ____

Grading Permit required: Yes __ No __ GP #: ____ Notes: ____

Grading Approval: ____ ***Date:*** ____ ***Final Approval by:*** ____

Inspection Approval: ____ ***Date:*** ____ ***Date Approved:*** ____

Type of Fee: ____	Received By (sign): ____
Amount: $ ____ Date Collected: ____	Received By (print): ____
Receipt Number: ____	Date Received: ____

not in use). This netting, fencing, or boarding requirement shall be indicated on submitted plans to the City and no authorization shall be granted by the Department of Planning, until this component of the court is satisfactorily met and the officers of the applicable homeowners' association have approved it as well. While it is expected this netting, fencing, or boarding will be used in conjunction with landscaping, which is required in Subdivision (1) below, in unique or hardship circumstances, landscaping may be used as a substitute to this required netting, fencing, or boarding, but said substitution is at the discretion of the Department of Planning, and must comply with the City's landscape manual for types, quantities, and locations. Additionally, said structure shall comply with the following:

1. Outdoor game courts shall require landscaping and be in accordance with the requirements of the City's Tree Manual and Sustainable Plantings Guide. The design of this landscaping plan shall be part of the property owner's submittal for authorization and be reviewed at that time. The planting pattern to create a screen must be designed by a landscape architect and submitted to the City for review and action, as part of the overall permitting process.

2. All plans submitted for the authorization of outdoor game courts shall indicate all in place stormwater improvements and any easements that exist on the lot.

3. No portion of an outdoor game court area shall be situated in the front yard of a lot, as defined by the application of the corresponding setback(s) required of the zoning district designation in place upon said parcel of ground.

4. The installation of lighting as part of any outdoor game court shall be prohibited in all "R" Residential District zoned properties located within the City of Wildwood.

5. As defined herein, any outdoor game court shall be required to receive approval of its location on the subject lot by the City of Wildwood Planning and Zoning Commission. This review shall be conducted upon a plan submitted by the petitioner to the Planning and Zoning Commission, which can alter the outdoor game court's location and/or orientation, based upon site and area characteristics, which would include, but not be limited to, the expected flight of projectiles from the structure, but, in no circumstance, authorize its encroachment into the lot's established setback areas.

Section 415.120. "R-1A" Residence District Regulations.

[Ord. No. 1324 App. A §1003.112, 8-14-2006; Ord. No. 1874 §1, 6-25-2012; Ord. No. 1880 §1, 8-13-2012; Ord. No. 1934 §1, 5-13-2013]

A. *Scope Of Provisions.* This Section contains the district regulations of the "R-1A" Residence District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Chapter which are incorporated as part of this Section by reference.

B. *Permitted Land Uses And Developments.* The following land uses and developments are permitted in this district:

1. Churches.

2. Dwellings, single-family.

3. Forests and wildlife reservations, as well as conservation projects.

4. (Reserved)

5. Home occupations.

6. Libraries, public or private not-for-profit.

7. Parks, parkways and playgrounds, public or private not-for-profit.

8. Schools, public or private kindergarten, elementary, secondary and collegiate.

9. Water features determined not to be high hazard or located in the main channel of a named watershed located in the City of Wildwood. Notwithstanding the foregoing, permitting of these features shall be governed by the regulations, requirements, and standards of the Chapter 425 Grading Code of the City of Wildwood Municipal Code and be reviewed and acted upon by the Department of Public Works. These water features, herein permitted by right, shall require a Conditional Use Permit (CUP), under the regulations set forth in Chapter 415.500 Conditional Use Permit Procedures (CUP) of the City of Wildwood Zoning Ordinance, if the source of any of its water for developing or maintaining normal pool elevation is determined to be from a ground water source.

C. *Conditional Land Use And Development Permits Issued By The Commission.* The following land uses and developments may be permitted under conditions and requirements specified in Section 415.500 "Conditional Use Permits":

1. Child care centers, nursery schools and day nurseries.

2. Private not-for-profit clubs, private not-for-profit recreational land uses and community centers.

3. Foster homes for handicapped children.

4. (Reserved)

5. Group homes for the developmentally disabled to be occupied by no more than nine (9) individuals (excluding supervisory personnel) not related by blood or marriage to the operator or operators of the facility, provided where such use is required by Federal or State law as a permitted use, no conditional use permit is required.

6. Group homes for the elderly.

7. Large water features.

8. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:

a. Adequately screened with landscaping, fencing or walls or any combination thereof; or

b. Placed underground; or

c. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning. Utility lines shall be placed underground except where expressly approved to the contrary by a conditional use permit.

9. Mortuaries.

10. Nursing homes.

11. Police and fire stations.

12. Public utility facilities, other than local public utility facilities.

13. Residential substance abuse treatment facilities.

14. Retreats operated by educational or other not-for-profit entities.

15. Satellite dishes (see provisions of Section 415.380(R)).

16. Sewage treatment facilities, other than facilities permitted as an accessory use.

16a. Solar panels, all ground-mounted types. All roof-mounted types, if said installations are visible from an adjoining/adjacent street(s). **[Ord. No. 2028 §§1 — 2, 4, 8-25-2014]**

17. Specialized private schools.

D. *Accessory Land Uses And Developments.* Subject to compliance with the procedures of this Section, accessory buildings, structures and uses are permitted in conjunction with a permitted land use or development or (unless restricted by applicable condition) a conditional land use or development when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, is clearly subordinate to the primary use and serves only to further the successful utilization of the primary use. Accessory uses include the following:

1. Devices for the generation of energy, such as solar panels (roof-mounted types on rear and/or side of dwellings and not visible from the adjoining/adjacent street(s) only), wind generators and similar devices. **[Ord. No. 2028 §§1 — 2, 4, 8-25-2014]**

a. The support rack and framing that is to be installed be flush mounted on the roof of the dwelling, in association with the solar panel arrays, and match the color of the shingles or other roofing materials, as closely as possible.

b. The capping of the solar panel arrays that are used in this support rack and framing be a dark color and/or match that of the roofing materials in use, as closely as possible.

c. Compliance with all subdivision declarations, covenants, restrictions, or rules/regulations is required of any solar panel array installation.

d. The removal of woodlands to accommodate access to the sun be minimized and comply with all City codes in this regard.

2. Individual sewage treatment facilities serving an individual dwelling or non-residential use as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.

3. Private stables.

4. Signs (directional and information).

5. Buildings or structures that comply with the following size or extent requirements: No accessory building or structure shall exceed the following:

a. An overall size of three thousand five hundred (3,500) square feet in area;

b. An area of more than ten percent (10%) of the overall area of the lot where it is located; or

c. The area of the footprint of the principal single-family dwelling located on the lot.

E. *Performance Standards.* All uses in the "R-1A" Residence District shall operate in conformity with the appropriate performance standards contained in Section 415.250 "Zoning Performance Standard Regulations".

F. *Height Limitations For Structures.* The maximum height of structures in the "R-1A" Residence District shall be as set out below:

1. No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.

2. All other structures, other than a public utility tower authorized by a conditional use permit or a telecommunications tower authorized by Chapter 430 of the City Code, shall not exceed sixty (60) feet in height above the average finished ground elevation at the perimeter of such structure; except that the height of structures may be further restricted as provided in Section 415.240 "Air Navigation Space Regulations".

G. *Lot Area, Yard And Density Requirements.* The minimum lot area and yard requirements for land uses and developments in the "R-1A" Residence District as well as the maximum density of nursing home self-care units shall be as set out below:

1. *Minimum lot area requirements.*

a. The following permitted and conditional land uses shall be situated on tracts of land providing not less than the following areas:

USE	MINIMUM AREA
Child care center	30,000 square feet
Church	3 acres
Dwelling, single-family	22,000 square feet
Group homes for the developmentally disabled	22,000 square feet
Library	1 acre
Local public utility facilities	10,000 square feet

USE	MINIMUM AREA
Mortuary	Minimum area 3 acres (minimum of 200 feet on a State (M.H.T.D.) roadway and adjacent to existing commercial zoning district)
Residential substance abuse treatment facilities	3 acres (except 5 acres for a facility of more than 8 resident patients)
Schools	
Nursery or day nursery	22,000 square feet
Kindergarten (separate)	1 acre
Primary	5 acres
Junior high	10 acres
Senior high	20 acres
Collegiate	10 acres

b. Any lot or tract of record on the effective date of this Chapter, which contains less than twenty-two thousand (22,000) square feet, may be used as a site for one (1) single-family dwelling together with accessory structures and uses.

c. Foster homes for handicapped children and not-for-profit private clubs and recreational land uses, including community centers, as approved by the Planning Commission via a conditional use permit, may be established on tracts of land less than five (5) acres where the related parking needs, outdoor facilities, size of buildings and maximum membership of the developments and uses are deemed consistent with the intensity of land use in the neighborhood of the uses and developments. However, the minimum tract area for the conditional developments and uses shall not be less than twenty-two thousand (22,000) square feet.

d. Police and fire stations as approved by the Planning Commission via a conditional use permit may be established on tracts of less than five (5) acres where the related parking needs, outdoor facilities and size of buildings are deemed consistent with the intensity of land use in the neighborhood of these uses.

e. Specialized private schools shall be located on a tract of land containing one (1) acre for each fifteen (15) pupils, but in no case less than five (5) acres nor more than that required by the school land area requirements as listed in Subsection (G)(1)(a).

f. All other permitted or conditional land uses in this district shall be situated or conducted on tracts of land at least five (5) acres in area.

2. *Creation of new lots.* No new lots shall be created of less than twenty-two thousand (22,000) square feet in area except for fire stations, police stations and local public utility facilities. Lots of less than twenty-two thousand (22,000) square

feet, created for the above uses, shall not be used for any other use and, in the event the permitted use terminates, the lot shall be established as common ground for an adjacent development or combined with an adjacent parcel or parcels by means of a boundary adjustment. Prior to the approval of a subdivision record plat creating a lot of less than one (1) acre, a deed or other legal instrument must be approved by the City Attorney and recorded with the St. Louis County Recorder of Deeds, which guarantees the required transfer of the property in the event the permitted use is terminated, with a copy to be filed with the City of Wildwood.

3. *Minimum yard requirements—general.*

   a. *Front yard.* No structure shall be allowed within twenty-five (25) feet of any roadway right-of-way line.

   b. *Side yard.* No structure shall be allowed within twelve (12) feet of any side property line.

   c. *Rear yard.* No structure shall be allowed within thirty (30) feet of any rear property line.

4. *Specific yard requirements and exceptions.*

   a. Notwithstanding any other provision of this Chapter, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.

   b. Boundary walls or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.

   c. Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback.

   d. Permitted directional signs, three (3) feet or less in height, are allowed within the minimum front yard setback.

   e. Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning. Light standards for parking lot lighting are allowed no closer than twenty-five (25) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban Residence, "PS" Park and Scenic or any "R" Residence District.

   f. In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of a street and in both directions from a lot for a distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required.

g. If a lot of record existing on the effective date of this Chapter has a width of seventy (70) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten percent (10%) of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.

h. Any non-residential structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one (1) additional foot for every foot of height above thirty (30) feet.

i. No private stable shall be allowed within one hundred (100) feet of any property line. Affiliated pasture areas shall be fenced.

5. *Maximum density, maximum height and minimum yard requirements for nursing homes.*

a. Densities of self-care units shall not exceed ten (10) units per acre.

b. No building within a nursing home development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.

c. No building within a nursing home development shall be allowed within a minimum of fifty (50) feet of any property line.

d. Accessory commercial uses in the form of limited service and retail commercial uses not to exceed five percent (5%) of the total gross floor area of the self-care building or buildings, excluding garages, to be located within one (1) self-care building shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior, that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, food or drug store, laundry or dry cleaning pickup and a newspaper stand and card shop.

6. *Maximum density, maximum height and minimum yard area for residential substance abuse treatment facilities.*

a. Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff per facility for lots less than five (5) acres.

b. No building within a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.

c. No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.

d. Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

H. *Off-Street Parking And Loading Requirements.* Off-street parking and loading requirements and setbacks for parking areas, loading spaces and internal drives are set forth in Section 415.280 "Off-Street Parking and Loading Requirements".

I. *Sign Regulations.* Sign regulations are set forth in Section 415.400 "Sign Regulations".

J. *Outdoor Game Courts.* An outdoor game court shall not be authorized by the City without the proper netting, fencing, and/or boarding, as set forth by the manufacturers' specifications for said facility, as a minimum, to control the flight of projectiles from it onto neighboring properties. This netting, fencing, or boarding shall not be placed in the structure setback areas of the lot, nor exceed ten (10) feet in height, unless otherwise prohibited by private subdivision restrictions in place, and be of a color to minimize its visibility (along with being designed to be collapsible or removable, when the court is not in use). This netting, fencing, or boarding requirement shall be indicated on submitted plans to the City and no authorization shall be granted by the Department of Planning, until this component of the court is satisfactorily met and the officers of the applicable homeowners' association have approved it as well. While it is expected this netting, fencing, or boarding will be used in conjunction with landscaping, which is required in Subdivision (1) below, in unique or hardship circumstances, landscaping may be used as a substitute to this required netting, fencing, or boarding, but said substitution is at the discretion of the Department of Planning, and must comply with the City's landscape manual for types, quantities, and locations. Additionally, said structure shall comply with the following:

1. Outdoor game courts shall require landscaping and be in accordance with the requirements of the City's Tree Manual and Sustainable Plantings Guide. The design of this landscaping plan shall be part of the property owner's submittal for authorization and be reviewed at that time. The planting pattern to create a screen must be designed by a landscape architect and submitted to the City for review and action, as part of the overall permitting process.

2. All plans submitted for the authorization of outdoor game courts shall indicate all in place stormwater improvements and any easements that exist on the lot.

3. No portion of an outdoor game court area shall be situated in the front yard of a lot, as defined by the application of the corresponding setback(s) required of the zoning district designation in place upon said parcel of ground.

4. The installation of lighting as part of any outdoor game court shall be prohibited in all "R" Residential District zoned properties located within the City of Wildwood.

5. As defined herein, any outdoor game court shall be required to receive approval of its location on the subject lot by the City of Wildwood Planning and Zoning Commission. This review shall be conducted upon a plan submitted by the petitioner to the Planning and Zoning Commission, which can alter the outdoor game court's location and/or orientation, based upon site and area characteristics, which would include, but not be limited to, the expected flight of projectiles from

the structure, but, in no circumstance, authorize its encroachment into the lot's established setback areas.

Section 415.130. "R-2" Residence District Regulations.

[Ord. No. 1324 App. A §1003.113, 8-14-2006; Ord. No. 1874 §1, 6-25-2012; Ord. No. 1880 §1, 8-13-12; Ord. No. 1934 §1, 5-13-2013]

A. *Scope Of Provisions.* This Section contains the district regulations of the "R-2" Residence District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this Chapter which are incorporated as part of this Section by reference.

B. *Permitted Land Uses And Developments.* The following land uses and developments are permitted in this district:

1. Churches.

2. Dwellings, single family.

3. Forests and wildlife reservations as well as conservation projects.

4. (Reserved)

5. Home occupations.

6. Libraries, public or private not-for-profit.

7. Parks, parkways and playgrounds, public or private not-for-profit.

8. Schools, public or private kindergarten, elementary, secondary and collegiate.

9. Water features determined not to be high hazard or located in the main channel of a named watershed located in the City of Wildwood. Notwithstanding the foregoing, permitting of these features shall be governed by the regulations, requirements, and standards of the Chapter 425 Grading Code of the City of Wildwood Municipal Code and be reviewed and acted upon by the Department of Public Works. These water features, herein permitted by right, shall require a Conditional Use Permit (CUP), under the regulations set forth in Chapter 415.500 Conditional Use Permit Procedures (CUP) of the City of Wildwood Zoning Ordinance, if the source of any of its water for developing or maintaining normal pool elevation is determined to be from a ground water source.

C. *Conditional Land Use And Development Permits Issued By The Commission.* The following land uses and developments may be permitted under conditions and requirements specified in Section 415.500 "Conditional Use Permits":

1. Child care centers, nursery schools and day nurseries.

2. Private not-for-profit clubs, private not-for-profit recreational land uses and community centers.

Travis Newberry

From: Travis Newberry
Sent: Friday, April 22, 2016 12:01 PM
To: 'austin@sportcourtstlouis.com'; 'James Thurman'
Cc: Joe Vujnich
Subject: RE: Thurman Backyard Game Court - 930 Kingsridge Court

Hi Austin,

Thank you for the information. As we have discussed, please be aware of the following items:

1. The homeowner is not required to attend the Planning and Zoning Commission meeting, however it is recommended that they attend. As you may know, in the past the Commission has opted to postpone a decision because they wanted further information that only the homeowner could provide.
2. Approval from all of the subdivision Trustees is not a requirement, but in the past this was an item of discussion and a request was postponed until a letter of approval signed by all trustees was provided. Additionally, the Department of Planning does not contact Trustees for information regarding a request for a sport court. Any information in this regard must come from the petitioner/homeowner.

The meeting is scheduled for Monday, May 2nd at 7:30pm. I'll provide you and Mr. Thurman a link to the agenda when it is available next Friday afternoon.

Travis Newberry
Planner
City of Wildwood
16860 Main Street
Wildwood, MO 63040
travis@cityofwildwood.com
636-458-0440 x124

Please Subscribe to the City's Weekly e-News:
http://www.cityofwildwood.com/list.aspx

From: Austin Helfers [mailto:austin@sportcourtstlouis.com]
Sent: Tuesday, April 19, 2016 7:46 PM
To: Travis Newberry
Cc: 'James Thurman'
Subject: FW: Thurman Backyard Game Court - 930 Kingsridge Court

Travis,

Below is the response from the homeowner (James Thurman). He is going to be out of town on business May 2, so we would like to know this is clarified?

Thank you,

Austin Helfers

Sport Court St. Louis
Cell: 636-541-5296
Office: 636-451-0400
Fax: 636-590-2790
www.sportcourtstlouis.com
www.sportcourt.com

We are the official provider of athletic surfaces for the following organizatior

---

From: James Thurman [mailto:jathurman13@yahoo.com]
Sent: Monday, April 18, 2016 8:54 PM
To: austin@sportcourtstlouis.com
Subject: Re: Thurman Backyard Game Court - 930 Kingsridge Court

Hi Austin,

I spoke with Bill Van Oyen who actually signed my approval. His term has expired, so he is no longer a trustee. However, Bill stated that either Dick Otto or Chad Bilby, who are also noted on the Crown Pointe Estates Trustee listing which was included in the submission documents, could be contacted if needed to confirm the approval. They keep records on file. So, if Travis needs to reach anyone, he can send his request to the trustees' email address: crownpointeestates@yahoo.com.

James

From: Austin Helfers <austin@sportcourtstlouis.com>
To: austin@sportcourtstlouis.com
Cc: 'James Thurman' <jathurman13@yahoo.com>
Sent: Friday, April 8, 2016 12:03 PM
Subject: RE: Thurman Backyard Game Court - 930 Kingsridge Court

FYI to keep you all in the loop, I talked to Travis and the CUP is not required nor the $250 fee. I will be dropping off the 3 hard copies and filling out the zoning authorization form at City Hall this afternoon.

Thanks,
Dionna

From: Austin Helfers [mailto:info@sportcourtstlouis.com]
Sent: Friday, April 8, 2016 9:42 AM
To: 'Travis Newberry'
Cc: 'James Thurman'; austin@sportcourtstlouis.com; 'Kathy Arnett'
Subject: RE: Thurman Backyard Game Court - 930 Kingsridge Court

Hi Travis,

Will do. I have a question – what is the CUP for? I don't believe that was required for the DeSarno court – did something change?

Thank you,

Dionna Helfers

Sport Court St. Louis
Cell: 314-422-4141
Office: 636-451-0400
Fax: 636-590-2790
www.sportcourtstlouis.com
www.sportcourt.com

SPORT COURT ST. LOUIS

ACCREDITED BUSINESS

CERTIFIED TENNIS COURT BUILDER

We are the official provider of athletic surfaces for the following organizatior

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From: Travis Newberry [mailto:travis@cityofwildwood.com]
Sent: Friday, April 8, 2016 7:48 AM
To: info@sportcourtstlouis.com
Cc: 'James Thurman'; austin@sportcourtstlouis.com; Kathy Arnett
Subject: RE: Thurman Backyard Game Court - 930 Kingsridge Court

Good Morning,

Thank you for the digital version of the submittal, however, the City requires the submittal of 3 physical copies of the submittal (including the application) to City Hall at 16860 Main St., Wildwood, MO.

You can find the appropriate application here:
http://www.cityofwildwood.com/documentcenter/view/93

Please complete the application and submit it along with the fee for a Conditional Use Permit of $250.00, and 3 copies of the submittal.

Thank you and let me know if you have any questions.

Travis Newberry
Planner
City of Wildwood
16860 Main Street
Wildwood, MO 63040
travis@cityofwildwood.com
636-458-0440 x124

Please Subscribe to the City's Weekly e-News:
http://www.cityofwildwood.com/list.aspx

From: Austin Helfers [mailto:info@sportcourtstlouis.com]
Sent: Thursday, April 07, 2016 11:03 AM
To: Travis Newberry
Cc: 'James Thurman'; austin@sportcourtstlouis.com
Subject: Thurman Backyard Game Court - 930 Kingsridge Court

Hi Travis,

Attached are all the documents regarding the backyard game court request at the Thurman residence. I thought there was a form, but I've been unable to find it on the city website.

Please let us know if you need any additional information.

Thank you,

Dionna Helfers

Sport Court St. Louis
Cell: 314-422-4141
Office: 636-451-0400
Fax: 636-590-2790
www.sportcourtstlouis.com
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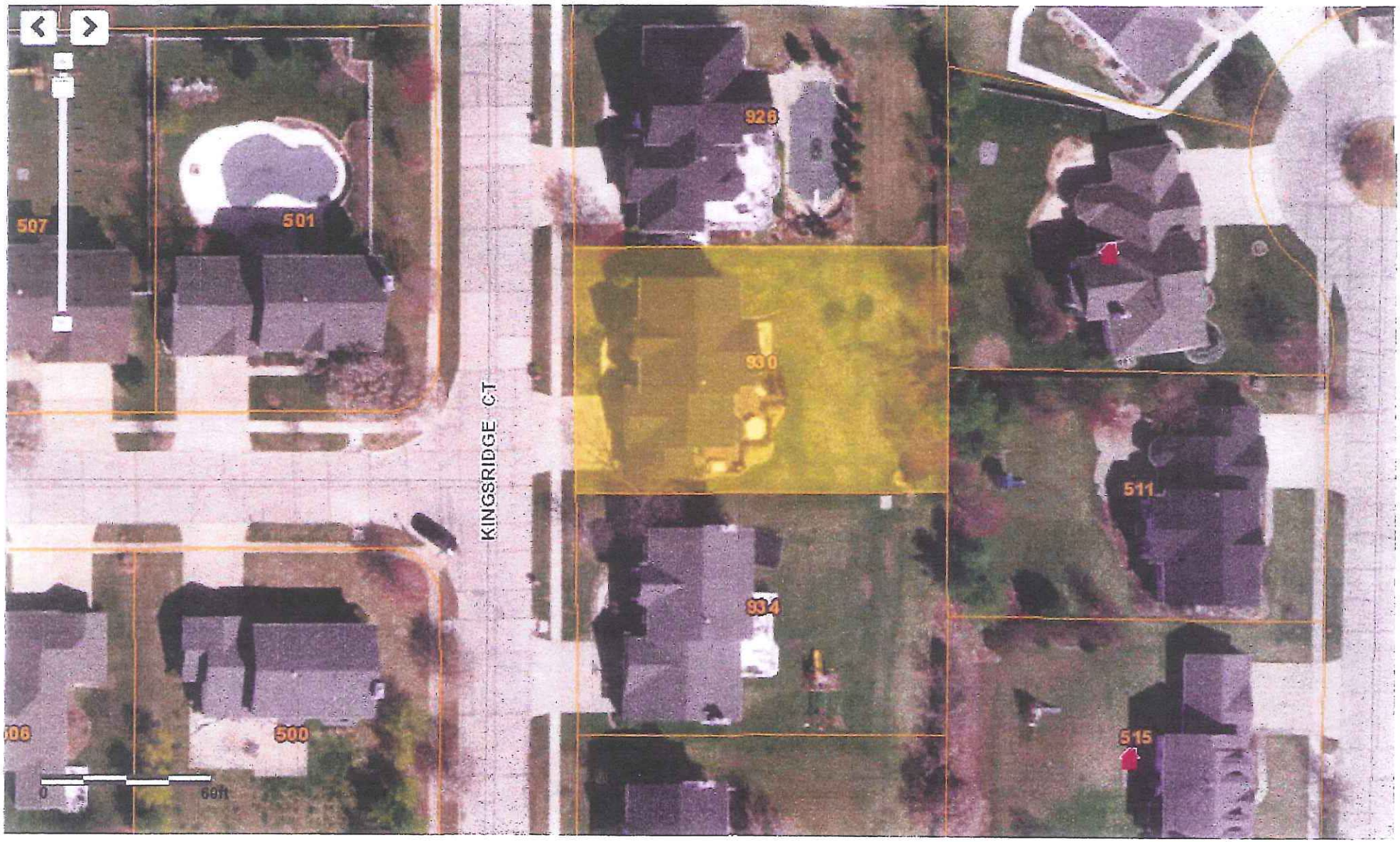
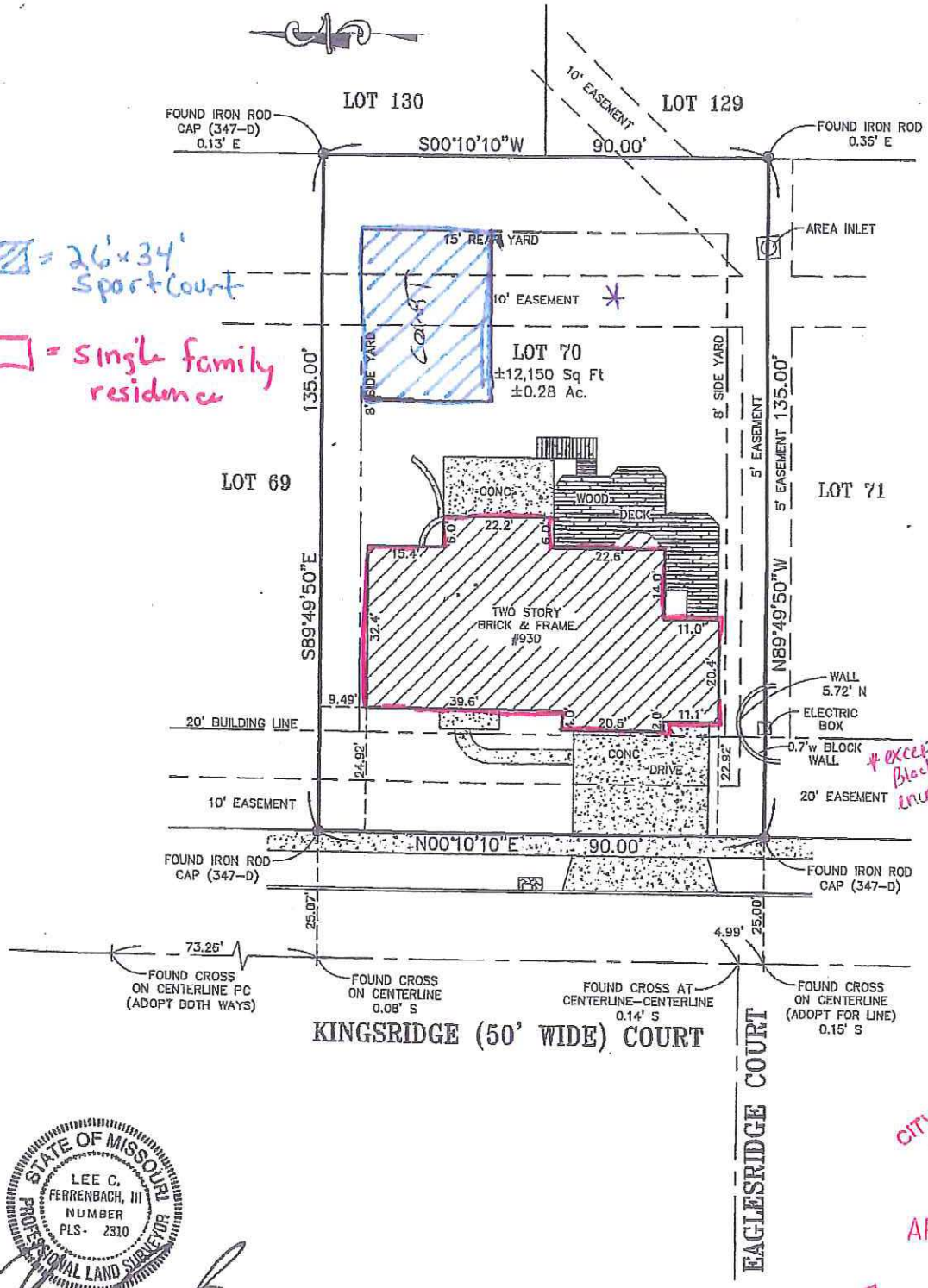


507
501
926
930
934
511
515
500
506
KINGSRIDGE CT
0
60ft

Thurman

"MISSOURI MINIMUM STANDARDS SURVEY"



* exception to Block wall encroachment

STATE OF MISSOURI
LEE C. FERRENBACH, III
NUMBER PLS- 2310
PROFESSIONAL LAND SURVEYOR

9-14-07

CITY OF WILDWOOD
APR 08 2016
DEPT OF PLANNING & PARKS

Notes:
(1) Source of Title: Stewart Title Guaranty Company commitment no. 199907, dated August 28, 2007
(2) Source of Bearings: Bearings weredopted from the record plat of Crown Pointe estates as recorded in P.B. 338 Pgs. 22-27

This is to certify that at the request of Investors Title Company we have, on the 11th day of September, 2007, made a survey on Lot 70 of Crown Pointe Estates, according to the plat thereof recorded in Plat Book 338 Pages 22 through 27 of St. Louis County Records in St. Louis County, Missouri, and that the result of said survey is represented upon this plat. This Urban Class Property Survey meets or exceeds the Current Missouri Minimum Standards for Property Boundary Surveys.

TOPOS SURVEYING CORP

790 ST. FRANCOIS STREET
FLORISSANT, MISSOURI 63031
Phone (314) 838-5806
Fax (314) 838-8141

Revision:

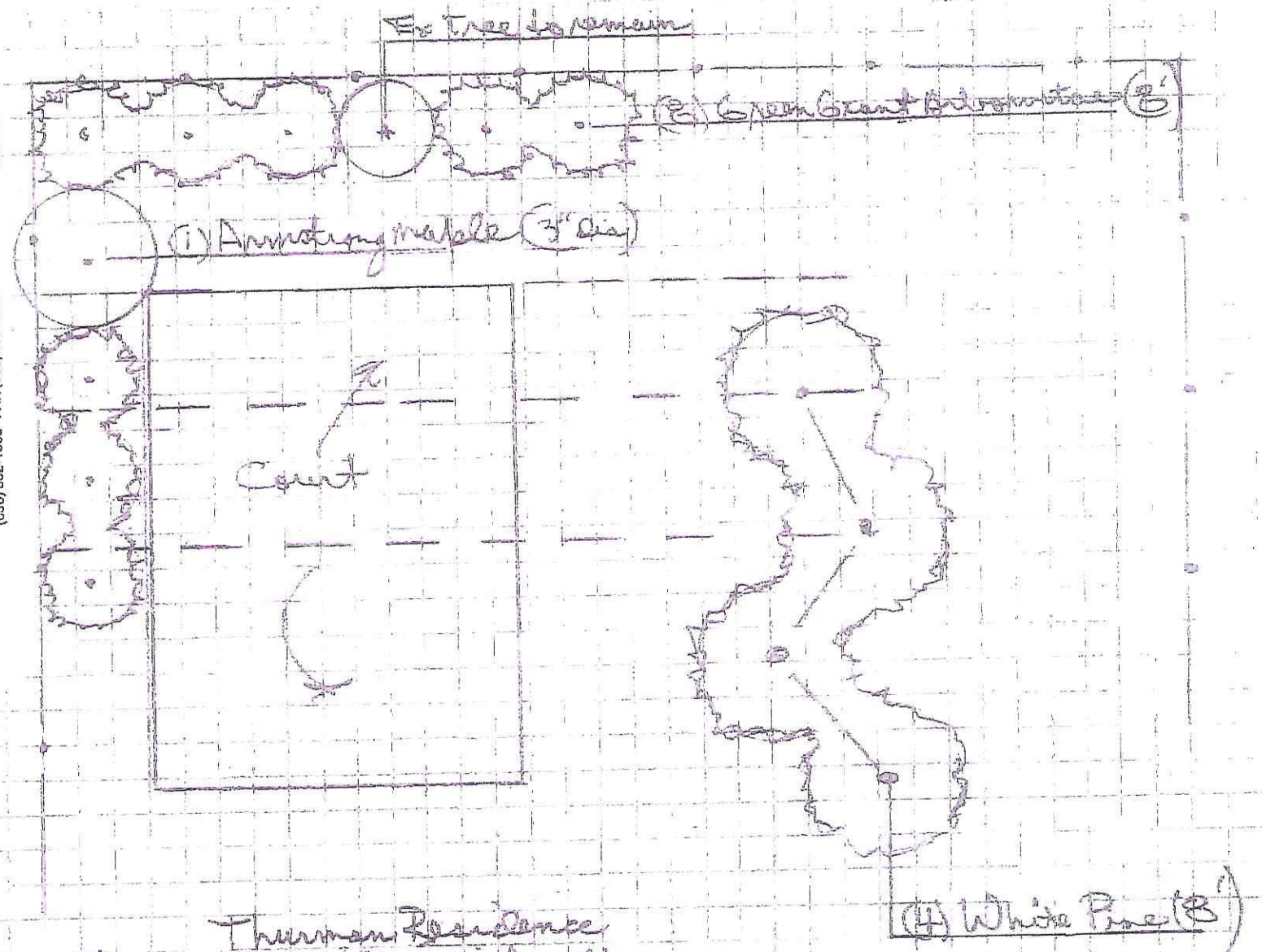
1 INCH
Scale: 1" = 20 '

Sur. by: CS | Drawn by: NLO

Survey No. 0907-0089

BRIAN F ALWELL
(314) 641-9065
brian@baxtergardens.com

Baxter Gardens
OF CHESTERFIELD
where quality is foremost
17259 WILD HORSE CREEK ROAD
CHESTERFIELD, MO 63005
(636) 532-1533 FAX (636) 532-1258



Scale 1" = 10 ft.

Thurman Residence
930 Kingsridge Ct.
Wildwood, Mo. 63021

Designer: Brian Alwell

Austin Helfers

From: James Thurman [jathurman13@yahoo.com]
Sent: Monday, March 28, 2016 3:10 PM
To: Austin Helfers
Subject: Fwd: Concrete Pad Encroachment 930 Kingsridge Ct; MSD REF. NO. M-0328001-16

Please see the attached response from MSD.

Sent from my iPhone

Begin forwarded message:

From: Mike Patel <MKPATEL@stlmsd.com>
Date: March 28, 2016 at 2:21:09 PM CDT
To: 'James Thurman' <jathurman13@yahoo.com>
Subject: RE: Concrete Pad Encroachment 930 Kingsridge Ct; MSD REF. NO. M-0328001-16

James,

We have reviewed the information and sketch regarding the location of your proposed concrete pad at 930 Kingsridge Ct, Wildwood over the existing easement [Lot 70 of Crown Pointe Estates, Locator # 24T110296].

MSD has existing sanitary sewer in the easements.

The proposed concrete pad is not considered a significant encroachment by MSD and therefore, a formal encroachment agreement will not be required by MSD.

MSD has no objection to this concrete pad.

This concurrence in no way surrenders or waives any easement rights of the Metropolitan St. Louis Sewer District with this easement.

Should demolition of the concrete pad be necessary to repair, maintain and/or install existing or future facilities, MSD will not be responsible for repairing the structure.

Please contact me if you have any further questions.

Thanks

Mike Patel
Senior Engineer
Metropolitan St. Louis Sewer District (MSD)
2350 Market Street
St. Louis, MO 63103

From: James Thurman [mailto:jathurman13@yahoo.com]
Sent: Monday, March 21, 2016 3:06 PM
To: Mike Patel
Subject: Thurman: Concrete Pad Encroachment Question

Hi Mike,

As a follow-up to our discussion, I am looking to install a concrete pad in my backyard for a basketball court. A portion of the court will cover the MSD Easement. Attached is a copy of the plot plan for reference including the court location.

As previously discussed, you advised that a concrete pad is not considered an encroachment by MSD. However, the City of Wildwood requires some form of documentation from MSD stating that it is okay prior to approving my project to move forward.

Please advise if you require any additional information in consideration of this request.

Thanks in advance for your assistance.

Best Regards,
James Thurman
jathurman13@yahoo.com
314-420-3217

Crown Pointe Estates

Architectural Review Submission Form

OK AS SUBMITTED
6-30-15

Name: JAMES + SHEREE THURMAN

Street Address: 930 KINGSRIDGE COURT

Phone: 636 527-8713

Type of Request:

Deck _____ Fence* _____ Pool _____ Patio _____ Other ✓

Color(s): GREEN BASE Material(s): CONCRETE

Description: BASKETBALL COURT:

- 26' X 34' CONCRETE SLAB *NO LIGHT*
- SPORTS COURT SURFACE
- BASKETBALL GOAL
- BALL CONTAINMENT NET

All exterior changes made to your existing property must be submitted to the Board of Trustees; reviewed by the CPE Arechitectural Review Committee (ARC); and approved in writing by the CPE Board of Trustees (BT).

Please include photographs, literature, diagrams, drawings, descriptions, or text that could assist in clearly determining the nature/appearance of your project. This effort will allow the CPE ARC / BT to reply quickly and with fewer questions.

* A property boundry survey must be included with all fence submissions.

The Architecture Review Committee / CPE Board of Trustees have 21 calendar days from date of receipt to approve or deny the submitted request.

Build your WIX site!

Crown Pointe Estates

Contact

Crown Pointe Estates Trustees:

- Dick Otto
- Liz De Rum
- Ken Perko
- Jill Fisher
- Bill Van Oyen
- Chad Bilby

crownpointeestates@yahoo.com

Name

Email

Address

Subject

Message

Send

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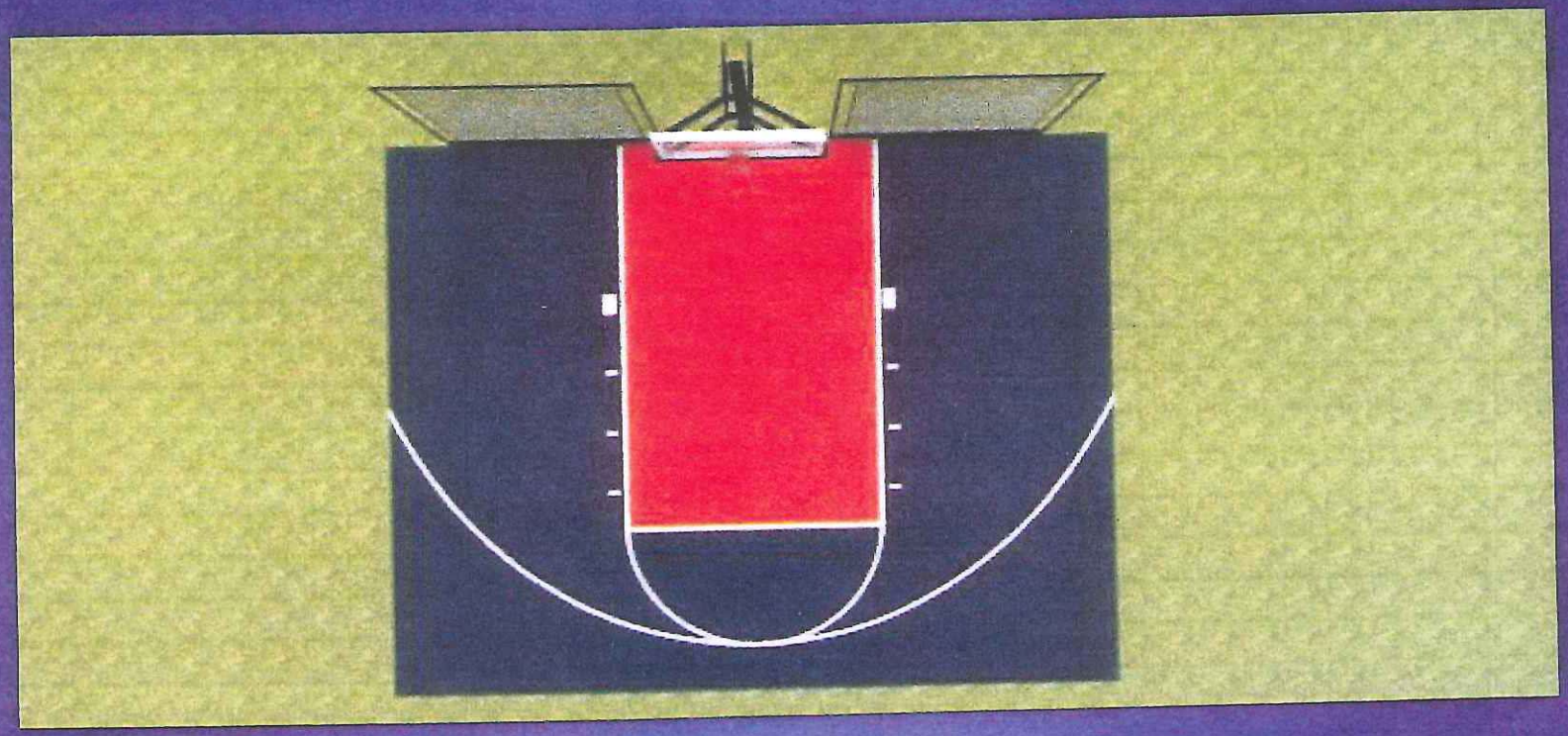
Crown Pointe Estates
Wildwood, MO 63011
crownpointeestates@yahoo.com

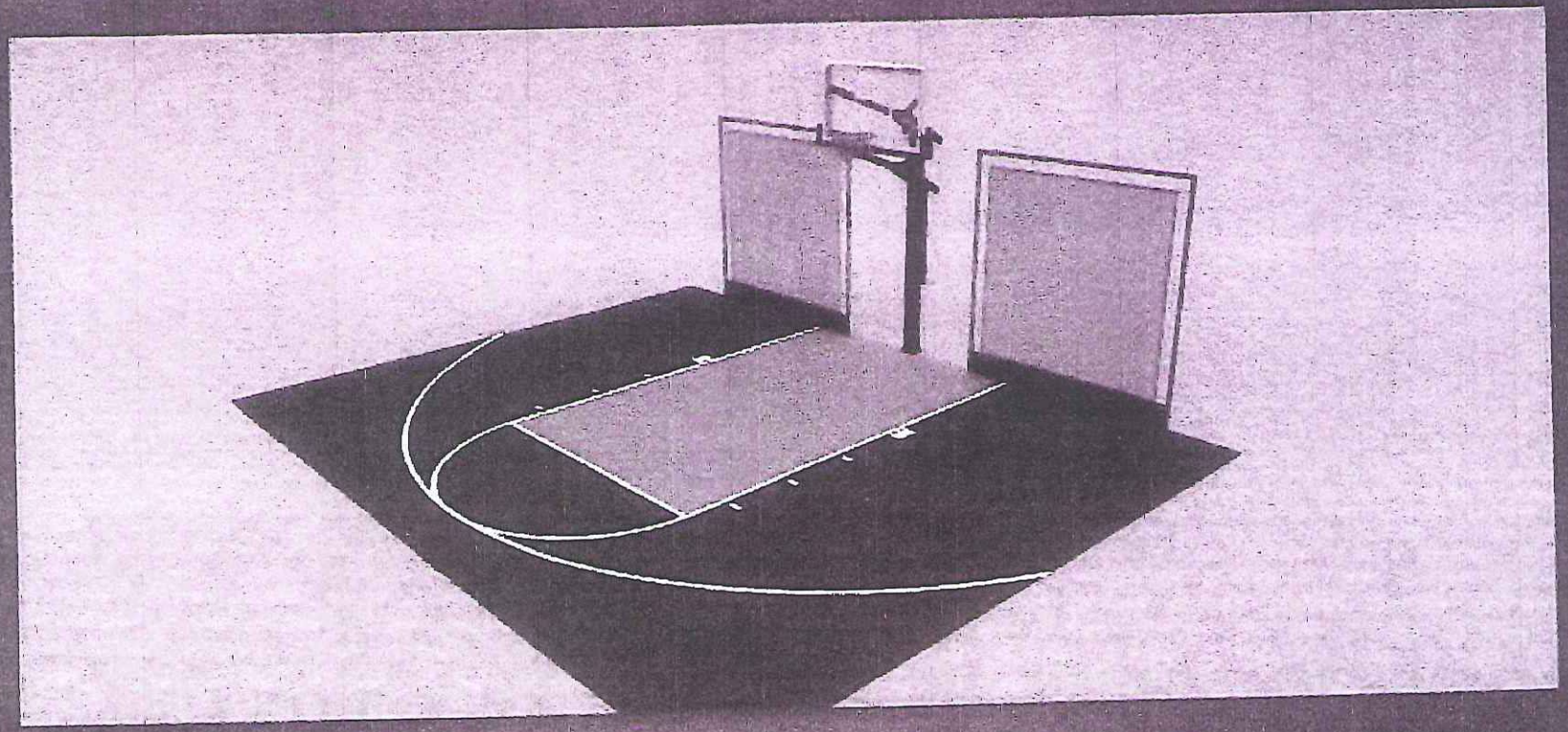
Connect online:



Thurman Family Sport Court

SPORT COURT ST. LOUIS

Dimensions	Court	Border	Lane
26' x 34'	Evergreen	None	Pearl Orange



Thurman Family Sport Court

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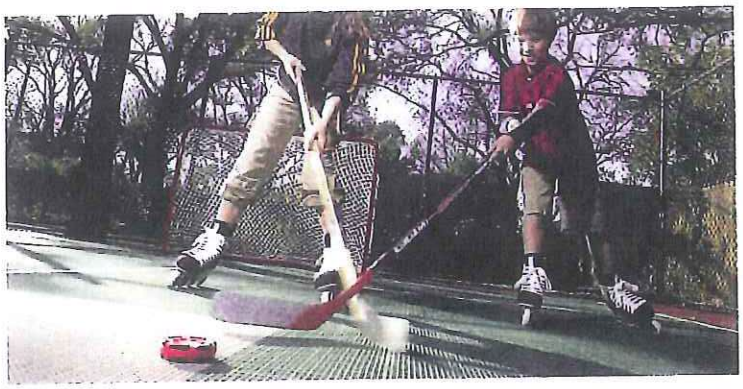
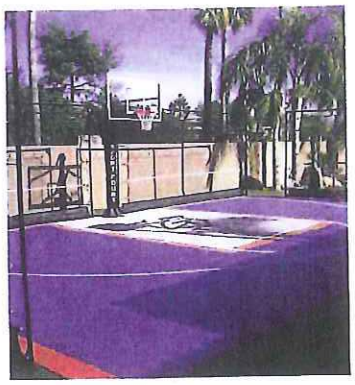
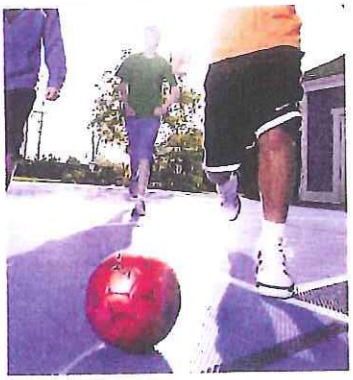
Dimensions	Court	Border	Lane
26' x 34'	Evergreen	None	Pearl Orange



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A Sport Court® backyard court lets you play almost every sport imaginable. Since 1974 Sport Court has been building custom backyard courts and turning them into places where kids can be themselves, be with their friends, and still be close to home. It may just be the best investment you ever make.

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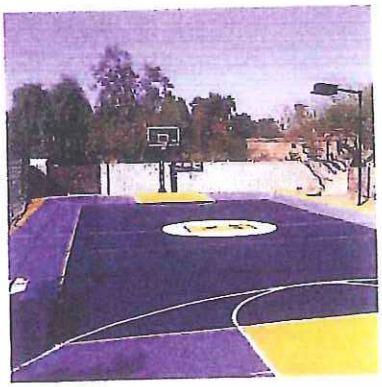

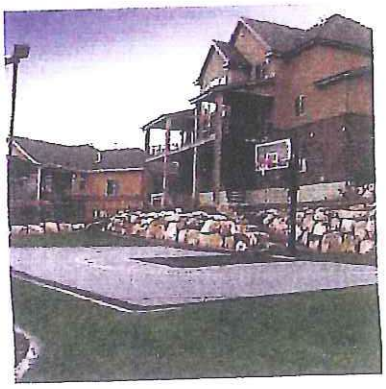

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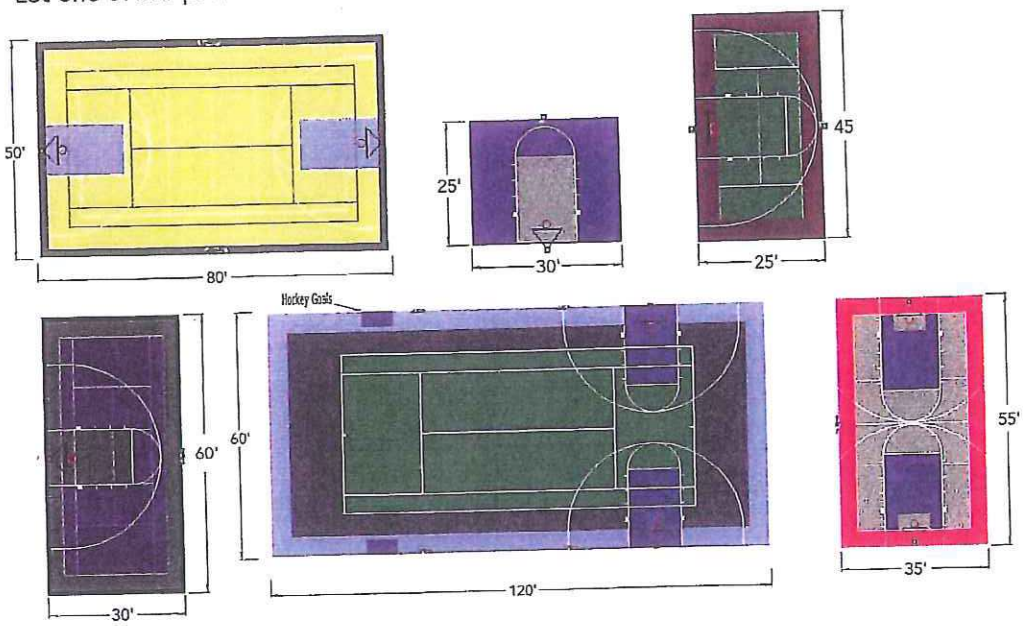
One of the amazing aspects of your Sport Court® backyard court is its boundless versatility. There are literally dozens of games you and your family can play with all the competitive vigor of the pros. Backyards come in all shapes and sizes and so do our courts. Because we custom fit every court we install, you're sure to get a court that accommodates your yard, your family, your favorite sports and your budget.

When you decide to have a court installed in your backyard by Sport Court, you're doing more than purchasing the world's finest outdoor recreation surface and equipment, you're investing in a new family plan — focused on a lifetime of improved health and increased family time.

Choose any court design, or Customize to Fit Your Backyard!

Here are some samples of courts that can be built in your backyard. Our experienced network of Court Builders has installed over 100,000 projects worldwide. Let one of our professionals build a dream court for you.



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NCAA Volleyball · USAVolleyball Volleyball · FIBA Basketball · US Soccer Foundation Futsal · USTA Tennis · ITF Tennis

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Printed on recycled paper SC104 Rev. 2

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SlamSystems™

Highest-Quality basketball systems designed to integrate into your Sport Court® Backyard Court

Pro Slam

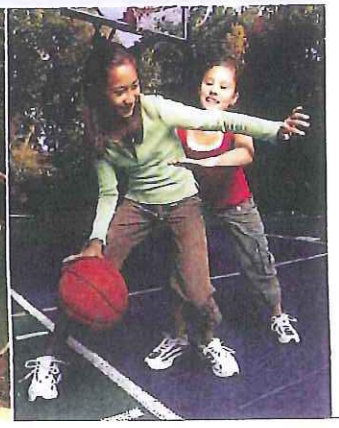
Adjustable	7′ to 10′
Pole Size	6″x 6″
Backboard Size	72″ with ½″ tempered glass and arena view
Overhang	36″or 48″

Collegiate Slam

Adjustable	7′ to 10′
Pole Size	5″x 5″
Backboard Size	60″ with ½″ tempered glass and arena view
Overhang	36″

Solid Slam

Pole Size	6″x 6″
Backboard Size	60″or 72″ with ½″ tempered glass and arena view
Overhang	36″for the 60″ backboard
	48″for the 72″ backboard



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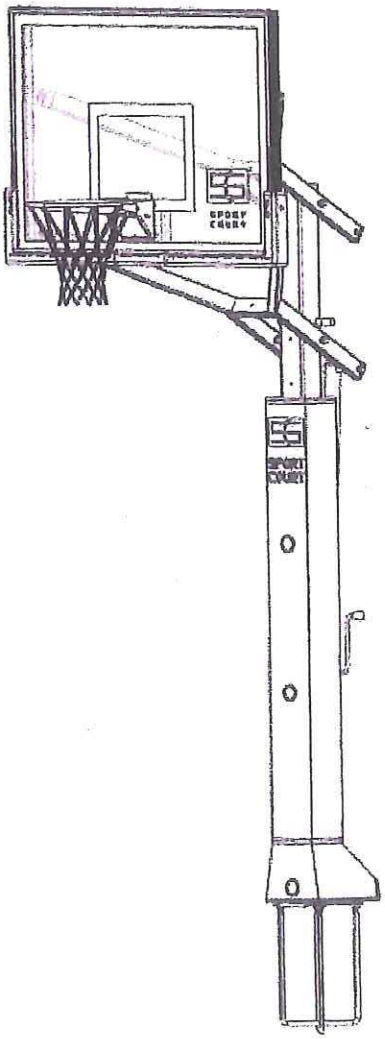
SPORT COURT

ISO 9001:2008 and ISO 14001:2004 Certified Company

Specification

Collegiate SlamSystem™

Adjustable Range:	7' to 10' Height Adjustment Sticker
Pole Size:	5" x 5" x 3/16" Tubing
Backboard Size:	42" x 60" ½" Tempered Glass
Arm Size:	1.5" x 3" x 11 GA Tubing
Weight:	510 lbs.
Wind Load:	110 mph Exposure 3
Overhang:	36" at 10 feet Measured from front of pole to front of backboard
Paint Process:	High quality outdoor grade powder coat
Colors:	Black orange peel
Net Hole Locations:	Paddle Net 36" Badminton 61" Woman's Volleyball 88" Men's Volleyball 96"
Standard Features:	Pole/Anchor Pad, Black Backboard Pad, Black Professional Flex Rim
Anchor:	U-bolts – ¾" x 24" length 9" on center bolt pattern



SPORT COURT

ISO 9001:2008 and ISO 14001:2004 Certified Company

Specification

Rebounders

	10 X 10 Rebounder	10 X 20 Rebounder
Net		
Color:	Black – UV stabilized	Black – UV stabilized
Height:	8' 8"	9'
Length:	8' 8"	18'
Yarn:	#420 knotless first grade nylon	#420 knotless first grade nylon
Cord Tensile Strength:	135 lbs	135 lbs
Mesh Size:	¾" square	¾" square
Finishing:	Bound on all edges Black ¾" hem	Bound on all edges Black ¾" hem
Weight:	~2.8 lbs	~6.25 lbs
Horizontal Pole	(1 top, 1 bottom)	(2 top, 2 bottom)
Length:	11'	11'
Diameter:	1 ⅝"	1 ⅝"
Tube Thickness:	12 gauge	12 gauge
Weight:	~23 lbs	~23 lbs
Vertical Pole	N/A	(1 center)
Length:	N/A	7' 4 ⅜"'
Diameter:	N/A	1 ⅝"
Tube Thickness:	N/A	12 gauge
Weight:	~13 lbs	~13 lbs
End Assembly	(1 left, 1 right)	(1 left, 1 right)
Dimensions	12' 1" x 8":	12' 1" x 8"
Tube Diameter:	1 ⅝"	1 ⅝"
Tube Thickness:	12 gauge	12 gauge
Center Support, Lower		
Dimensions:	N/A	14 ¼" x 36" x 12"
Tube Diameter:	N/A	1 ⅞"
Tube Thickness:	N/A	12 gauge
Weight:	N/A	~8 lbs
Center Support, Upper		
Dimensions:	N/A	14 ¼" x 22 ¼" x 12"
Tube Diameter:	N/A	1 ⅞"
Tube Thickness:	N/A	13 gauge
Weight:	N/A	~6 lbs

	10 X 10 Rebounder	10 X 20 Rebounder
Rebounder Sleeve		
Length:	14"	14"
Diameter:	1 ⅞"	1 ⅞"
Tube Thickness:	13 gauge	13 gauge
Weight:	~2 lbs	~2 lbs
Unit of Measure:	3 count box or 18 count box	3 count box or 18 count box

Paint Process

Galvanized
High Quality Outdoor Grade Powder Coat with substrate Phosphate protection package

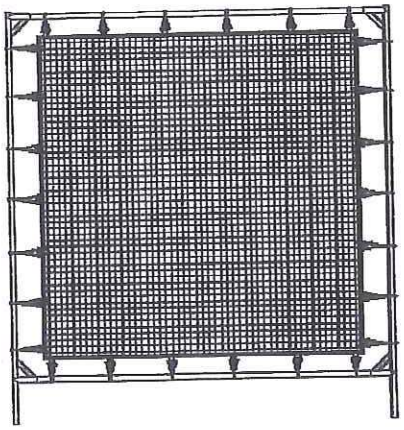
*Rebounder sleeves are galvanized but not powder coated

Colors

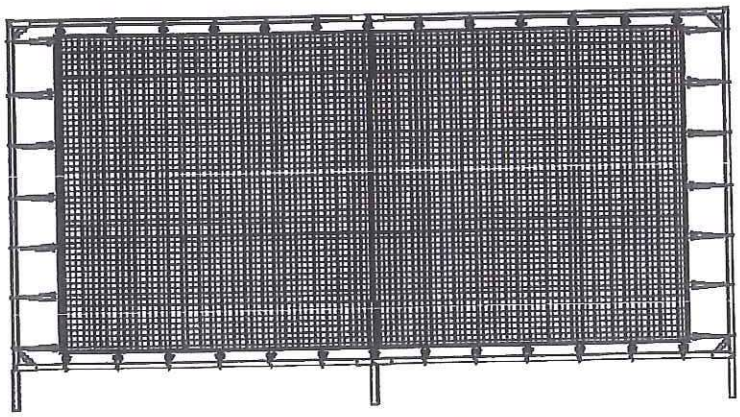
Black

Additional Rebounder Parts

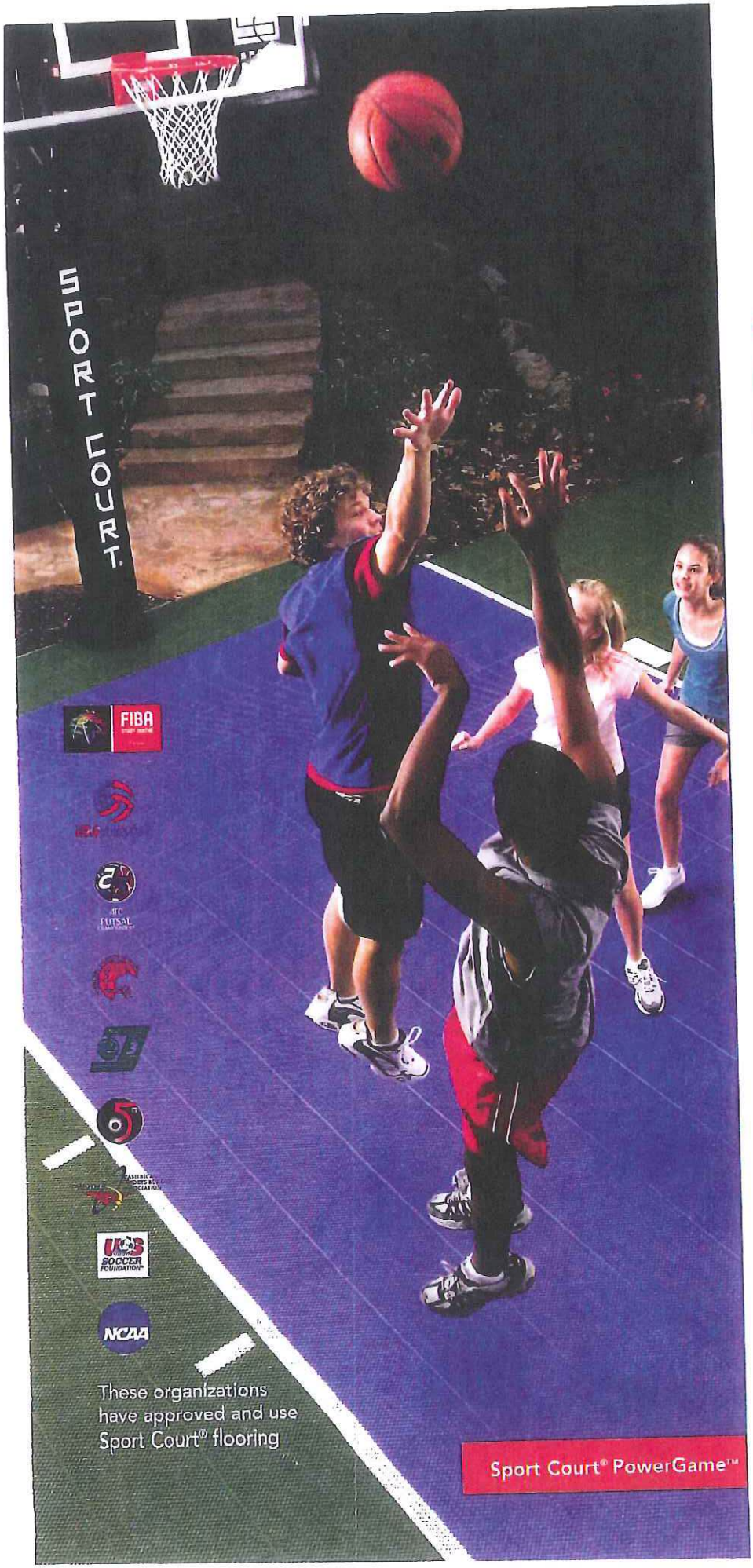
Apron (10' or 20')
Line marker (10' or 20')
1" adjustment straps
16" bungee cords
6' Net positioning straps



10 X 10 Rebounder System



10 X 20 Rebounder System



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Whether you choose **PowerGame**™ [the premier modular sports surface available today], **SportGame**™ [our advanced multi-sport surface], or **SportDeck**™ [our specially designed surface that's proven to be outstanding for tennis], you will soon be enjoying products that set the industry standard. The graphs on the following page will help you make the right choice for your court, based on performance analysis conducted by an independent third-party lab in accordance with American Society for Testing and Materials [ASTM] standards.

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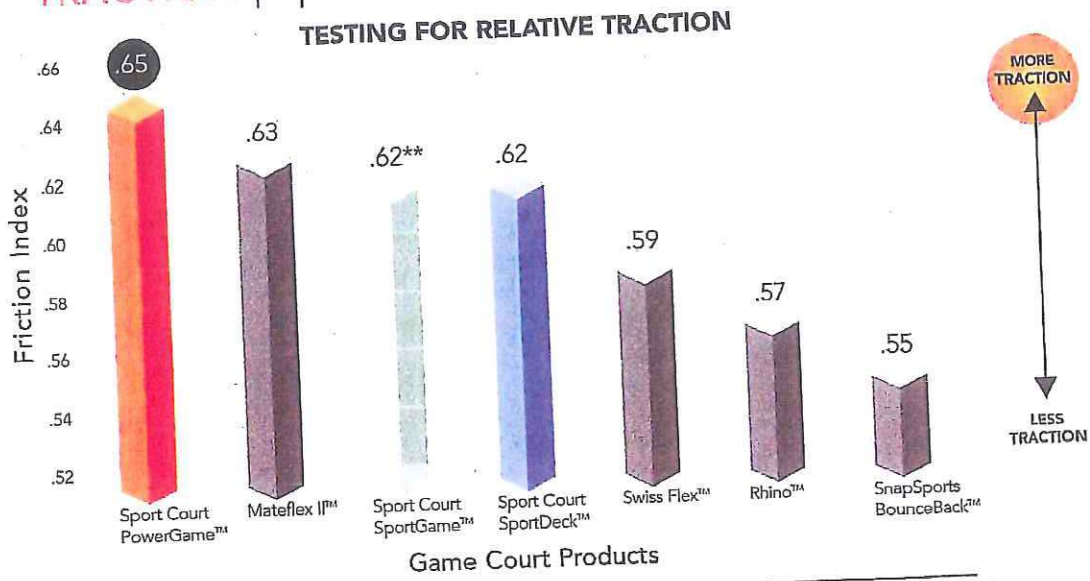
TRACTION | Sport Court Performance Comparison



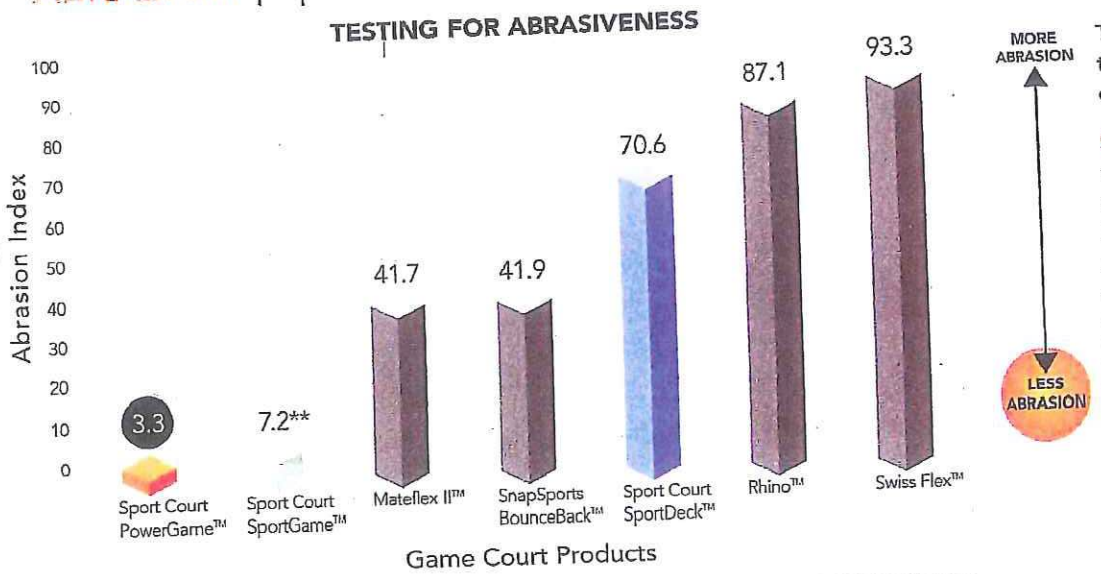
This graph represents the amount of relative traction provided by each surface tested.

SOURCE: ASTM C1028* was conducted by a certified, independent U.S. laboratory in May, 2006

*ASTM C1028 was initially designed to measure traction on ceramic tile, but has become the standard for testing most solid surfaces. It is frequently used in slip and fall liability testing.

** Test results for SportGame were derived from independent third-party results run in early 2008, due to development after initial testing.

ABRASION | Sport Court Performance Comparison



This graph represents the relative abrasiveness of each surface tested.

SOURCE: ASTM F1015* was conducted by a certified, independent U.S. laboratory in May, 2006

*ASTM F1015 was initially designed as a test for artificial turf. Material experts have chosen this method as a good relative measure for abrasiveness, because it measures the loss of mass of a special foam drawn across the surface.

** Test results for SportGame were derived from independent third-party results run in early 2008, due to development after initial testing.

SAFETY | PowerGame™

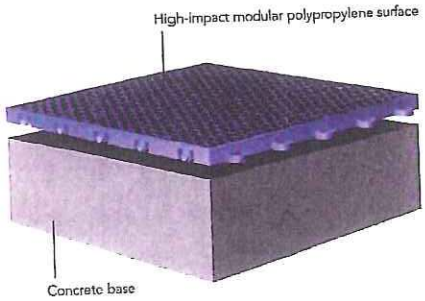
No tile surpassed PowerGame's patented design for absorbing shock, based on ASTM F1292, which measures the likelihood of head injury as a result of a fall. As a comparison, even a one-inch fall on concrete can result in head injury – Sport Court's PowerGame passed this test at a height of two feet!

PowerGame™

Sport Court's patented PowerGame design provides the highest levels of performance and safety. Independent third-party testing shows that no other outdoor modular surface surpasses PowerGame's combination of surface traction, head impact protection and low skin abrasion. In only a short time on the market, PowerGame has quickly become the number-one selling outdoor sports surface for athletes of all abilities.

BENEFITS | PowerGame™

LATERAL FORGIVENESS™	Helps reduce joint stress and fatigue
FAST SPEED RATING	International Tennis Federation
PATENTED DESIGN	A unique two-tiered surface provides superior ball bounce and traction
HIGHEST SAFETY RATING	Industry leader in minimizing skin abrasion, providing surface impact protection and superior traction
BALL RESPONSE	PowerGame provides excellent ball bounce while providing a best-in-class, comfortable surface for active and repetitive play



PowerGame™
Sports Surface

SPECIFICATIONS | PowerGame™

SYSTEM TYPE	Modular – Polypropylene
BALL BOUNCE	ASTM F1551 sec. 32: 101.8%
LOAD CAPACITY	170 psi
FRICTION	ASTM C1028: Dry / 0.65
SHOCK ABSORPTION	ASTM F1292: Two foot drop height
SURFACE PACE	ITF CS/01/01-05-133: 52.1 (Fast Surface)
WEAR RESISTANCE	ASTM D4060: .31 grams
TILE DIMENSIONS	12"x 12" x 5/8" (30.5cm x 30.5cm x 15.8mm)

FIBA - the international governing body for basketball - has approved PowerGame for outdoor competition. Sport Court is proud to be the only manufacturer with an approved outdoor system.

PowerGame received a fast rating by the International Tennis Federation

SPORT COURT

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SPORT COURT® POWERGAME™

SECTION 09624 - MODULAR ATHLETIC SURFACING

PART 1 - GENERAL

1.1 DESCRIPTION

A. Scope
   1. The complete installation of modular athletic surfacing system including the interlocking high-impact polypropylene copolymer tile of proprietary formulation and striping.

B. Related work specified under other sections.
   1. CONCRETE SUBFLOORS - SECTION 03_ _ _
      a. The general contractor shall furnish and install the concrete subfloors.
      b. The slab shall be a medium broom finish with level tolerances of ±1/8" (3.2mm) in any 10' (3m) radius. Floor Flatness and Floor Levelness (FF and FL) numbers are not recognized. High spots shall be ground level and low spots filled with approved leveling compound.
      c. The slab shall have a slope no more than 0.5%, or 1 inch in 16 feet, all in one plane. Optionally, concrete slab may be crowned at the court center line and sloping down at 0.5% towards the edge of the slab.
   2. GAME STANDARD INSERTS - SECTION 11_ _ _

1.2 REFERENCES

A. ASTM (American Society for Testing & Materials)
   1. ASTM D 256
   2. ASTM D 638
   3. ASTM D 648
   4. ASTM D 785
   5. ASTM D 792
   6. ASTM C 1028
   7. ASTM G 21

B. ISO (International Organization for Standardization)
   1. ISO 1183
   2. ISO 527-1, -2
   3. ISO 179
   4. ISO 180
   5. ISO 75B-1, -2

C. EN (European Norm)
   1. EN 13036-4
   2. EN 12235:2004
   3. EN 14877:2006
   4. EN 12616
   5. EN ISO 5470-1

D. ITF (International Tennis Federation)

1.3 SUBMITTALS

A. Sport Court® PowerGame™ modular athletic surfacing specifications.
B. One sample of specified system, if requested by Architect.
C. Sport Court modular athletic surfacing installation guide.
D. Sport Court modular athletic surfacing care and maintenance guide.
E. Sport Court Warranty.

1.4 QUALITY ASSURANCE

A. MATERIAL SUPPLIER:
   1. Shall be Sport Court International, Inc. (manufacturer)
   2. Manufacturer shall be ISO 9001:2008 and ISO 14001:2004 Certified to assure proper quality and environmental control.
   3. Manufacturer shall be a Zero Waste company.
   4. Manufacturer shall have produced sports surfaces for a longer period of time then their stated

warranty.

5. Surfaces must be certified for competition by the international federations for basketball (FIBA), volleyball (FIVB), handball (IHF) and badminton (BWF).

B. INSTALLER:
1. The complete installation of the surfacing system as described in these specifications shall be carried out by an experienced installer (Contractor), and the work shall be performed in accordance with current Sport Court installation instructions.
2. Installer (Contractor) shall be liable for all matters related to installation for a period of one year after the floor has been substantially installed and completed.
3. Successful bidder shall submit a minimum of five (5) completed modular projects of similar magnitude and complexity within the last two (2) years.
4. Bidder shall provide all sample tile and documentation.

1.5 DELIVERY, STORAGE AND HANDLING

A. Materials shall be delivered in manufacturer's original, unopened and undamaged packaging with identification labels intact.
B. Store material on a clean, dry, and flat surface, protected from exposure to harmful weather conditions or possible damage.

1.6 SITE CONDITIONS

A. In order to prevent damage and not void the warranty, installation of modular materials shall not commence until all other finishes and overhead mechanical trades have completed their work in the athletic surfacing areas.
B. Subfloors shall be clean, dry and free from dirt, dust, oil, grease, paint, or other foreign materials.
C. Surfacing installation shall not begin until the levelness requirements of concrete subfloors have been met.
D. The installation area shall be closed to all traffic and activity for a period to be set by the Contractor.
E. Environmental Limitations
1. Comply with the Sport Court requirements.
2. Adhere to all MSDS requirements for materials employed in the work.
3. Protect all persons from exposure to hazardous materials at all times.
F. After athletic surfacing is installed and the game lines painted, the area is to be closed to allow curing time for the system, typically 3-5 days. No other trades or personnel are allowed on the floor until it has been accepted by the owner.

1.7 WARRANTY

A. Sport Court provides a limited warranty of fifteen (15) years on the materials it has supplied. (A copy of the full warranty, with its Terms and Exclusions, is available from the authorized Sport Court Dealer.) This 15-Year Limited Warranty is subject to the Outdoor Surface Warranty and all of its provisions. The Outdoor Surface Warranty is expressly limited to the surfacing materials (goods) supplied by Sport Court. During the period covered under the Outdoor Surface Warranty, Sport Court will repair/replace any defective tiles with the same or substantially similar product according to the schedule in the Outdoor Surface Warranty. The warranty does not cover floor damage caused (wholly or in part) by fire, winds, floods, moisture, other unfavorable atmospheric conditions or chemical action, nor does it apply to damage caused by ordinary wear, misuse, abuse, negligent or intentional misconduct, aging, faulty building construction, concrete slab separation, faulty or unsuitable subsurface or site preparation, settlement of the building walls or faulty or unprofessional installation of Sport Court surfacing systems.
B. Sport Court shall not be liable for incidental or consequential losses, damages or expenses directly or indirectly arising from the sale, handling or use of the materials (goods) or from any other cause relating thereto, and their liability hereunder in any case is expressly limited to the replacement of materials (goods) not complying with this agreement or, at their election, to the repayment of, or crediting buyer with, an amount equal to the purchase price of such materials (goods), whether such claims are for breach of warranty or negligence. Any claim shall be deemed waived by buyer unless submitted to Sport Court in writing within 30 days from the date buyer discovered, or should have discovered, any claimed breach.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Sport Court PowerGame™ modular athletic surfacing shall be:
   1. Grid-top design.
   2. Size: 12" x 12" x 5/8" (30.48cm x 30.48cm x 15.8mm)
   3. High-impact polypropylene copolymer suspended modules.
   4. 907 support leg structure.
   5. The tile shall have a positive locking system.

B. Standard Colors: Bright Blue, Burgundy, Dark Blue, Evergreen, Green, Bright Red, Titanium, Sand, Gray, Clover, Brick Red, Steel Blue, Black, Open Tennis Blue, Granite, Earth, Terra-Cotta, Kiwi, Purple, Mustard, Shamrock Green, Pearl Orange, Black.

C. Color Consistency: ΔECMC < 1.0

D. Weight: 0.70 lbs. (315 grams)

E. Packaging: Product is shipped in pre-assembled sheets (2x4 modules per sheet, 5 sheets per box).

F. Material Test Results

1. Rockwell hardness:	(ASTM D 785)	65 R
2. Heat deflection:	(ASTM D 648 @ 66 psi)	85°C
	(ISO 75B-1, -2 @ 40.45 MPa):	73°C Unannealed
3. Tensile Yield Strength:	(ASTM D 638)	3,000psi
	(ISO 527-1, -2)	20 MPa
4. Elongation at Yield:	(ASTM D 638)	5%
	(ISO 527-1, -2)	5%
5. Notched Izod:	(ASTM D 256)	No break at 23°C
	(ISO 180)	31kJ/m^2
6. Charpy Notched Impact:	(ISO 179 @ 23°C)	26kJ/m^2
7. Density:	(ASTM D 792)	0.902 specific gravity 23/23°C
	(ISO 1183 @ 23°C)	0.90 g/cm^3

G. Product Test Results

1. Friction:	(ASTM C1028)	Dry:	0.65
	(EN 13036-4)	Dry:	103
2. Vertical Ball Behavior:	(EN 12235:2004)	Tennis:	93%
3. Angled Ball Behavior:	(EN 14877:2006)	Tennis:	50 Fast
4. Permeability:	(EN 12616)	>2000 mm/h	
5. Flatness:	0.0" (0.0mm)		
6. Lateral Forgiveness™:	+0.065" / -0" (+1.65mm / -0mm)		

H. Load Bearing Capacity: 170 psi (1.17MPa)

I. Court Pace Classification: (ITF) Category 5 - Fast

J. Sanitary Information
   1. Resistance to fungi (when tested in compliance with ASTM G-21 and MIL standard 810-D procedure 508.3). All basic organisms tested (ATCC #6205-11797) and were found to have zero growth.
   2. Resistance to the following:
      a. Bacteria and mildew resistance
      b. Gram-positive bacterial Staphylococcus Aureus
      c. Gram-negative Klebsiella Pneumoniae
      d. Pink-staining organism
      e. STV Reticulum
      f. Surface fungi growth prior to and following leaching

K. Game Line Paint
   1. Adhesion promoter – proprietary tile adhesion promoter as supplied by Sport Court.
   2. Paint – aliphatic polyurethane as recommended by Sport Court. Select from standard colors.

PART 3 - EXECUTION

3.1 INSPECTION

A. Inspect concrete slab for contamination, dryness and levelness. Report any discrepancies to the general contractor.
B. Concrete slab shall be broom swept and dust free by the general contractor.
C. Installer (Contractor) shall document all working conditions as specified in PART 1 – GENERAL prior to starting installation. Report any discrepancies to the general contractor.

3.2 INSTALLATION

A. Sports surface shall be installed to pre-approved layout.
B. Tiles shall be trimmed to accommodate thermal expansion and contraction according to *Sport Court Thermal Expansion and Concrete Size Adjustment* document.
C. Sports surface shall be clean and dust free.
D. Game Lines
   1. Use only high quality masking tape approved by Sport Court.
   2. Lines shall be primed and painted using Sport Court proprietary adhesion promoter and recommended aliphatic polyurethane paint.
   3. Provide game lines as indicated on drawings.
E. Remove all excess and waste materials from the work area. Dispose of empty containers in accordance with federal and local statutes.

END OF SECTION 09624

WILDWOOD

May 16, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Recommendation report on a twelve (12) month extension of time for the allowance of live music on the outdoor patio area of the Big Chief Roadhouse Restaurant
Location: South side of Manchester Road, west of Pond Road
Zoning: Amended C-8 Planned Commercial District (Ordinance #1960 – August 2013)
Ward: One

Council Members:

OVERVIEW AND BACKGROUND OF REQUIRED HEARING >>> The Planning and Zoning Commission participated in a public meeting held on April 18, 2016 that was coordinated by the Department of Planning for the purposes of accepting comments from surrounding neighbors and property owners about the last twelve (12) months of live music on the outdoor patio area of the Big Chief Roadhouse. This annual meeting is a condition of City Council's action that allowed live music on the patio area, which was first authorized on a trial basis of six (6) months. The owner of the restaurant was invited to the meeting as well. Along with the neighbors and the owner of the restaurant, the City Council was invited to attend. In all, the Commission would note the Department mailed over seventy (70) letters to surrounding residents about this meeting to discuss the performance of live music on the outdoor patio area.

In attendance at this meeting included the owner of the restaurant, her daughter, and one (1) City Council Member (Council Member McGowen), along with the Planning and Zoning Commission and Department of Planning staff. However, several comments were submitted via mail and the City's website in this regard. The comments were generally positive, in that all who provided input noted the limited hours and days for live performances seemed to offset many of their concerns in this regard. These comments are attached to this report.

The meeting began with the Department of Planning providing an overview of the conditions relating to live music, the intent of the meeting, and the process to accept comments. The restaurant owner then discussed the efforts by her employees and her to be good neighbors at this location. The restaurant owner then noted the days and hours that are currently authorized are also the restaurant's busiest times, so the music does not necessarily achieve the goals she had hoped, which was to bring customers to the facility on slow nights. The Commission members and other in attendance noted that, if was such the case, what would be the appropriate approach to address her concerns. The restaurant owner responded that, given other venues in Town Center Area that offer live performances outdoors are not regulated like her facility, she supported an overall, City-wide ordinance for the governance of outdoor live performances versus a site-by-site approach.

The Planning and Zoning Commission discussed this requested approach from the restaurant owner and questioned the Department on this matter. Many of the restaurants located in the "Downtown" District do provide live performances on their outdoor patios and lack any prohibitions similar to the Big Chief Roadhouse. This difference in application relates to the origin or the governing ordinances by St. Louis County versus the City of Wildwood. In the case of the Big Chief Roadhouse, St. Louis County first rezoned the property, not the City of Wildwood. After discussion of this matter for some time, the Planning and Zoning Commission, by motion, second, and vote, agreed to schedule this matter for discussion at public hearing, in the near future. The vote of the Commission members was unanimous.

The meeting concluded with the Mayor noting the timing associated with the review of this matter by the Planning and Zoning Commission, which must be completed and forwarded to the City Council before the end of May 2016. This timeline was set in the site-specific ordinance for this music allowance. With the conclusion of the public meeting, the Department was authorized to prepare a draft report indicating if live music should be authorized for the allowable twelve (12) month extension and present that item to the Planning and Zoning Commission for consideration and action. Once acted upon by the Commission, the City Council would then receive its report for review and consideration.

RECOMMENDATION AND ACTION ON EXTENSION >>> In considering this matter, after the meeting noted above, the Planning and Zoning Commission believes that live music on the outdoor patio can continue under the current conditions that have been set forth and in place since August 2013. These specific conditions are below:

2. ***FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS***

a. *Uses permitted in this "Amended C-8" Planned Commercial District shall be contained in the existing two (2) story stucco building and the existing one (1) story concrete block building located on the adjoining one (1) acre lot to the west (all activity associated with the permitted warehousing activity and the dog grooming, boarding, and training facility must be contained in its entirely within the one (1) story concrete block building). Office use shall not exceed eight thousand (8,000) square feet. The restaurant shall not exceed five thousand (5,000) square feet. Warehousing in the one (1) story concrete block building shall not exceed two thousand (2,000) square feet in area. All other existing structures on the site are to be removed. The foregoing, notwithstanding, live outdoor music shall be authorized, as part of this restaurant use, as follows:*

   i. *Live music on the patio area shall be limited to Fridays and Saturdays only;*
   ii. *The allowable hours for live music on the existing outdoor patio area shall be no earlier than 5:30 p.m. and no later than 9:30 p.m.;*
   iii. *The location of the live music performers is limited to the existing outdoor patio area that is situated on the south end of the building housing the restaurant. The placement of the performers and any instruments shall be on the southeastern end of the existing outdoor patio area and facing towards the west;*
   iv. *Groups performing live music at this facility shall be limited to no more than three (3) members, with sound amplification of vocals and equipment to be authorized;*
   v. *The allowance for live music on the existing outdoor patio area is initially granted for a period of six (6) months from the ordinance's passage. Following which, there will be a review of the Planning and Zoning Commission and City Council. The submittal of information in connection with this review process shall begin no later than four (4) months from this ordinance's passage, with the Department of Planning conducting a pre-meeting with any interested neighbor and the restaurant operators to*

determine compliance, issues, concerns, and/or successes. The Department of Planning will provide a written report to the Planning and Zoning Commission in advance of the Commission's review of this matter, which will be part of its report to the City Council; and

vi. *If upon its initial review, the City Council finds that the use of the patio for live music is not a detriment to surrounding property owners and compliance with all conditions having been met by the restaurant operators, the City Council may renew such allowance for a twelve (12) month period, and then thereafter each year to follow, with annual reviews to be required at those times, following the same process as set forth above.*

The Planning and Zoning Commission does not support changing any of these conditions currently associated with this allowance. As noted by several of the comments submitted on this matter, the conditions have worked and made the music acceptable, since it ends at 9:30 p.m. and is limited to just two (2) weekend nights, i.e. Friday and Saturday. With the support of the neighbors of the conditions governing live performances at the restaurant, the Commission believes changing such would not be appropriate at this time, without the benefit of a more thorough review process, which has now been formally recommended for consideration by the members and are seeking scheduling at a public hearing in the near future. Certainly, in the future, changes might be considered, as part of this review process by the Planning and Zoning Commission and, where circumstances might dictate, but for this third extension of time, and until the City completes this additional review, the conditions noted above should be retained in place.

Also, the Planning and Zoning Commission would state this allowance for live music on the outdoor patio has been monitored by the owner of the restaurant and her staff over the past year to ensure compliance and it would expect this effort to continue in the upcoming year. With the efforts of the owner and her staff, along with input from the neighbors on a regular basis, the allowance for this activity can hopefully continue and never become a major issue for the surrounding neighbors. The City will also continue to monitor the performances of music on the patio area to ensure overall compliance to the conditions set forth in the governing ordinance.

SUMMARY AND RESTATEMENT >>> In summary, the Planning and Zoning Commission does believe the allowance for live music on the outdoor patio area at this restaurant can be reauthorized for the allowable twelve (12) month period of time. This recommendation by the Planning and Zoning Commission is premised on the following considerations:

1. The Commission's review of police calls to this location, and surrounding areas, relating to noise from the music have not materialized, since none were received over the last twelve (12) months.
2. The comments from the public meeting indicated the owners have complied with the conditions set forth by the City Council for live music performances on the outdoor patio area of the restaurant in the site-specific ordinance.
3. The conditions, as set forth in the site-specific ordinance, appear to be limiting the detrimental impact such activity might have on the surrounding property owners.
4. The testimony provided by several City Council members, who had personally visited the site on a Friday or Saturday night to determine the impact of this music, found it to be minimal in nature.
5. The recommendation of the Commission does not seek any changes to the conditions associated with this activity, given they appear to be working, as had been anticipated by the City Council, when approved. Therefore, music on the outdoor patio area will still be limited to a total of four (4) hours per week, on two (2) nights only, i.e. Friday and Saturday.
6. The allowance for these performances is good for the business and assists in the preservation of

this historic asset.

With these considerations identified, the Planning and Zoning Commission does support a twelve (12) month extension of time for the use of the outdoor patio area for live music. Accordingly, and acting at its May 16, 2016 Executive Session, by a vote of 10 to 0 (Voting Aye – Renner, Lee, Archeski, Gragnani, Bauer, Liddy, Kohn, Manton, Bowlin, and Bopp), hereby recommends a twelve (12) month extension of time for live performances on the outdoor patio be granted, under the current conditions of the site-specific ordinance for this property.

Respectfully submitted,
PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Travis Newberry, Planner
Stephanie Mulholland, Proprietor of the Big Chief Roadhouse
Donna Baker, Randy and Marilyn Herberg, Richard and Anita Motz, and Joy Wilcox, Property Owners in Area

April 6, 2016

Property Owner
Wildwood, Missouri 63038

Re: Meeting Regarding the Live Music Performances Authorized on the Outdoor Patio Area – Big Chief Roadhouse

Dear Property Owner:

As you may recall, in August 2013, the City Council authorized an amendment to an existing C-8 Planned Commercial District Ordinance to allow for the limited use of the outdoor patio area for live music performances at the Big Chief Roadhouse. The determination, which allowed live music on the patio area, was accompanied by a certain set of conditions to protect the surrounding property owners from potential impacts. Among the conditions relating to this allowance were the following: no more than three (3) members allowed in the band; the music can only be played on Friday and Saturday nights, from 5:30 p.m. to 9:30 p.m. (a total of eight (8) hours per week); the band is to be located within the southeast corner of the patio facing to the west; and the requirement for review of this activity, after the initial six (6) month period of time by the Planning and Zoning Commission and City Council. This initial six (6) month review was completed in January 2014 and it is required to be reviewed annually thereafter.

Therefore, the Department of Planning will be conducting a pre-meeting, prior to its written report being presented to the Planning and Zoning Commission and City Council, with any interested neighbors and the restaurant operator, to accept any and all comments. This meeting will be held at Wildwood City Hall, on **Monday, April 18, 2016, at 6:45 p.m. in the Community Room.** All are welcome.

If you have any questions regarding this letter, please contact the Department of Planning at (636) 458-0440. Thank you in advance for your participation and the Department looks forward to hearing your input on this matter. Written comments will also be accepted, prior to the meeting, and should be addressed to the Department of Planning, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040. If you prefer, comments can also be provided via the City's website at **www.cityofwildwood.com/comment.**

Respectfully,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

CC: The Honorable Timothy Woerther, Mayor
The Honorable City Council Members
Planning and Zoning Commission Members
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Travis Newberry, Planner
Stephanie Mulholland, Proprietor of the Big Chief Roadhouse

Current Resident
P O BOX 1252
BALLWIN, MO 63022

Current Resident
17301 MANCHESTER RD
GLENCOE, MO 63038

Current Resident
10 SUNNYBRAE CT
BALLWIN, MO 63011

Current Resident
17324 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
2627 MAPLE AVE
GLENCOE, MO 63038

Current Resident
2480 TUSCANY RIDGE CT
GLENCOE, MO 63038

Current Resident
2731 CHRISTY AVE
GROVER, MO 63040

Current Resident
2601 MAPLE AVE
GLENCOE, MO 63038

Current Resident
17500 MANCHESTER RD A
GLENCOE, MO 63038

Current Resident
17466 MANCHESTER RD
GLENCOE, MO 63038

Current Resident
211 HENRY AVE
BALLWIN, MO 63011

Current Resident
17418 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
3529 N BROADWAY ST
SAINT LOUIS, MO 63147

Current Resident
2725 CHRISTY AVE
GROVER, MO 63040

Current Resident
17249 MANCHESTER RD
GROVER, MO 63040

Current Resident
2618 WALNUT AVE
GLENCOE, MO 63038

Current Resident
2631 MAPLE AVE
GLENCOE, MO 63038

Current Resident
15977 CLAYTON RD
BALLWIN, MO 63011

Current Resident
850 BABLER PARK DR
CHESTERFIELD, MO 63005

Current Resident
17330 MANCHESTER RD
GLENCOE, MO 63038

Current Resident
9 FINLAY FIELDS ST
BALLWIN, MO 63021

Current Resident
2623 MAPLE AVE
GLENCOE, MO 63038

Current Resident
2615 MAPLE AVE
GLENCOE, MO 63038

Current Resident
246 NANCY PL
BALLWIN, MO 63021

Current Resident
17430 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
384 BRUNHAVEN CT
CHESTERFIELD, MO 63017

Current Resident
3007 ST MARYS LOOP
VILLA RIDGE, MO 63089

Current Resident
2667 CHRISTY AVE
GROVER, MO 63040

Current Resident
618 PINE RIDGE TRAILS CT # 204
BALLWIN, MO 63021

Current Resident
2606 WALNUT AVE
GLENCOE, MO 63038

Current Resident
132 FOX CREEK DR
O FALLON, MO 63366

Current Resident
2418 ROCKWOOD TRAIL CT
GLENCOE, MO 63038

Current Resident
34 FOREST HILLS RIDGE CT
CHESTERFIELD, MO 63005

Current Resident
237 BOUNTIFUL POINTE CIR
GROVER, MO 63040

Current Resident
17220 MANCHESTER RD
GROVER, MO 63040

Current Resident
2635 MAPLE AVE
GLENCOE, MO 63038

Current Resident
2630 MAPLE AVE
GLENCOE, MO 63038

Current Resident
17300 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
2644 MAPLE AVE
GLENCOE, MO 63038

Current Resident
2644 MAPLE AVE
GLENCOE, MO 63038

Current Resident
2639 MAPLE AVE
GLENCOE, MO 63038

Current Resident
2630 WALNUT AVE
GLENCOE, MO 63038

Current Resident
2472 POND RD
GROVER, MO 63040

Current Resident
2673 CHRISTY AVE
GROVER, MO 63040

Current Resident
17411 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
397 GATESHEAD DR
BALLWIN, MO 63011

Current Resident
18705 ST ALBANS RD
GLENCOE, MO 63038

Current Resident
400 NOTTINGHAM
BALLWIN, MO 63011

Current Resident
18102 A CHESTERFIELD AIRPORT RD
CHESTERFIELD, MO 63005

Current Resident
17418 MANCHESTER RD
GLENCOE, MO 63038

Current Resident
17306 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
2706 CHRISTY AVE
GROVER, MO 63040

Current Resident
111 E NORTH ST
EUREKA, MO 63025

Current Resident
17384 MANCHESTER RD
GLENCOE, MO 63038

Current Resident
916 OLIVE BLVD
SAINT LOUIS, MO 63101

Current Resident
17405 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
17312 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
2619 MAPLE AVE
GLENCOE, MO 63038

Current Resident
17907 POND BRIDGE RD
CHESTERFIELD, MO 63005

Current Resident
2481 TUSCANY RIDGE CT
GLENCOE, MO 63038

Current Resident
2400 GLENCOE RD
GLENCOE, MO 63038

Current Resident
P O BOX 135
GROVER, MO 63040

Current Resident
317 CARR MANOR CT
BALLWIN, MO 63021

Current Resident
2410 ROCKWOOD TRAIL CT
GLENCOE, MO 63038

Current Resident
17429 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
2611 MAPLE AVE
GLENCOE, MO 63038

Current Resident
17444 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
17360 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident
17345 MANCHESTER RD
GLENCOE, MO 63038

Current Resident
PO BOX 411631
SAINT LOUIS, MO 63141

Current Resident
789 EMERALD OAKS CT
EUREKA, MO 63025

Current Resident
2612 WALNUT AVE
GLENCOE, MO 63038

Current Resident
17452 W BRIDLE TRL
GLENCOE, MO 63038

Current Resident

Current Resident

Current Resident

Current Resident

Current Resident

Current Resident

Current Resident

Current Resident

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Current Resident

WILDWOOD

Resolution of Adoption

by the

City of Wildwood Planning and Zoning Commission

for the

Amended Master Plan (2016)

"Planning Tomorrow Today"

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION ADOPTING THE MASTER PLAN 2016, AS THE MASTER PLAN OF THE CITY OF WILDWOOD, MISSOURI.

WHEREAS, the City of Wildwood, Missouri adopted the first Master Plan for this community on February 5, 1996, approximately seven (7) months after its incorporation on September 1, 1995; and

WHEREAS, after Planning and Zoning Commission adoption on February 5, 1996, the City Council received the Master Plan for consideration and ratification by ordinance, which occurred on February 26, 1996; and

WHEREAS, after this action, the City Council, the Planning and Zoning Commission, and City staff began the Master Plan's application in making decisions regarding a host of areas, including the environment, planning, urban services, transportation, and open space and recreation; and

WHEREAS, in 2005, when the ten (10) year required update was to begin to meet the early 2006 timeline for completion, as set forth in State Statute and the City's Charter, a review process was established and led by a group of residents and City officials, which resulted in the plan being changed and adopted as the Amended Master Plan of the City of Wildwood, Missouri in February 2006; and

WHEREAS, in 2015, with another ten (10) year period about to pass, a group of residents, business owners, and City officials, collectively called the Master Plan Advisory Committee, was formed by the City Council in January 2015 and began working on updating this document, while seeking community input from all residents, property owners, and businesses, which was achieved through a series of public input sessions and undertaking two (2) separate internet surveys for feedback on Wildwood and its needs, trends, and shortcomings; and

WHEREAS, over the course of a year, this group of volunteers considered all aspects of the original plan and recommended a number of changes to reflect the input received from the community, changes in technology, the successes and failures of its previous application over the last nine (9) years, and the desire to promote economic development activities in the future; and

WHEREAS, at the conclusion of this year-long process, the Master Plan Advisory Committee voted 17 to 0 to recommend to the City's Planning and Zoning Commission the adoption of the Master Plan 2016 version; and

WHEREAS, the Planning and Zoning Commission adopted the document on April 4, 2016, by a vote of 8 to 0, which included the Master Plan 2016 (text) and all related exhibits, appendices, maps, materials, and attachments therein, under their statutory authority granted by the Revised Statutes of the State of Missouri, Section 89, et seq., for the Amended Master Plan of the City of Wildwood ("Master Plan 2016"), Missouri, and also recommended the portion of the Master Plan 2016 document entitled "Conclusions and Conceptual Land Use Classifications," and accompanying Map, and narrative section entitled "Conceptual Land Use Categories Map" be adopted by the City Council as the Comprehensive Zoning Plan of the City of Wildwood, Missouri, pursuant to Section 3.9(b) of the City Charter; and

WHEREAS, the Master Plan 2016 is in keeping with the spirit of the 'Plan of Intent' of the City in that said document continues to recognize the community's unique physical characteristics and rural character and sets standards for their protection and preservation to the benefit of future generations.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

1. The Master Plan 2016, including all maps, appendices, references, graphics, and text therein, attached hereto and incorporated herein, is hereby adopted as the Amended Master Plan 2016 of the City of Wildwood, which shall replace and repeal all prior versions of the City's Master Plan.

2. The portion of the Master Plan 2016 entitled "Conclusions and Conceptual Land Use Classifications" and accompanying Map and narrative section entitled "Conceptual Land Use Categories Map" is further hereby recommended for adoption by the City Council, as the Amended Comprehensive Zoning Plan of the City of Wildwood pursuant to Section 3.9(b) of the City Charter (this action was completed by the City Council on May 11, 2016).

This Resolution, in the form of ***Resolution 1-16*** by the City of Wildwood's Planning and Zoning Commission, is hereby adopted by a majority vote of the full membership of the Planning and Zoning Commission (10 to 0/Voting Aye – Renner, Lee, Archeski, Gragnani, Bauer, Liddy, Kohn, Manton, Bowlin, and Bopp), after duly noticed and published hearings, on the ***16th day of May 2016,*** and hereby is attested to by the signatures of the Chair and Vice-Chair of this body.

City of Wildwood Planning and Zoning Commission

_____

R. Jon Bopp, Chair

_____

Rick Archeski, Vice-Chair

CITY OF WILDWOOD

Master Plan

Wildwood Community Park

Original Master Plan approved: February 26, 1996
1st Revision: February 21, 2006
2nd Revision: April 4, 2016

WILDWOOD

Planning Tomorrow Today

Acknowledgments

The City of Wildwood began 2015 with a major effort in updating its Master Plan. It is a major effort, in that, this document, more so than in any other created and/or adopted by the City, guides the decision making process of Wildwood officials and staff in a range of areas. These areas include the environment, planning, community services, transportation, open space and recreation, and economic development. This Master Plan contains goals, objectives, and policies in each of these areas or elements. Accordingly, updating these important goals, objectives, and policies is essential for the City to maintain the values, character, and direction its original founders defined in 1995.

State Statute and the City's Charter mandate this ten (10) year update process for all of its long-range planning documents. This ten (10) year cycle began with the incorporation of the City in 1995, continued with the first of these updates in 2005 to 2006, and now 2015 to 2016. As a part of each update effort, the City's leaders sought public input and participation. Public participation came in many forms, but the consistent element has been the formation and use of a group of citizen volunteers that mange this process of updating the Master Plan. This year's process included a committee of twenty-three (23) residents, business owners, and others to oversee, address, and recommend changes, updates, and/or additions/deletions to the current Master Plan adopted by the Planning and Commission in 2006.

This committee began the update process in January 2015, conducted public input sessions in March and April (over two hundred (200) participants), reviewed all of the existing five (5) elements, created a new element (Economic Development), and held the necessary land use meetings, where over twenty (20) plus property owners presented requests for possible changes to their current land use designations. Collectively, this process took over one (1) year to complete and create the final document for consideration by the Planning and

Zoning Commission and the City Council.

During the Master Plan update process, three (3) Citywide mailings were sent to all residents, information on the process was made available on the City's website (www.cityofwildwood.com), and all of its social media was integrated into this effort to promote and invite any interested party to comment, assist, and participate in all meetings. The committee of volunteers wanted to ensure that no interested party would be excluded from this process, or any component of it, could add input, comment, suggestion, and review. Therefore, via direction from the City Council and Planning and Zoning Commission, the committee worked to create an environment of participation in this process.

With the conclusion of the update process, the committee provided a document, which has been updated on this collective input of its participants. The Planning and Zoning Commission and City Council want to recognize the thoroughness of the committee's work and the process it employed to create this updated Master Plan 2016 and its related components. Additionally, the committee understood that changing conditions, not only here in Wildwood, but also across the St. Louis Region, State, and country, play a role in this update process. These changing conditions presented challenges and opportunities to the committee, but City officials are confident they have been addressed in an appropriate manner for the purposes of keeping Wildwood a great place to live, work, and play.

The individuals that formed this committee are listed on the next page.

Committee Members conducted site visits of properties where the owner requested a modification to the Land Use classification.

Master Plan Advisory Committee Members

Timothy Woerther	Mayor
Fran Gragnani, Ward One	Planning & Zoning Commission
Kevin Liddy, Ward Two	Planning & Zoning Commission
Ron Peasley, Ward Three	Planning & Zoning Commission
Michael Lee, Ward Four	Planning & Zoning Commission
Alan Renner, Ward Five	Planning & Zoning Commission
R. Jon Bopp, Ward Six	Planning & Zoning Commission
Rick Archeski, Ward Seven	Planning & Zoning Commission
Michele Bauer, Ward Eight	Planning & Zoning Commission
David Geile, Ward One	Resident Member
Joe Frazzetta, Ward Two	Resident Member
Samuel Visintine, Ward Three	Resident Member
Gary Bohn, Ward Four	Resident Member
Harry LeMay, Ward Five	Resident Member
Jane Wright, Ward Six	Resident Member
Kristy Hull, Ward Seven	Resident Member
David Beattie, Ward Eight	Resident Member
Larry Feuerstein, At-Large	Resident Member
Dennis Welker, At-Large	Resident Member
Ed Kohn	Business/Development Entity
April Porter	Business/Development Entity
Debra Smith McCutchen, Ward Five	City Council Liaison
Greg Stine, Ward Seven	City Council Liaison

Along with these individuals, city staff members, specifically Kathy Arnett, Joe Vujnich, and Liz Weiss, were instrumental to this successful update process. Finally, providing needed and valuable input, was a group of service providers and utility companies that were asked to provide comments and other input on their service needs and changes that might have an impact, either positive or negative, on the City. To this group of participants, the City Council and Planning and Zoning Commission would like to extend its appreciation in this regard and acknowledge the integral and important role each played in this update process of the Master Plan.

Although the City of Wildwood is just twenty (20) years of age, much has happened in that period to further memorialize its commitment to "Planning Tomorrow Today." These happenings included the further development of refined plans to address a host of needs, priorities, and improvements to the community of Wildwood, which all originated from the desire to provide the best place in all of the country for its residents. These plans have led to wide community support for efforts and projects, none of which could have been accomplished without the work of many volunteers, like those individuals who spent the last year working on this update of the Master Plan. To them, the City and its residents owe a debt of gratitude and acknowledgement. Job well done.

Respectfully submitted,
CITY OF WILDWOOD, MISSOURI

The Honorable Timothy Woerther, Mayor

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Introduction

The City of Wildwood was incorporated on September 1, 1995. This City occupies a 68 square-mile area in western St. Louis County that is generally bounded on the west by the Franklin County line; on the south by Interstate 44, the City of Eureka, and the Meramec River; and on the east and north by the Cities of Ellisville, Clarkson Valley, and Chesterfield, and the Missouri River. The major focal point of the City is its Town Center Area, which includes many of the City's commercial land uses, institutional uses, and unique architecture and streetscapes. An integral part of the Town Center Area is the intersection of State Route 109 and State Route 100, the center of its four (4) recognized quadrants: northeast, northwest, southwest, and southeast, which includes the Town Center Area. These quadrants extend from this intersection outward to the corresponding City boundaries.

The Purpose of the Master Plan

This Master Plan is part of a continuous, on-going process to implement the *Plan of Intent for Wildwood* by outlining policies that conserve, preserve, and protect the natural environment; assure the integrity of the greenbelt created by the four (4) regional public parks in the western part of the City; provide safe and functional roads and bridges, and establish a framework for residential, institutional, and commercial development that is consistent with community-based, long-range planning goals and prudent land utilization practices.

The Master Plan addresses issues of environmental protection, planning, transportation, community services, public space and recreation, and, now, economic development. These elements form the core of the Master Plan, which is applied in all circumstances by City officials, when decisions must be made, funds allocated, and actions taken in these specific regards. As the community's vision is implemented and new conditions arise, the Master Plan may be reviewed and, if necessary, modified to reflect the City of Wildwood's response to new circumstances. The City of Wildwood's land use deci-

sion-making process and other public actions shall include careful consideration of the extent to which proposed actions are consistent with the Master Plan's goals, objectives, and policies.

Public Participation Process

The need to engage residents, property owners, and businesses in the activities of the City is important and always an on-going goal and challenge for elected officials and staff. One (1) of the forums to obtain this input has been the City's three (3) Master Plan efforts; the first being its initial adoption, the second, the 2006 update, and the third in 2016. In these instances, City staff, the Planning and Zoning Commission, and the City Council employed a number of different techniques to obtain participation in establishing the direction of Wildwood for the next decade. Without public participation, the Master Plan would suffer, as well as lack the community's support for it, particularly those components of the document that affect each household on a day-to-day basis.

To achieve participation, as part of the Master Plan 2016 Update Process, the City employed a number of different approaches to obtain the comments and input from stakeholders within and around the community. These options included two (2) series of public input sessions totaling three (3) different meetings within Wildwood, which were attended by over three hundred (300) residents. Additionally, a mailing was sent to each home in Wildwood seeking input regarding future land use considerations. Along with those efforts, the City utilized its website significantly to allow for review and comments of work products and the efforts of the Committee relating to the Master Plan 2016 Update Process.

The culmination of this approach was the design and implementation of two (2) internet surveys that were posted on the City's website for review and comment by any resident and then any local business. These surveys were prepared by an outside consultant to the City who focused a number of questions and requested responses on the level and appropriateness of services, allocations of funds,

attentiveness to residents' needs, and improvements necessary for the next ten (10) years of the City. These surveys, and the collated results, are contained in an appendix of this Master Plan for review and on-going reference in the future.

Interpretation and Revisions

The Planning and Zoning Commission and the City Council of Wildwood, in accordance with State Statute and local Charter, shall make interpretations and revisions regarding the Master Plan's goals, objectives, and policies, as well as undertake their implementation.

Relationship of the Master Plan to Other City Planning Documents and Development Regulations

Given the comprehensiveness and applicability of the City's Master Plan to all aspects of Wildwood's governance, it sets the direction that all other plans and processes that exist in the City of Wildwood must follow. As part of the work program for updating the Master Plan, other major City planning initiatives and documents were utilized in this process, including the Town Center Plan, the Town Center Development Manual, the Parks and Recreation Plan, the Action Plan for Parks and Recreation 2007, and the Five Year Capital Improvement Program. These major planning initiatives that occurred in the City's last twenty (20) years were often in direct response to objectives and policies contained in the 1996 and 2006 versions of the Master Plan and reflected in their implementations.

Additionally, the 2016 Master Plan update process considered amendments to the Zoning Code, the Subdivision and Development Regulations, the Grading Code, Tree Preservation and Restoration Code, Historic Preservation and Restoration Code, and Model Telecommunications Code that had been adopted and applied, either for the entirety of the last twenty (20) years or a portion thereof. Along with legislative considerations, the City completed a 5-Year Annexation Plan for the St. Louis County Boundary Commission, which did not anticipate any modifications to Wildwood's boundaries in that period and none were completed relative to any nearby-

unincorporated area of St. Louis County.

All of these data resources were included in this update process for the Master Plan to guarantee its timeliness and prepare it for the upcoming decade, which will offer new challenges and opportunities. As a leader in implementing new initiatives, the City of Wildwood must always be cognizant of the need to review and update these plans, codes, and other documents to meet new demands or changing conditions, which may arise from all types of sources, i.e. the courts, the State legislature, resident organizations, and others. "Planning Tomorrow Today" demands staying ahead of circumstances that affect the overall quality of life in this City and meeting them with ideas, not delays.

Synopsis of Planning History

History of Planning in Wildwood

1. From its earliest settlers to today's newest residents, the area of Wildwood has been admired and valued for its unique natural beauty and character.

2. The first major planning initiative in the area, which would become the City of Wildwood, began in 1938 with the reservation of regional public parks to form a greenbelt.

3. All St. Louis County planning documents, from the first *County Plan* in 1962 to the incorporation of the City of Wildwood, described the area as primarily rural in character.

4. St. Louis County's first comprehensive zoning ordinance in 1965 designated much of what is now the City of Wildwood as *NU* - Non Urban District.

5. *The 1973 Land Element* of *St. Louis County's General Plan* showed that only a small portion of the land in the City of Wildwood would be suitable for urbanization. This finding was affirmed in subsequent *St. Louis County Plan Updates* in 1985 and 1993.

6. St. Louis County's first stated policies for the urbanization of the Wildwood area date from the *St. Louis County Plan Update of 1985*. In that plan, most of what is now the City of Wildwood continued to be shown as rural, but its northeast quadrant was designated as the western edge of an urbanizing area centered on the intersection of Highway 40/Interstate 64 and Clarkson/ Olive Street Road.

7. St. Louis County planning documents acknowledged the potential conflict between urbanization policies and the ecology of the City of Wildwood, where the vast majority of the land area is not suitable for traditional development densities. County plan-

ning documents enumerated the necessary safeguards that should be used, as urbanization in the northeast quadrant took place.

8. These environmental safeguards were not incorporated sufficiently into developments approved in the area of the region that would become the City of Wildwood, with the result being increased erosion and incidences of localized flooding within the area's watersheds. These same St. Louis County planning documents predicted these impacts.

9. Dissatisfaction with State and County roadway plans and the latter's continuing disregard for citizen concerns regarding new development led to the incorporation of Wildwood on September 1, 1995. The *Plan of Intent for Wildwood* included the following five (5) objectives, which are also the basis for this Master Plan:

   - Preservation and conservation of the natural environment.
   - Accountability to the people of the area.
   - Residential and commercial development consistent with long-range planning and prudent land utilization.
   - Protection of the greenbelt formed by Babler, Rockwoods Reservation and Range, and Greensfelder Parks.
   - The creation of a model community that serves its constituents but minimizes bureaucracy.

10. After the approval of the City's incorporation in 1995, the voters of Wildwood approved two (2) taxes – readoption of an existing Gross Receipts Tax on utility consumption and a new Capital Improvements Pooled Sales Tax for road, bridge, and other public improvement projects.

11. To increase the standing of local governance, the voters of the City of Wildwood approved a Charter in 1997. The Charter was particularly significant to the Master Plan, since it created the

needed mechanism to elevate its land use component to the standing of law.

12. With the approval of the Master Plan by the Planning and Zoning Commission in 1996, and subsequent ratification by the City Council one (1) month later, the Town Center concept was created. The Town Center concept, based on the principles of 'New Urbanism,' led to a plan for an area of the City where higher density residential and commercial development would be encouraged, which was approved in final form in 1998. Some seven (7) years later, the Town Center Development Manual was adopted by the Planning and Zoning Commission defining specific standards and guidelines for this area.

13. In response to growing demand from residents, a Parks and Recreation Plan was adopted in 2001, which identified the existing and future need to acquire property in the City for future active recreational facilities and endorsed the concept of requiring new residential and commercial developments to accommodate dedications as part of any future project(s).

14. Based upon its 5-Year Annexation Plan, the City of Wildwood annexed a four hundred seventy-five (475) acre area of unincorporated St. Louis County in 2006, after successful votes in the annexation area and within the City. This area is bounded by the City of Ellisville to the north, City of Wildwood to the west, the community of Sherman to the south, and generally by St. Paul Road to the east.

15. After the adoption of the *Parks and Recreation Plan* in 2001, a subset process was established by the City Council. This led to the *Action Plan for Parks and Recreation 2007*, which set four (4) major goals, along with 57 recommendations, for immediate action. Each of these four (4) goals has been implemented to some level, including the action to purchase a large parcel of ground for the City's Community Park.

16. After ten (10) years of application, the Town Center Plan began an update process in 2008, with the creation of a citizen volunteer committee, which led an eighteen (18) month process, culminating in a recommendation by these volunteers for major changes to the plan. The Planning and Zoning Commission adopted this recommendation and accompanying updated plan in March 2010. The two (2) major changes were a simplification of the plan and the decrease in workplace/commercial designated properties and a corresponding increase in residential land use designations.

17. The City Council received the updated Town Center Plan in March 2010 and spent the next two (2) years debating the merits of four (4) proposed land use designation changes to four (4) properties, two (2) of these sites constituting over one hundred thirty (130) acres of the overall eight hundred (800) acre boundary. In 2012, the majority of the updated plan was endorsed and ratified by the City Council, with the four (4) properties remaining undecided.

18. The City's Historic Preservation Commission spent all of 2014 and the majority of 2015 updating its enabling ordinance to improve its function. During the same period it completed the survey of 350 historic properties located in Wildwood, and developed the histories of the original eleven (11) historic communities that predated the City's incorporation and are now a part of it.

19. In 2015, the City began its second major update of its Master Plan, led again by a group of twenty-three (23) resident and business volunteers from the community. New focuses of the Master Plan that were identified by community input are economic development and developing internet-based telecommunication options for residences and businesses.

A Brief History of Planning and Development Policies and Practices in Wildwood

Historic Character of Wildwood

St. Louis County was formed in 1812, while the area was still part of the Louisiana Territory. Missouri became a State in 1821. The western portions of St. Louis County, then called the Meramec Township, later divided into the Meramec and Chesterfield Townships, remained rural in character until the late 1970's, when the first of new residential subdivisions were approved and began construction. The area that was to become Wildwood contained a few small villages organized along roads, many of which were trails that had been used by Shawnee, Delaware, Osage, and other Native American tribes and then adopted by the early settlers.

Of these early trails, three (3) retain a relative level of significance today. These three trails are now the following roads:

> Old State Road follows one of these early trails from the days before the Spanish and the French came to the area. It runs southward from Manchester Road, just west of Ellisville, "past the Ninian Hamilton Place, now the Catholic Orphan Protectorate [and today the LaSalle Institute], north of Eureka, Allenton, and Dozier's, to Mary and Mac's...a very early and rare house of entertainment near the site of the present town of Pacific and near the St. Louis County Line." (William Muir, 1893, quoted in *History of St. Louis City and County*, 1919).
>
> Manchester Road, in the middle of the City, was designed in 1835 as part of the main link between St. Louis and Jefferson City. It runs westward from Ellisville through Grover and Pond, then dips south to Fox Creek, and continues westward across the Franklin County line. In general, this road follows the

ridge line that separates the area's drainage networks into the Meramec River to the south and the Missouri River to the north. From about 1926 through 1932, a portion of this road was designated Route 66, while the permanent right-of-way for it was still under construction. The Big Chief Hotel in Pond dates from the days when this stretch of highway was part of the main route westward from the City of St. Louis.

Wild Horse Creek Road, near Wildwood's northern boundary, runs westward from what was originally the small village of Chesterfield past Westland Acres, an early black community, through Orrville, and then south towards Melrose; an area planned as a resort, which failed and was sold at a Sheriff's sale in 1879.

Two (2) major railroad rights-of-way follow the City's northern and southern boundaries. The St. Louis Southwestern Railroad (adjacent to the Chicago Pacific-Rock Island Railroad) right-of-way runs along the northern edge of Wildwood, just south of Howell Island and Steamboat Island, past the historic town of Centaur, once the center of limestone and stave manufacturing. The Missouri Pacific Railroad follows the gradient of the Meramec River through the western part of the County, going through St. Paul, Glencoe, Eureka, Allenton and on to Pacific, just over the Franklin County Line.

Most of these old place names are still used today, and many of the surviving historic buildings still exist in these early settlements.

First Initiatives to Protect Wildwood's Environment

The first major planning initiative in what is now the City of Wildwood, other than the building of roads and railroads and the platting of small towns, was the creation of the permanent park reservations. Rockwoods Reservation, originally part of an 1800 Spanish land grant to Ninian Hamilton, was purchased by the State of Mis-

souri in 1938 from the bankrupt Cobb-Wright-Case Mining Company. The Reservation is currently managed by the Missouri Department of Conservation. The Dr. Edmund A. Babler Memorial State Park was dedicated on October 1, 1939. It was financed, developed, and donated to the State of Missouri by a private non-profit trust established by Jacob Babler in memory of his brother. The trust continues to manage the park. The Greensfelder family gave 1700 acres to St. Louis County to establish Greensfelder Park in 1963.

In 1946, St. Louis County adopted its first zoning ordinance, although accompanying maps were not prepared until 1955. Property was not zoned based upon its particular use at that time, but was either designated "A" small farm or "B" one-acre residential in this area.

Guide for Growth-The Land Use Plan, the first official County General Plan, was published in 1962. The plan showed two districts in the western part of St. Louis County, with District 11 essentially north of Manchester Road and District 12 to the south. In District 11, the area immediately around Chesterfield, was seen as appropriate for development; the rest of the district was designated an open-space reserve. In District 12, the area between Eureka and Allenton was designated for urbanization, while the policy for the remaining part stated development should be discouraged in flood plains or areas of rugged topography.

St. Louis County's 1965 publication *The Challenge of Growth - A Study of Major County and Regional Park Needs* suggested extending the Rockwoods Reservation and Range, Babler, and Greensfelder Park properties to create a greenbelt that would link the Meramec and Missouri Rivers. In addition, the study suggested the greenbelt could be extended to Steamboat Island, Howell Island, and ultimately toward the northwest to the Busch Wildlife Preserve in St. Charles County. This concept has drawn strong support from ecologists, preservationists, and area residents but has never been actively implemented, except for the 34.4 acres St. Louis County added to

Greensfelder Park between 1971 and 1980.

Historical Zoning Initiatives and Planning Policies to Protect Wildwood's Environment

In 1965, a new comprehensive zoning ordinance, reflecting for the first time land use designations based upon a planning document, was adopted by St. Louis County. In this 1965 report, much of what is now the City of Wildwood was zoned *NU* Non-Urban District; a new classification originally meant to be a conservation zone. St. Louis County planning officials suggested the NU District designation permit only one (1) residence for every twenty (20) acres, but the final version, which was approved, permitted one (1) residence for every three (3) acres. As a result, the NU District turned out not to be a conservation zone, but, in effect, a low-density residential development zone.

As growth pressures from the westward movement of development from the inner-ring communities of St. Louis County intensified, the *Land Element of the 1973 St. Louis County General Plan* was devised to create land suitability classifications based on soil type, topography, forest cover, hydrology, and geology. After subtracting out land that had already been urbanized or protected by park or other institutional controls, the 1973 Plan set the following categories of property in order of suitability for development:

Prime, Secondary, Marginal, Restrictive, Protection, and *Production* (vacant class 1 agricultural land located in flood plains). Only land in two (2) of the six (6) categories (*Prime and Secondary*) was considered suitable for urban or suburban type development densities. It further suggested that land in the *Secondary* category should generally be reserved for agricultural uses only. In addition, only a small proportion of the area that was to become the City of Wildwood was shown in the 1973 map as having *Prime and Secondary* land; these areas occurring mostly in the hilly uplands of the northeastern quadrant of the City or immediately adjacent to Manchester Road in the unincorporated communities of Grover and Pond. As the cate-

gories were derived from the ecosystem, the boundaries of the categories followed the natural systems and did not conform to the lot lines of individual pieces of property. Although the 1973 Plan was published and distributed to the public, these maps were never officially adopted by St. Louis County, but their existence shows that planning officials were very much aware that a high proportion of the land in the Wildwood area was not suitable for development at traditional urban densities.

The *1985 St. Louis County General Plan Update* intensified this theme of growth by stating that land within the County was becoming an increasingly scarce resource.

> *"This presents a particular problem in areas where environmentally sensitive land is now being considered for urban uses. Although factors such as flood plains and steep slopes do not completely rule out urban uses in these areas, they do require special considerations and construction techniques."* (*1985 General Plan Update*, Pg. 19, Italics added)

Urbanization Policies of St. Louis County within the Wildwood Area

St. Louis County's *1985 General Plan Update* was the first official planning document that showed substantial development anticipated for the area now known as the City of Wildwood. The southern and western areas of the City were shown as *Rural*, while an area slightly larger than the existing parkland was shown as *Preservation*. However, the northeast quadrant of the City of Wildwood was shown as *Urbanizing*. *Urbanizing* was defined by this plan as having a minimum population density of one thousand (1,000) persons per square mile.

An area around the intersection of State Routes 100 and 109 was also identified at this time as a future *activity center* - an *activity center* being defined in the 1985 Plan Update as having a scale of employment or daily trip attractions comparable to a regional shopping

center (over 500,000 square feet in size). However, the principal activity center shown in this plan for the western part of St. Louis County is now the location of Chesterfield Mall and its surrounding office buildings, hotels, and high density housing. The activity center in Wildwood was shown as a satellite to this much larger counterpart. Urbanized development west of Chesterfield, according to the 1985 County Plan, was to stop within the northeast quadrant of what is now known as Wildwood, thereby forming the western edge of a larger urbanized region centered on the intersection of Highway 40/61 and Clarkson/Olive Street Road.

This change in St Louis County planning policies reflected changes already happening on the ground. Interstate 44 was connected to State Route 109 in 1971, thereby making the Wildwood area far more accessible from St. Louis and the eastern part of the County. Development was also moving westward from the area of Chesterfield with its direct access to Interstate 64/40 and the City of Ellisville on the State Route 100 corridor.

In 1977 alone, according to information assembled by the City of Wildwood, St. Louis County approved 1,521 suburban lots (one acre and denser lots), as distinguished from non-urban (three acre minimum lot) subdivisions, in Wildwood. Traditional suburban lots totaled 373 lots in 1978, 679 lots in 1979, and 159 lots in 1980. In 1981, 1982, and 1983, however, no suburban subdivisions were approved.

County policy makers expressed concern in their 1985 plan document that the boom development conditions which had prevailed in St. Louis County since World War II were coming to an end. The population growth in St. Louis County had leveled off and was now taking place elsewhere in the St. Louis Metropolitan Area, notably St. Charles and Jefferson Counties. St. Louis County's share of new housing construction in the metropolitan area had dropped from sixty percent (60%) in 1970 to twenty-nine percent (29%) in 1980. The reason for concern over these statistics is made clear in the *1985 Plan Update*:

> "A 1983 study of revenue and services revealed that while the unincorporated areas generated 37 percent of County Government revenues, they received slightly more than 27 percent of the service expenditures." (*1985 General Plan Update*, Pg. 15)

Revenue from new development taking place in unincorporated areas helped finance the delivery of services in older parts of St. Louis County. The County brought its regional share of new housing construction up to thirty-five percent (35%) in the mid 1980s. After the three-year lull in the Wildwood area, the County approved 664 new suburban lots in 1984 and 710 lots in 1985.

Impact of County Urbanization Policies in Area of Wildwood

One set of special environmental considerations outlined in the *1985 General Plan Update* was the list of 10 planning principles for stormwater drainage that should be followed in the design and construction of new development described in detail in the next chapter of this Master Plan.

While these provisions are meant to apply to all of St. Louis County and do not take into account all of the special environmental conditions prevailing in the Wildwood area, an analysis completed in the preparation of this Master Plan indicates that, had the St. Louis County Planning Commission and County Council required the kinds of precautions outlined in their own planning document, much of the serious, irreversible environmental damage in the City of Wildwood that is described in the next chapter of this Master Plan could have been avoided. Instead, the St. Louis County Government continued to approve developments in the area of Wildwood that were re-graded and designed in ways that have proven inappropriate to the steep terrain and soils sensitive to erosion.

From 1965, when St. Louis County first adopted its current zoning categories, to September 1, 1995, it approved subdivisions totaling 5,565 residential lots in the City's northeast quadrant alone, and a total of 11,437 lots in residential subdivisions in the whole communi-

ty. Of these lots, 4,878 were in urban residential subdivisions approved after 1985. From 1989 to September 1, 1995, the County issued 3,778 building permits in the City of Wildwood.

Following a surge in new development in the western reaches of the County, the connection of an improved State Route 100 to State Route 109 was completed in 1989. Subsequently, an improved State Highway 40 was connected to Clarkson Road in 1992 and the widening of Clarkson Road to Manchester Road was completed in 1994. These road improvements coincided with the increased pace in new development.

The 1993 St. Louis County Plan Update repeated the general statement that development in areas of flood plains and steep slopes required special considerations and construction techniques; it did not repeat the more detailed statements about stormwater drainage and other issues from the previous 1985 Plan. However, the 1993 Plan Update did include a map showing all of the area of what is now Wildwood as having different categories of environmentally sensitive land. (*The 1993 St. Louis County Plan Update,* Pg. 24)

The St. Louis County Department of Planning prepared two detailed Community Area Studies for districts within the area that became Wildwood: The Pond-Grover Study, published in December 1990, and the Wild Horse Valley Study, published in June 1993. These studies cover the areas within the City of Wildwood identified as urbanizing in the 1985 Plan Update. The process of producing these documents involved numerous meetings with residents of these areas to gain their input, although the St. Louis County Planning Commission and Council were given the authority for making the final decisions regarding land use policies as they applied to individual petitions for rezoning. These two studies went beyond the level of traditional master plan research and principles to suggest land use policies for individual subareas within each plan area.

By September 1995, a high proportion of the development anticipat-

ed in the 1985 General Plan Update had already been approved, including a large commercial site in the eastern end of the proposed Town Center Area. The pace of development was extraordinarily rapid. As will be discussed in more detail later in this document, the population of the City of Wildwood virtually doubled between the 1990 and 2000 census.

The Incorporation of Wildwood

Wildwood was officially incorporated on September 1, 1995. The incorporation was the culmination of a large grassroots effort on the part of residents and a four (4) year legal battle to stop plans for a north-south, multiple-lane divided highway along a corridor that paralleled the existing State Route 109. The groups included the Babler/Rockwoods Preservation Association, the West Chesterfield Citizens for Responsible Development, the South Wild Horse Creek Homeowners Association, the Northwest Jefferson County Association, and the Wild Horse Creek Valley Association. The Wild Horse Valley and Pond-Grover Community Area Studies undertaken by St. Louis County were also a catalyst for incorporation as they provided a forum for discussing planning issues. Much of the continued support for incorporation came from the general dissatisfaction with fragmentary urbanization and degradation of the natural environment as a consequence of the way that the St. Louis County Government had been administering the rapid development of the Wildwood area.

The Plan of Intent for Wildwood was filed on December 18, 1992 with the St. Louis County Boundary Commission. The *Plan of Intent for Wildwood* listed five essential reasons for incorporation:

1. Preservation and conservation of the natural environment;
2. Accountability to the people of the area;
3. Residential and commercial development consistent with long-range planning and prudent land utilization;
4. Protection of the greenbelt formed by Babler, Rockwood and

Greensfelder parks;

5. The creation of a model community that serves its constituents but minimizes bureaucracy.

The St. Louis County Boundary Commission voted 6 to 2 in 1993 not to place the issue of Wildwood's incorporation on the ballot. However, in May of 1994, the Missouri Supreme Court declared the Boundary Commission statute unconstitutional, thereby negating their previous actions. During the following summer, attempts to get the St. Louis County Council to put Wildwood's incorporation to a vote in the community were unsuccessful. However, by the beginning November 1994, Circuit Court Judge Kenneth Romines had ordered the issue of Wildwood's incorporation placed on the February 7, 1995 ballot.

On February 7, 1995, sixty-one percent (61%) of the registered voters of Wildwood voted yes to form the new City. On June 29, 1995, the St. Louis County Council dropped its efforts to continue opposing the issue of the incorporation in the courts. Under Missouri State statutes, the St. Louis County Council had the authority to appoint the City's first Council to act as its interim government until the April 1996 municipal election.

Wildwood Mayor David Glaser is sworn in during inaugural ceremonies Friday by St. Louis County Circuit Court Judge Martin Schiff Jr., as KSDK-TV (Channel 5) chief meteorologist John Fuller helps out and, at right, the Rev. Bruce Stanek, pastor of Emmanuel Presbyterian Church, looks on.

Population Description

At the time of the City's incorporation, information was provided from several competent resources estimating its population. Due to the City's size (it encompassed all or a portion of seven (7) postal zip codes and numerous census blocks and tracts), making an accurate population count was difficult to complete. Based upon the 1990 census tract information, and best available records from building permits issued by St. Louis County, the population at the time of the City's incorporation was estimated at 24,000 residents. This area was in the middle of a housing boom that would continue unabated for several years after the incorporation.

Upon the City's incorporation, it gained a multitude of lots that had been recently approved by St. Louis County. The estimate completed at that time reflected approximately 2,650 vacant lots. Through 1998, the number of building permits issued each year maintained a steady pace. That year also reflected the first accurate population estimate provided by the U.S. Bureau of the Census. Following a population estimate of 18,123 being provided by the U.S. Bureau of the Census, the City challenged this figure based upon building permit information and was successful in convincing the federal government to revise their numbers. Their estimation, in support of City records, established Wildwood's population at 30,967 as of July 1, 1998 (accurate population information is critical to the City, given sales tax distribution is based on such).

Between July 1, 1998 and April 1, 2000, estimates of the City's population were again based upon the number of building permits issued. Department of Planning staff estimated the City's population at the time of the decennial census in 2000 to be approximately 32,700. This estimate was verified by the census, which revealed the 2000 population of the City to be 32,884. In 2010, however, growth in population slowed substantially, as reflected on the official census count that was provided by the federal government to the City. This ten (10) year period included the Great Recession, which virtually stopped all new residential projects abruptly. Despite the recession,

the City of Wildwood was one (1) of a handful that did have an increase in population growth from 2000 to 2010, which was 2,186 people. Therefore, the U.S. Census Bureau estimated the population of the City of Wildwood in 2010 as 35,661.

This U.S. Census Bureau figure has been the baseline for subsequent projections in each year following 2010. These estimates use the census' calculation of 2.95 people per household (reduced from 2000, when the figure was 3.02 people per household) and are as follows:

Year	# of New Households Authorized	Estimated Population at Years' End
2010	49	35,661
2011	38	35,773
2012	38	35,885
2013	63	36,070
2014	60	36,247
2015	52	36,400

The growth in the area has slowed based upon a number of factors, including the City of Wildwood's land use policies, the aforementioned Great Recession, and banking trends. The area's population doubled in just ten (10) years, from 1990 to 2000, while over the next ten (10) years, grew a total of ten (10) percent, a one (1) percent growth each year. Not surprisingly, the number of vacant lots available for new homes decreased since the incorporation of the City. However, more recently, in the last two (2) years (2014-2015), residential activity has accelerated, with the potential of over six hundred (600) new homesites being considered by the City. This number of new homesites does not take into account new multiple family units that are now also being considered in Wildwood's Town Center Area, which could increase the number of new households in

the City by four hundred (400) units.

To calculate future population projections, the Department of Planning has considered a number of factors, including the amount of available land, the City's land use policies, and the number of new lots approved each year, to determine a conservative annual growth rate estimate of one-half of one percent (1/2%). Additionally, a large number of new residential homesites are proposed at this time (Early 2016), so a second projected population, utilizing a growth rate estimate of one percent (1%) has also been calculated, to consider a population including this anticipated growth. Eventually growth rates in the City may slow further, if land use policies remain unchanged. Currently, the projections for the next five (5) years are:

Year	Projected Population (Conservative)	Projected Population (With Anticipated Growth)
2016	36,582	36,582
2017	36,765	36,948
2018	36,949	37,317
2019	37,134	37,690
2020	37,320	38,067

The population projections provided in the above table indicate the City of Wildwood will continue its managed growth and will approach a total of almost forty thousand (40,000) residents near 2025, which, under the City's Charter, will require the establishment of a ninth ward, with two (2) additional ward representatives added to the current City Council. At that time, the City Council would be a total of eighteen (18) City Council members.

Environmental Element

Preservation and conservation of the natural environment is the first of the five (5) policies highlighted in the Plan of Intent as the reason for the incorporation of Wildwood.

The Ecology of Wildwood

The long steep hillsides, narrow convex summits, erodible soil surfaces, slowly permeable and restrictive subsoil layers, existing young and mature woodlands with abundant native vegetation, and numerous creek beds of the City form an ecology substantially different from the more gentle and rolling topography and permeable soils of other nearby areas of the County. Compounding these sensitive physical attributes of the land, the St. Louis Metropolitan Area receives a substantial amount of its rainfall in the form of high-intensity thunderstorms, with large amounts of rain within a relatively short period of time. These kind of rainfall events lead to serious erosion problems given the aforementioned terrain and soils found in the City of Wildwood. Vigilance is needed in all aspects of the land use decision-making process to protect Wildwood's environment.

The Need for Watershed Management Practices in the City of Wildwood

Areas of the City that are still in their natural state do not suffer significant erosion even after unusually heavy and sudden rainstorms. The ecosystem, although fragile, has reached a state of equilibrium and protects itself. Downstream from more dense residential and commercial developments in other areas of the City, the landscape tells a different story: hundreds of tons of soil and rock have shifted, streams and hillsides have eroded severely, and the damage continues, despite the efforts of the City to curtail it.

There are two (2) very dramatic examples of these differences in the City: Wild Horse Creek and Caulks Creek. Wild Horse Creek currently exists in a state of natural equilibrium as a properly functioning

streambed. Caulks Creek has sustained severe damage from stormwater runoff and is an unhealthy streambed due to this degradation. The first of these two (2) watersheds to be discussed is Wild Horse Creek.

The upper reaches of Wild Horse Creek Watershed, whose source-area remains largely forested, is an example of a properly functioning forest stream ecosystem. Even after the relatively long dry spell from the end of the summer of 2005 through the fall, this stream had flowing water. Banks were stable, the streambed was a mixture of rounded gravels and sands - indicating they had remained in place long enough to be smoothed by the action of the water - and the width-to-depth ratio was small. After a rain, the upper Wild Horse Creek ecosystem retains much of the water, thereby allowing it to filter slowly and gradually to the stream while maintaining an even, continuous flow.

In direct contrast, the second watershed to be discussed is Caulks Creek. Within Caulks Creek from Clayton and Prospector Ridge Roads to Kehrs' Mill Road, this stream has seriously deteriorated from its natural state. It has an extremely wide channel-to-depth ratio. Active erosion is taking place along all of its banks. The bottom of the streambed has an enormous load of angular chert fragments that exceed fifteen (15) feet in depth. When rain falls in the badly damaged Caulks Creek ecosystem, stormwater turns into a series of concentrated, high-energy flows, moving great quantities of soil into the creek and then pouring quickly down its bed, causing rapid, violent erosion as it goes. In many places, roads and bridges are being undermined. Underground power cables and sewer lines have also been exposed by erosion.

The Caulks Creek Watershed has had extensive clearing of vegetation and topsoil due to the re-grading practices of the many subdivisions previously constructed in its drainage area. This previous pattern of development practices have been curtailed in Wildwood, but damage persists from them due to the inadequate standards that

were in place when many of these projects were constructed. In direct contrast, the Wild Horse Creek Watershed, which has not sustained the same level and type of development as the Caulks Creek Watershed, remains a properly functioning streambed.

After the adoption of the Master Plan, the City Council continued to prioritize the need to address the Caulks Creek situation. For a period of approximately seven (7) years, a scientific study was funded by the City to better understand how to arrest the on-going erosion problem. This study, yet completed, indicates the need to retrofit older detention/retention facilities upstream to hold the stormwater runoff in place for longer periods of time and capture smaller storm events as well. Until these retrofits are completed, on-going degradation of the Caulks Creek will continue, despite the City limiting the density of development on remaining infill properties located in this watershed.

The Treatment of Sewage Effluent in This Environmentally Sensitive Area

Developments in the Non-Urban Residence District zoned areas of the City, where the lot sizes are three acres or larger, have far fewer erosion problems, particularly where the access road and building sites are confined to the ridge lines. However, despite this fact, Non-Urban Residence District zoned properties and other development outside Metropolitan St. Louis Sewer District boundaries raise another serious environmental problem regarding sewage treatment.

The soils in much of the City are unsuitable for individual septic systems, and lots in urban residential zones [R-1 District (43,560 square foot lots) to R-6A District (4,500 square foot lots)] are, in any case, too small for these systems. While a percolation test has been required, it is not clear these tests have been administered correctly, as their results can vary significantly depending upon the saturation of the soil and where on the property the test was made. Improper placement in the landscape, lack of required inspections, and sporadic maintenance of individual septic systems can adversely affect

the quality of both the aquifer and the streams in the western part of the City. Newer State legislation allows for a soil morphology test to substitute for the previous percolation analysis, which would appear to be a better means to ascertain the suitability of locations on properties for wastewater treatment, given the soils conditions in the City of Wildwood.

The alternative to individual septic systems the City has employed in these unserved areas are small sewage treatment plants. These "package plants" can serve an entire residential subdivision. Several residential subdivisions in the City of Wildwood already have package plants. Package plants are also necessary for commercial development outside the Metropolitan St. Louis Sewer District boundaries. Package plants are required to be periodically inspected (monthly) by the Department of Natural Resources (DNR). Therefore, the maintenance of the plant and evaluation of the effluent are more regulated than individual systems.

Although package plants are a better alternative than individual septic systems, they are not an effective substitute for a regional public sewer system. Their maintenance is variable and, at best, usually provides only secondary treatment, meaning the effluent can still pollute the local aquifer or stream where they are located. However, with certain permitting requirements by the State, the potential for discovering and correcting a plant that is not functioning well is greater than an individual septic system on a privately-owned property.

It is also important to note that many property owners west of State Route 109, and some to the east, are on well water. If an improperly functioning septic system exists on the property with a well, the potential exists for contamination. This contamination can also extend to other well sites downstream. One (1) alternative to protect the public's health and safety is to promote the extension of public water lines.

Given the Metropolitan St. Louis Sewer District's limitations, and the constraints of individual septic systems and package plants in this environment, there are difficulties in approving suburban densities for residential development or major commercial uses outside the Metropolitan St. Louis Sewer District's boundaries for the foreseeable future.

Application of Wildwood Codes and Policies (1995-2015)

On the first day of Wildwood's incorporation, and over the next seven (7) months, its City Council worked to create two (2) new codes and modify others to address the problems noted above relating to grading and tree removal in the City's nine (9) different watersheds. These two (2) new codes, the Grading and Excavation Code and Tree Preservation and Restoration Code, and the revised Zoning Code and Subdivision and Development Regulations were intended to stop the past practices of mass grading, tree removal, and poor land use decisions that led to increased stormwater runoff, erosion, and siltation of the natural drainage areas of the City. Each of these codes, whether new or revised, took into account the problems facing the City and focused on identifying steps to lessen grading on development sites, preserve more trees, reduce densities in sensitive environmental areas, and promote higher stormwater management standards.

Additionally, along with these actions, the City also took the bold step of creating a one-of-a-kind regulation called the Natural Resource Protection Standards. These standards were developed by Dr. David Hammer, a Professor of Soil Science at the University of Missouri-Columbia, to assist in understanding the relationship between the soil and the climate of Wildwood. Utilizing five (5) different variables of the soil, areas of development and non-development were to be determined on a site-specific basis. All of this work was to be completed on the property by a qualified Professional Soil Scientist. The City has been applying these standards for over nine (9) years and saved hundreds and hundreds of environmentally sensitive acres of land from disturbance.

The City also took into account that density is a major determinant on the extent of impact on the environment. In creating the three (3) residential land use categories for the City, the community noted that only one (1) should accommodate higher densities: the Town Center. The other two (2) categories, the Sub-Urban and Non-Urban Residential Areas, would have densities ranging from one (1) unit per every three (3) acres to no more than one (1) unit per acre. It was hoped these limited densities would further lessen impacts in the City's watersheds. Although partially successful, the City discovered in its review of development data, as part of the 2006 update of the Master Plan, that Sub-Urban Residential Area density was still too substantial. As part of this revised Master Plan, the Advisory Group changed it, which led to the establishment of the aforementioned one (1) unit per acre density. This step was intended to provide further protections to Wildwood's unique and fragile environment.

ENVIRONMENTAL GOALS

1. Wildwood's unique environment is one of its greatest assets and needs to be preserved and protected. (2006)

2. Wildwood's topography and soils, part of nine different watersheds, make it unusually vulnerable to erosion, siltation, and flooding caused by storm events, which necessitates regulations to safeguard it. (2006)

3. Wildwood should promote, through its regulations and day-to-day activities, the prudent use of its natural resources looking to the needs of the community. (2006; Modified in 2016)

4. Connections to public sanitary sewer systems should be a priority of the City of Wildwood, whether for new development, redevelopment, or any other land use activities, to advance improved public health and environmental benefits of such service. (2016)

5. Environmental legacy sites, whether identified or discovered at some later date, should only be considered for future use, after health risks to users have been eliminated. (2016)

ENVIRONMENTAL OBJECTIVES

1. The environmental damage resulting from future development should be controlled to the greatest extent possible. (1996; Modified in 2016)

2. The wastewater effluent from systems, both individual and community, not managed by the Metropolitan St. Louis Sewer District, should be prevented from polluting streams and aquifers in the City.
3. The natural systems of the environment, particularly its soil layers and tree and vegetative covers, should be utilized to retain and absorb stormwater runoff.

4. The primacy of the watershed as a planning unit should be acknowledged in this community and a coordinated approach for stormwater and wastewater management should be fostered between the Metropolitan St. Louis Sewer District and neighboring municipalities in each of them.

ENVIRONMENTAL POLICIES

1. Adopt and apply all applicable standards and regulations [Phase II Stormwater Rule and Municipal Separate Storm Sewer Systems (MS4)] for the management of stormwater within the City of Wildwood, as promulgated by those responsible federal, state, or local jurisdictions (Metropolitan St. Louis Sewer District), with such being consistent with the Master Plan's goals, objectives, and policies for protecting public and private properties from damage. (1996; Modified in 2016)

2. Recognize that terrain in the City of Wildwood varies from relatively flat land, with soils suitable for development, to landforms and soils highly unsuitable for development. These variations in terrain generally do not correspond to property boundaries and, while more environmentally sensitive land is located in the western and southern quadrants of the City, they exist throughout the community.

3. Require that natural drainageways remain undisturbed and the system of existing detention/retention basins and associated improvements within the boundaries of the Metropolitan St. Louis Sewer District (MSD) be accepted by MSD for their maintenance and eventually upgraded to reduce current deficiencies in terms of design and function, when funding resources are available.
4. Require that areas of steep slopes and highly erodible soils remain in their natural undisturbed state.

5. Continue to employ the current procedure that is part of the City's development regulations for mapping the landforms and soil conditions on individual pieces of property and then evaluating their suitability for development.

6. Maintain the current flexible procedure within the development regulations that allows an owner of a property to better utilize a site's natural characteristics through the application of innovative design and construction practices and the clustering of units, while offering community amenities and useable open space. The application of this procedure should be consistent with the environmental parameters of the site.

7. Require all developments to submit a site plan that includes the delineation of the property's natural drainageways and the location of all proposed retention and detention basins necessary to meet new stormwater standards to minimize runoff and control its downstream impacts.

8. Develop appropriate grading and soil reconstruction techniques to minimize site disturbance by the promulgation of new regulations that better reflect a greater level of stewardship and respect for the land.

9. Maintain and improve current grading and tree preservation ordinances that require the retention of natural vegetation and topsoil and an approved site plan or preliminary plat before land disturbance or grading can commence on a property. Coordinate regulations promulgated by State and federal agencies to better implement these laws and ensure compliance by the City and developers to such requirements and practices. (Modified 2006)

10. Stabilize Caulks Creek, either through remediation measures, or its rehabilitation to a more stable ecosystem by damming the creek at intervals and creating ponds and wetlands or other equally environmentally sound methods, on its periphery to re-

duce the volume and velocity of runoff entering the waterway. Avenues of federal, state, and local funding should be explored to assist the City of Wildwood in this project.

11. Require the installation of individual household wastewater treatment systems to meet environmental standards based upon the area's physical characteristics as defined by soil scientists and adopted by the City of Wildwood, as a means to protect the public's health, safety, and welfare.

12. Inspect individual septic systems periodically to ensure their operations meet minimum health standards and through a program of mandatory inspections upon any re-occupancy or sale of a single-family residence.

13. Establish an effective inspection system for package wastewater treatment plants. (1996; Modified in 2016)

14. Require the treatment of wastewater effluent from individual systems or packaged plants to meet current governmental standards, when changes are considered, adopted, and implemented via the City's applicable codes and regulations. (1996; Modified in 2016)

15. Where feasible, extend public potable water to all areas of the City currently without this service to reduce future health and safety problems relating to wastewater effluent from non-public systems, while providing fire hydrants for public safety purposes. (1996; Modified in 2016)

16. Enact new legislation that creates incentives for the recycling of surplus construction materials from commercial, residential, and institutional development projects, while expanding bulk pick-up services within all residential neighborhoods located in the City. (2006)

17. Complete the extension of the public sanitary sewer, public potable water, and stormwater management systems to the Town Center Area, particularly into the Pond Historic District, including the development of any studies necessary for support of these utilities extensions. (2006; Modified in 2016)

18. Protect groundwater resources, and the aquifer, which is its source, from contamination, waste, or overuse through the consistent application of federal, state and city laws, regulations, and standards that preserve the soil and vegetation layers, while ensuring new development does not exceed the carrying capacity of the land. (2016)

Environmental Element Cross-References

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
Obj. 1	X	X	X	X	X
Obj. 2	X		X	X	
Obj. 3	X	X	X		
Obj. 4	X	X		X	
Pol. 1	X	X	X	X	
Pol. 2	X	X	X		
Pol. 3	X	X	X		
Pol. 4	X	X	X		
Pol. 5	X	X	X		
Pol. 6	X		X		
Pol. 7	X	X	X		
Pol. 8	X		X		
Pol. 9	X		X		
Pol. 10	X	X			
Pol. 11	X		X		
Pol. 12	X		X		
Pol. 13	X		X		
Pol. 14	X		X		
Pol. 15	X		X		
Pol. 16	X		X		
Pol. 17	X			X	
Pol. 18	X		X		X

Planning Element

Three (3) of the five (5) objectives noted in the Wildwood's *Plan of Intent* were specific to land use policy:

> *Residential and commercial development consistent with long-range planning and prudent land utilization;*
>
> *Protection of the greenbelt formed by Babler, Rockwood Reservation and Range, and Greensfelder Parks; and*
>
> *Preservation and conservation of the natural environment.*

Protection of the natural environment was one (1) of the five (5) objectives outlined in the *Plan of Intent* and has already been discussed in the Environmental Element of this Master Plan.

Benefit (and Need) of the Non-Urban Residence District to the Larger St. Louis Metropolitan Area

The Non-Urban Residence District zoned land in the City serves an important regional function by preserving open space in some of the most complex ecology of the region and enhancing, by contrast, the character of more densely settled areas of the community and surrounding municipalities. By promoting a diverse character of development in St. Louis County, the rural areas of the City of Wildwood permit other parts of the region to "borrow" open space that has been preserved through its planning policies.

Major Initiatives in the City of Wildwood (1995-2015)

Over the last twenty (20) years, the City has engaged in a number of major planning initiatives to achieve the adopted objectives and policies of the Master Plan. The efforts can be summarized as follows:

1. Completed Model Telecommunication Code in December, 1997.
2. Completed Town Center Process and Plan in February, 1998.

3. Completed Historic Preservation and Restoration Code in August, 1999.
4. Completed Outdoor Lighting Requirements in August, 1999.
5. Completed Architectural Review Board Ordinance and Standards in May, 1999 and June, 2001.
6. Completed Parks and Recreation Plan in June, 2001.
7. Completed Town Center Development Manual in June, 2004.
8. Completed Public Space Ordinance in January, 2006.
9. Completed the Action Plan for Parks and Recreation in 2007.
10. Completed the update of the Town Center Plan in March 2010 and October 2012 (City Council).

Along with these plans and associated efforts overseen by the Department of Planning, the Departments of Administration and Public Works have also undertaken extensive planning activities. These efforts have focused on the creation of transportation priorities in its Annual Capital Improvement Budget and its 5-Year Capital Improvements Program. In the past twenty (20) years, several of these planned major initiatives have improved the safety of the City's streets, rural roadways, and bridges. Additionally, the major upgrades have established appropriate stormwater management criteria and standards for areas located outside the Metropolitan St. Louis Sewer District's boundaries.

Since the incorporation of the City, and the passage of the City's Charter, planning efforts have led to improved developments in terms of their character, respect for the environment, and functionality. Development continues to be a major influence in the City, particularly as the Town Center Area continues to grow in popularity and interest. Although the relative number of single family dwelling permit issuances may have declined from their peak levels prior to the City's incorporation, the number of permits still being issued is significant, increasing in total, particularly over the last two (2) years (2014-2015), and continue to reflect the desirability of Wildwood as a place to locate a home or business.

Master Plan Processes and Updates

Under the City's Charter, the Comprehensive Zoning Plan must be updated every ten (10) years. The update process is intended to keep this important planning document germane to changing conditions and reflect residents' vision of their community. Additionally, the update of the entire Master Plan is also an excellent time to consider the progress and challenges that occurred within the City in the previous ten (10) year period. Along with these considerations, the Master Plan process is always necessary to keep pace with new technologies and other conditions that occur, which were not anticipated in the previous ten (10) year period.

Updates, however, must be respectful of maintaining a common consistency, so residents, property owners, and businesses have some level of expectation regarding future actions or changes within the community. This expectation, which is derived from a Master Plan that is supported by the elected and appointed officials, is critical to achieving support for new initiatives to meet the goals, objectives, and policies of the document. *Accordingly, changes to the Conceptual Land Use Classifications Map after its adoption, should only be considered in the most unique or pressing circumstances or when such provides a clearly definable community benefit meeting the goals, objectives, and policies of this document.*

PLANNING GOALS

1. Improve the quality of life in the City of Wildwood by implementing, updating, and maintaining land use regulations. (2006; Modified in 2016)

2. Planning efforts in Wildwood must be coordinated with other jurisdictions, service providers, and utilities. (2006; Modified in 2016)

3. Land use and planning decisions need to be related closely to environmental quality, community services, transportation sys-

tems, and open space/parks considerations. (2006)

PLANNING OBJECTIVES

1. The overall rural character and fragile ecology of the City of Wildwood should be preserved.

2. The greenbelt of regional parks should be protected by preserving existing zoning and land use patterns on their periphery, thereby ensuring a protective transitional landscape around each one. (1996; Modified in 2016)

3. The expansion of suburban-type densities within this community should be limited to those locations, and associated parcels of ground, identified as "Sub-Urban Residential Area" on the Conceptual Land Use Categories Map of the Master Plan. (1996; Modified in 2016)

4. Commercial and industrial development should be promoted within the City as a means to provide an adequate tax and service base for its citizens, but they should be strictly defined and limited to very specific locations in the community, i.e. the Town Center for commercial activities and the Chesterfield Valley Area of the City for industrial uses.

5. Programs to improve communication about, and enforcement of, planning and zoning regulations, should be implemented by the City. (2006; Modified in 2016)

6. The City of Wildwood should continue to encourage life-cycle housing opportunities to all age groups. (2006; Modified in 2016)

7. Within The Town Center Area of Wildwood, application of its required Neighborhood Design Standards and Architectural Guidelines, from the *Town Center Plan*, shall be met or exceeded by development interests. (2016)

PLANNING POLICIES

1. Consolidate future commercial development within the boundaries of the City of Wildwood's Town Center.

2. Relate changes in the mapped zoning density within the two suburban residential areas to the pattern on adjacent properties, but the densities of new developments should not be in excess of one (1) unit per acre. Higher residential densities may be appropriate within the Town Center Area, if part of that overall plan (see Conceptual Land Use Map). (Modified 2006)

3. Continue Non-Urban Residence District zoning designation as the major land use category in the City of Wildwood. The Non-Urban Residence District designation of land performs an important regional function for the more developed communities in St. Louis County. Through the preservation of this zoning designation around the regional parks, the protection of the regional greenbelt is furthered. In addition, maintaining an existing Non-Urban Residence District designation is especially appropriate in areas of steep topography and highly erodible soil profiles. (1996; Modified in 2016)

4. Incorporate the Land Use Categories of the Regulating Plan in the Town Center Development Manual, as part of the City's Zoning Code, in accordance with the map contained therein.

5. Maintain the policy of preserving historic buildings/sites and archaeological areas through their designation on the City's Historic Registry. (1996; Modified in 2016)

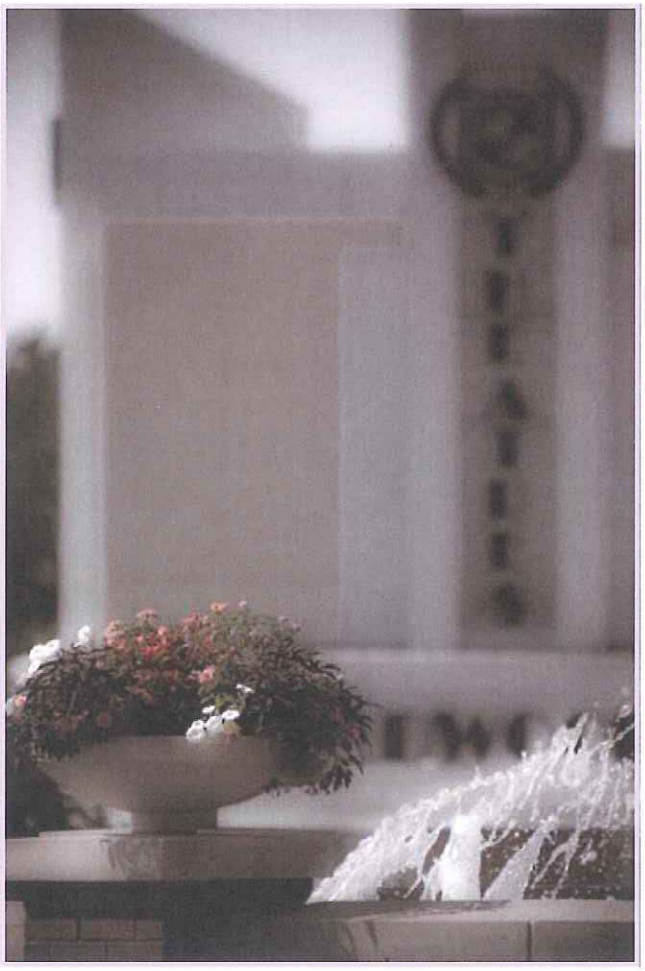
6. Maintain land use and environmental policies to protect the regional park system from erosion and pollution. (2006; Modified in 2016)

7. Promote the development of consistent regulations between

other service providers (fire and school districts) and utilities and the City's land use standards and requirements, particularly for the Town Center and Non-Urban Areas of Wildwood. (2006)

8. Maintain design criteria and standards for the use of land and for the architecture of buildings and structures, so that new construction complements the surrounding natural and built environments and minimizes harm or damage to them. (2006; Modified in 2016)

9. Any land use related matter must be reviewed and acted upon by the Planning and Zoning Commission, before City Council Committee or City Council can take an action upon it. (2016)



Planning Element Cross-References

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3
Obj. 1			X
Obj. 2			X
Obj. 3	X		X
Obj. 4	X		
Obj. 5		X	X
Obj. 6	X		
Obj. 7	X		
Pol. 1	X		
Pol. 2	X		
Pol. 3	X		X
Pol. 4	X		
Pol. 5	X		
Pol. 6	X		X
Pol. 7	X	X	
Pol. 8	X		
Pol. 9	X		

Community Services Element

The City of Wildwood began on a premise of providing needed services in a different manner than other communities located within St. Louis County. This approach was to employ a small group of staff, which would be offset by utilizing the private sector to deliver all other services through a series of managed contracts. The quality of the services delivered to Wildwood residents and businesses could then be annually reviewed to ensure on-going high quality and competitive low costs. City staff would manage these contracts for the community and make the necessary determinations of efficiency, cost, and need on an annual basis. Over the last twenty (20) years, community services have always been offered to residents and businesses utilizing this model, which has resulted in all necessary services being provided to them with assurances on quality, cost, and experience of the providers annually guaranteed.

Major Initiatives in the City of Wildwood (1995-2015)

This element represents the administration of government and the provision of important services to residents, property owners, and businesses living, working, or otherwise located in the City of Wildwood. These services add to the quality of life, maintain property values, and provide a safe and secure environment for everyone. Many of these services that are essential to a vibrant and safe City environment are provided by other entities or utilities not affiliated with Wildwood. These partnerships are key to the success of the City and its residents, property owners, and businesses benefit from the expertise of these other entities and providers.

Over the past twenty (20) years, the City has made many upgrades and improvements to the service levels residents, property owners, and businesses receive relative to the previous jurisdiction - St. Louis County. These upgrades and improvements were promised as part of the incorporation effort and integral to the *Plan of Intent's* stated direction. A summary of upgrades and improvements is as follows:

1. Resurfaced over 246 miles of rural roadways in the City.
2. Replaced over 22,000 slabs of concrete street sections.
3. Replaced over twenty-seven (27) deficient or deteriorating bridges.
4. Promoted household recycling efforts in the City, while managing a sole-source single-family residential solid waste collection contract with a single provider.
5. Participated, and partially funded, three (3) major safety improvements on State Route 109; the last of which added two (2) roundabouts at major street intersections to facilitate safer and more efficient travel along one (1) of the more congested lengths of roadway located in the City.
6. Established and upgraded the City's website, in addition to publishing the Wildwood Gazette and weekly e-newsletter.
7. Installed over sixteen (16) linear miles of multiple-use trails.
8. Restored Old Pond School and created a neighborhood-sized park in association with it.
9. Constructed Anniversary Park.
10. Established recreational programs, including nineteen (19) major events.
11. Directed annexation of additional Town Center Area into the Metropolitan St. Louis Sewer District's boundaries, via a Neighborhood Improvement District (NID).
12. Adopted codes, ordinances, and regulations to improve efficiency of City's financial management.
13. Established sound investment policies.
14. Created and updated policies and procedures to comply with Missouri Sunshine Laws and requirements and allow residents to have open access to all government activities.
15. Partnered with other local governments to provide services and programs to all residents.
16. Established the Board of Ethics, Board of Public Safety, Architectural Review Board, Historic Preservation Commission, Administrative Review Board, and ad-hoc committees to assist in major initiatives, since the incorporation of the City in 1995.
17. Added twenty-three (23) police officers to the City's force, thereby allowing for a minimum of four (4) beats to be offered at all times within Wildwood by the St. Louis County Police Department.
18. Designed and constructed Community Park - phase one - project, which included the City's first dog park component and an all-inclusive playground for children of all abilities.

19. Partnered with St. Louis County's Department of Parks and Recreation to open Bluff View Park, with its 2.3 mile long trail system, while beginning a long-term lease for a Belleview Farms site - a historically significant one hundred (100) acre open space located in the Meramec River Valley.
20. Assisted in the provision of high-speed internet service to over four hundred (400) households in the rural areas of the community, which still have no other options than the two (2) providers engaged by Wildwood through its eight (8) year effort in this regard.
21. Completed two (2) segments of the Manchester Road Streetscape Project, while finishing the design and engineering for the third, and final, segment of this Town Center improvement effort slated for construction in 2017.

Meeting the needs of the City's constituents has been the primary goal of four (4) Mayors, numerous City Council Members, and staff over the past twenty (20) years. In the public input sessions, many of the participants noted the level and quality of services offered by the City, since it incorporated, and wanted them to continue into the future. Additionally, many of the service providers and utilities responding to the request for information from the Department of Planning for this update of the Master Plan noted improved service levels and expanded networks of utilities had been achieved in the area of Wildwood over the past twenty (20) years, with other improvements planned in the next decade (see Appendix V).

Major Challenges Facing the City of Wildwood (2005-2015)

The ability of the City to undertake and complete those major initiatives over the last twenty (20) years has been premised on the availability of funding from a number of dedicated and predictable sources. The primary source of funding has been the City's share of the sales tax received from its participation in St. Louis County's pooled distribution formula. The City receives this pooled sales tax revenue based upon a per capita formula of total residents in the community. Since the City of Wildwood experienced substantial growth between 1995 (its incorporation) to 2010, a marked increase occurred in revenues from the sales tax. The City has continued to

grow since the 2010 Census was completed and is anticipating adding approximately two thousand (2,000) more residents by the end of this decade. Under the current sales and other formulas, the City would receive an increase in revenues from this growth in population.

Over the past several years, an on-going discussion has been held at the State Legislature among municipal and State leaders about the distribution of pooled sales tax revenues and how it might be changed to address what certain cities have claimed are inequities in its structure. These discussions have led to numerous bills and other legislative initiatives to be proposed and debated for possible consideration, introduction, and passage. The City of Wildwood has and must continue to address attempts to change this tax structure, since it is the major source of operating and capital improvement revenues. Any changes to this tax structure could impact the City in a negative manner, which might lead to reductions in community services. Therefore, the City needs to be prepared to participate in any discussions on this matter, while maintaining vigilance in monitoring any legislative initiatives on possible changes to the taxing formulas and encouraging equity to all parties, (if changed).

During the last ten (10) years, the City Council adopted a specific policy and associated procedures for the consideration of requests for development incentives. Development incentives, such as Neighborhood Improvement Districts (NID), Transportation Development Districts (TDD), Community Improvement Districts (CID), and Tax Increment Financing (TIF), may be appropriate planning strategies, when applied as a means to achieve community goals, objectives, and policies set forth in the Master Plan and policies established by the City Council consistent with the same. However, in evaluating such mechanisms, the inherent costs to federal and state taxpayers from tax-exempt financing or other public costs should be fully weighed against the private and public benefits sought in order to ensure that the City uses, such tools only to promote the overall public good for its residents, while adhering to the City's twenty (20)

year commitment to regionalism.

As the City of Wildwood matures, challenges will also mount on maintaining the current level of services it provides to its residents, property owners, and businesses. These challenges could lead to the Mayor and City Council members having to make difficult decisions about the level of services, the providers of these services, and the character of these services. Since the City contracts with private providers for many of its services, costs are competitive due to the bidding processes associated with them. In the next ten (10) years, overarching all decisions must be the need to protect the public's health, safety, and general welfare, while maintaining the high level of services and their delivery.

COMMUNITY SERVICES GOALS

1. Appropriate police, fire, EMS, sanitation, and other municipal services need to be maintained. (2006)

2. Development levels, and accompanying service responsibilities, should not exceed available municipal service capabilities. (2006; Modified in 2016)

3. Internet-based communication services should be improved, as an essential part of daily living and working throughout Wildwood. (2006; Modified in 2016)

4. Residents and businesses need to be well informed about Wildwood's government activities and its fiscal condition. (2006)

5. Promote the preservation of City's housing stock by its careful monitoring through the application of appropriate, Wildwood-based codes. (2006; Modified in 2016)

COMMUNITY SERVICES OBJECTIVES

1. The allocation of future capital investments by the City should be planned and managed in such a way the established character of the community is maintained and improved.

2. The constraints on development imposed by the fiscal and geographic limitations of all service providers, i.e. utilities and other jurisdictions, must be accepted by the City and related parties. (1996; Modified in 2016)

3. The concept of concurrency for new developments in the City of Wildwood should always be considered, so the capacity of existing infrastructure or government services is not exceeded, thereby ensuring they are commensurate with the level of population and physical growth.

4. The use of private contractors for services in the City should be continued, but premised on cost-effectiveness, performance and quality evaluations in terms of citizen satisfaction. (2006; Modified in 2016)

5. The City should preserve and enhance property values by implementing plans, regulations, and standards for maintenance of its housing stock and land areas. (2006)

6. The network of existing and future utilities should be constructed underground and coordinated with other providers and public infrastructure to the extent feasible by technology, type of service, and proximity to buildings, trees, or denser development. (2006)

COMMUNITY SERVICES POLICIES

1. Maintain a long-range capital improvements program for the City of Wildwood based upon its own fiscal resources, grants

from the federal and state government, and other sources of outside funding. (Modified in 2016)

2. Follow a policy of fiscal prudence in considering major new development initiatives, while creating specific procedures governing the review and processing of development incentive requests submitted to the City.

3. Continue contractual arrangement for police services, while seeking improvements and better efficiencies whenever possible. (2006)

4. Infrastructure for new or upgraded telecommunication services should be consistent with the rural appearance of the community and combine the use of pre-existing structures and rights-of-way, as the preferred methods of providing these facilities. (2006; Modified in 2016)

5. Develop opportunities, foster partnerships with providers, and create incentives for the provision of internet-based communication services to all households and businesses in the City of Wildwood. (2006; Modified in 2016)

6. Seek a library facility in the Town Center Area of the City. (2006)

7. Submit all publicly-funded projects to the City's review processes to guarantee compliance with its regulations and requirements. (2006)

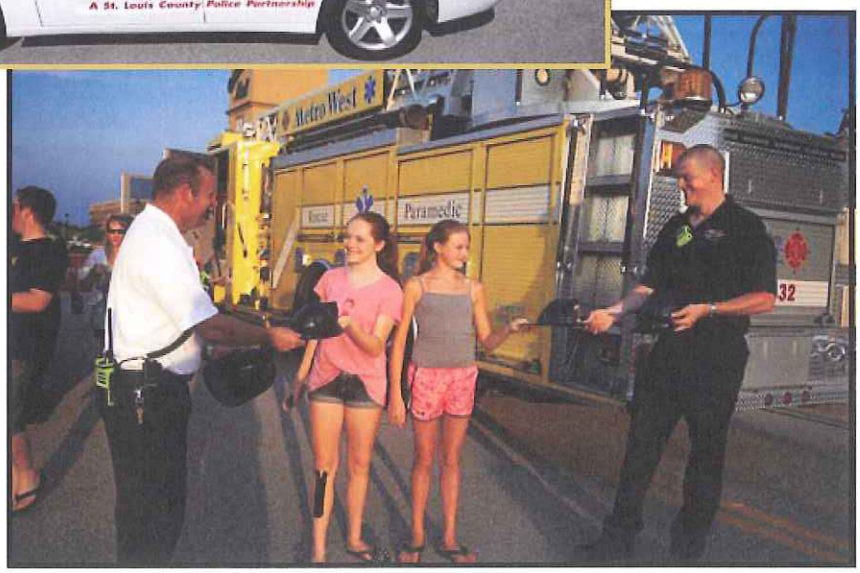
8. Residents and business owners need to be well informed about Wildwood's government and its activities and the City should utilize all available media forums in this effort, including, but not limited to, direct mail, internet-based communication opportunities, and local newspapers. (2006; Modified in 2016)

9. Complete 5-Year Annexation Plans that are required by the St.

Louis County Boundary Commission in keeping with State Statute and their procedures, as adopted, for potential additions of land area to the City's current boundaries. Decisions relating to annexation proposals should consider a number of factors, including fiscal, service, and community of interest benefits and/or costs. (2006)

10. Establish programs for senior citizens in the community, including partnerships with other local entities, with the resources to help support said efforts. (2016)

11. Establish a working group of residents, City officials, and building professionals to consider appropriate life/safety considerations associated with the City of Wildwood implementing a reoccupancy permit system for its housing stock, while acknowledging the need to avoid any duplication of services and additional costs. (2016)



Community Services Element Cross-Reference

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
Obj. 1		X			
Obj. 2	X	X			
Obj. 3	X	X			
Obj. 4	X	X			
Obj. 5		X			X
Obj. 6		X			
Pol. 1		X			
Pol. 2		X			
Pol. 3	X				
Pol. 4			X		
Pol. 5			X		
Pol. 6					
Pol. 7				X	
Pol. 8				X	
Pol. 9		X			
Pol. 10				X	
Pol. 11					X

Transportation Element

Major Transportation Issues – Then and Now

Proposals to create a major north-south highway paralleling State Route 109 helped convince area residents of the need to take control of their own future in the late 1980's and early 1990's. The current regional transportation plan of the East-West Council of Governments (the St. Louis Metropolitan Area's official coordinating body for transportation improvements) does not include a new north-south highway on or near State Route 109. It does, however, identify State Route 109 as part of a Major Transportation Investment Corridor requiring short-term safety improvements. Concerns remain in the community regarding the extension of State Route 109 into the Chesterfield Valley Area, along with the addition of traffic lanes and proposed interchanges, under the guise of a safety-improvement program, which could ultimately lead it to becoming a part of a third metropolitan by-pass with links south to Interstate 44, Highways 30 and 21, and Interstate 55, and a link north to Interstates 64 and 70.

State Route 109 is already connected to Interstate 44, but its northern end currently terminates at Wild Horse Creek Road; a two-lane, east-west arterial. There are no official plans for improving Wild Horse Creek Road. However, State Route 109 could become a regional highway if it were connected to a widened Eatherton Road in the City of Chesterfield and then extended northward to a new interchange with Interstate 64. This route appears to be part of the traffic improvement corridor shown in the East-West Gateway Council of Government's short-term plan. This major regional planning initiative should not be created in the guise of short-term traffic improvements. If a third-ring bypass is built, its regional planning consequences on the entire metropolitan area should be fully assessed and its route determined based on these considerations.

The effect of making this link would be to open up Jefferson, Franklin and St. Charles Counties to more intensive development, most of

which is likely to be drawn from the inner areas of St. Louis County and the City of St. Louis. The benefits of taking this initiative are debatable. Spending money on this new infrastructure could well encourage people to stop using existing facilities. The third-ring bypass is likely to accelerate the process of drawing development out of the older parts of the region, in complete contradiction to policies of regional integration and of preserving the Cities of St. Louis and Clayton as the centers of the metropolitan area.

Even if a third-ring bypass is ultimately to be constructed, there are strong arguments against using the State Route 109 corridor for this purpose. The unusual soil conditions in the City, detailed in the Environmental Element of this Master Plan, make it an inappropriate area in which to create major new highways. The enemy of ecological stability in the City is rapid runoff. The more impervious surfaces, particularly continuous highway lanes in hilly areas, the more rapid runoff is generated. State Route 109 adjoins the regional parks and actually goes through one (1) of them. The City of Wildwood has an obligation to protect the regional parks located within it; building a major highway through part of these parks and subjecting them to accelerated surges of rainwater polluted by motor oil and petroleum combustion products is counter to all other efforts to protect the regional park system.

Major Initiatives in the City of Wildwood (1995-2015)

In the past two (2) decades, the City's Departments of Administration, Public Works, and Planning have established a Capital Improvement Program for Wildwood. Along with an annual budget, a five (5) year program has also been established to guide the development of infrastructure in the City. These improvements are funded by a 1/2¢ Capital Improvement Sales Tax approved by the voters of Wildwood in 1998, federal and state grants, and general revenue funds. Overall goals of the Capital Improvement Program are to provide safe streets and bridges and reduce commuting time between local locations by offering logical connections of existing and proposed streets. Management of traffic by limiting curb cuts on major arterial

streets has also been a policy of the City of Wildwood.

Since the update of the Master Plan in 2006, the City has created many opportunities for multi-modal transportation options to serve users other than vehicles. This approach includes making existing streets and roadways more accommodating to users other than vehicles, along with designing and constructing new infrastructure that promotes the same. Additionally, the availability of public transit to the Town Center, including the St. Louis Community College - Wildwood Campus, has been a priority and recently realized. Along with these efforts and programs, the City has continued in the last ten (10) years to construct trails and make connections to Town Center Area, public space areas, and residential communities located throughout Wildwood. More so, at any other point in the history of Wildwood, this community is interconnected, linked, and poised to be a recreational center for the entire metropolitan region and beyond.

TRANSPORTATION GOALS

1. Safe streets, sidewalks/trails, and bridges need to be maintained throughout Wildwood. (2006)

2. Roadway projects need to be appropriate to the character of Wildwood. (2006; Modified in 2016)

3. Wildwood should encourage multi-modal options for transportation for residents, visitors, and guests, and businesses. (2006; Modified in 2016)

4. Support the founding vision of 'Save the Greenbelt, Stop the Outerbelt.' (2016)

TRANSPORTATION OBJECTIVES

1. The existing and proposed roadway network in the City of Wild-

wood should be designed and maintained so that it is safe and efficient, but also consistent with the community's long-standing, historic rural character. Roadway modifications shall be commensurate with expected traffic volumes and City standards established for these specific land use categories. (1996; Modified in 2016)

2. Changes to the regional roadway network, if proposed, should proceed only after the land use and economic costs and benefits (including the effects on the St. Louis Region) are fully understood and evaluated. (1996; Modified in 2016)

3. The City's topography, its associated fragile and rocky soils, and the linked group of outstanding regional parks located here, should be protected from the erosion and pollution caused by the construction and use of major roadway corridors.

4. The development of future alternatives to automobile transportation in the City of Wildwood should be explored. (1996; Modified in 2016)

5. The natural vegetation and scenic views located along the City's network of roadways should be preserved and enhanced for the benefit of both residents and visitors. (1996; Modified in 2016)

TRANSPORTATION POLICIES

1. Promote a policy for the City of Wildwood's traffic needs, which supports the primary creation of a network of safe and ecologically responsible, two-lane, local arterial roadways. Make only improvements required for traffic safety, such as adding shoulders, improving the configuration of intersections, replacing substandard bridges, installing traffic signals, and other topical measures.

2. The City of Wildwood should promote the State Route 109 Corri-

dor Study (Missouri Department of Transportation – July 1999) as a guide for future modifications to this roadway, while prioritizing topical improvements to facilitate the safe movement of local traffic within the community. This policy is premised on the negative impacts an outerbelt would have upon this community, particularly with respect to the environmental degradation associated with its construction and increased traffic, the loss of parkland through direct acquisition for roadway right-of-ways, the promotion of greater inter-County traffic movements, and the division of this community into two parts. (1996; Modified in 2016)

3. Oppose construction of major new highways within the City of Wildwood.

4. Support the City's existing highway and street network by adopting and implementing land use policies that will promote a compact concentration of development in the Town Center and the two suburban residential areas. These policies should enable more people to walk to their destinations, while also encouraging the Town Center to be served by other forms of access besides the automobile.

5. Require local access streets within individual subdivisions to be built to City standards, but consider having such roadways remain private and maintained by the homeowners to further encourage greater control over their ultimate use and appearance, except in the two suburban residential areas and Town Center, where local access streets should be publicly maintained.

6. Identify safety improvements necessary to all City-maintained roadways, as part of Wildwood's Capital Improvement Program. Such improvements may include the following: replacing antiquated bridges that are too narrow and subject to flooding; improving road alignments in places where there have been repeated crashes; widening roads where necessary and feasible to

provide shoulders; correcting unsafe intersections; and providing a network of multiple links, so there is always more than a single way of going from one destination to another. (1996; Modified in 2016)

7. Protect existing bridges by implementing such measures as the posting of weight limits to protect them from excessive loads, identify potentially dangerous approaches with appropriate warning signs, and prohibit truck traffic on roadways where weight-restricted crossings are located.

8. Preserve and enhance the scenic environmental qualities, which exist along many of the City's roadways and their intersections, through the application of appropriate design standards reflecting a sensitivity toward the area's unique environmental characteristics. These standards should be applied in the planning, construction, and maintenance of all roadways.

9. Designate certain roadways (listed in the Transportation Element and shown on the Transportation Plan) for the City of Wildwood's arterial system and provide an improvement policy for each of them. Roadways necessary to support the City of Wildwood's Town Center will be identified in conjunction with its own detailed plan. (1996; Modified in 2016)

10. Continue to promote safe roadways for pedestrians, bicyclists, and motorists (Safe Streets Initiative). (2006)

Roads

East-West Arterials[1.]

Clayton Road (County). **A two to three-lane arterial road.** Improvements to Clayton Road have been completed from the eastern boundary of the City to Strecker Road. This roadway now accommodates three (3) lanes of traffic, with vertical curbs, stormwater management facilities, and sidewalks. Clayton Road, west of Strecker Road, remains a two-lane roadway.

Wild Horse Creek Road (State). **A two-lane arterial road.** There are no official plans for adding lanes. Topical safety improvements should be planned.

Manchester Road (Wildwood). City plans are for **a two-lane arterial,** with widenings for turn-lanes or other safety improvements, as required. The design of this road within the Wildwood Town Center has been studied in detail and these levels of improvement are included as part of that plan. West of the Town Center, this road should remain **two-lanes in width.**

State Route 100 (State). **A limited-access four-lane road** from the Westglen Farms Drive/Manchester Road intersection to State Highway T. There are long-term safety improvements proposed for the section west of State Highway T to Interstate 44 in the current East-West Gateway Council of Governments' plan.

State Highway T/St. Albans Road (State). This road should remain **a two-lane arterial,** with topical safety improvements, as needed.

Main Street (Wildwood). City plans are for a two-lane boulevard, with adjacent on-street parking, bicycle lanes, sidewalks, and streetscape enhancements in accordance with the Town Center Plan.

Melrose Road (from Allenton Road to State Route 100) (Wildwood). A two-lane arterial that should remain substantially unchanged, except for topical safety improvements.

North-South Arterials[1.]

Allenton Road (Wildwood). **A two-lane arterial** that should remain substantially unchanged, except for topical safety improvements.

[1.] Arterial - For the purposes of this plan, an arterial designation does not infer the street or roadway is part of a regional system serving the larger metropolitan population, but more the immediate West County Area and Wildwood. This designation is intended to define these roadways as major transportation corridors within the City that provide logical connections from the hierarchy of collector and local streets, require access management practices, and receive priority in terms of revenue resources for maintenance, repair, and upkeep.

Fox Creek Road (Wildwood). **A two-lane arterial** that should remain substantially unchanged, except for topical safety improvements.

Old State Road (County). Built on a narrow ridge, this road should remain **a two-lane arterial.** Shoulders should be added, where possible, and other topical safety improvements made. A section of this roadway, located in the City of Wildwood, is to be improved to a three (3) lane arterial level, as part of a St. Louis County project (from Ridge Road on the north end to Old Fairway Drive on the south end).

Ossenfort/Wild Horse Creek Road (Wildwood). The north-south portion of Wild Horse Creek Road, west of State Route 109, is part of the City's roadway network. It should remain substantially unchanged as **a two-lane arterial** road, except for topical safety improvements.

State Route 109 (State)/*North Eatherton Road* (County). Currently, a two-lane arterial. Safety improvements should be made, but the **two-lane configuration should be retained.** No new connections should be made north to Interstate 64.

Strecker Road (Wildwood). **A two-lane arterial.** A portion of this roadway was rebuilt during the last ten (10) year period of time and now contains sidewalks, improved stormwater management facilities, planting and landscape islands, and improved lane surfaces. Limit any new improvements to topical safety enhancements.

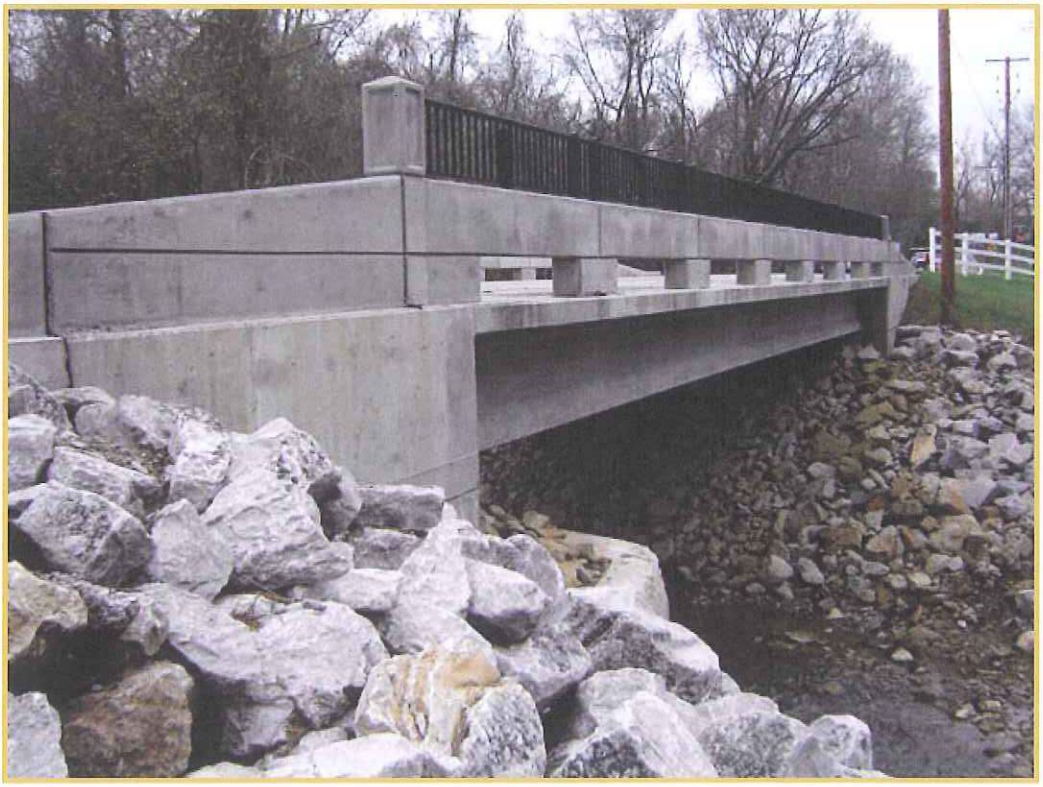
Shepard Road (Wildwood). A two-lane arterial that should remain substantially unchanged, except for topical safety improvements.

Thunderhead Canyon Road and West Glen Farms Road (Wildwood). These roads are necessary traffic links, but their speed limits should be strictly enforced.

Valley Road (Wildwood). **A two-lane arterial** that should remain sub-

stantially unchanged, except for topical safety improvements.

Taylor Road (Wildwood). A two to four-lane boulevard, with adjacent on-street parking, sidewalks, and streetscape enhancements in accordance with the Town Center Plan.



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Obj. 4			X	
Obj. 5	X	X		
Pol. 1	X	X		X
Pol. 2		X		X
Pol. 3				X
Pol. 4	X		X	
Pol. 5	X			
Pol. 6	X			
Pol. 7	X			
Pol. 8	X			
Pol. 9	X	X		
Pol. 10	X		X	

Open Space and Recreation Element

Major Initiatives in the City of Wildwood (1995-2005)

In 2001, the City Council approved a *Parks and Recreation Plan* for Wildwood. This plan was the beginning of a major effort on the part of the City to begin providing comprehensive recreational programming to its residents and visitors, while undertaking the development of park properties with facilities. Since that time, the growth in programs and facilities has been substantial. These programs include over sixty (60) annual events for the community, two (2) neighborhood style parks with facilities, and several other passive areas serving as open space, which have been acquired and improved. Along with programs and park facilities, the City has installed over fourteen (14) miles of multiple use trails, while partnering with the Missouri Department of Natural Resources and St. Louis County in opening the *Al Foster Memorial Trail* along the Meramec River. Many other activities, facilities, and programs are planned in the years to come.

Along with these City efforts in the more traditional areas of parks and recreation planning and implementation, Wildwood has been applying the Master Plan land use categories and environmental regulations to protect existing parkland from degradation and harm. These types of policies and applications were key components of the incorporation effort and, from the standpoint of the City, have been achieved when the condition of the major public park holdings are reviewed. Similarly, the City has been receiving dedications of land area to further the connection of Babler State Park to Rockwoods Reservation through development proposals in the Non-Urban Residential Areas. New developments, beyond these dedications of land area, are also required to buffer and protect park properties from stormwater runoff, grading, and tree removal/damage. These buffers normally exceed one hundred fifty (150) feet in size.

Just before the adoption of the Master Plan 2006 Update, the City Council approved a new Public Space Ordinance, which formalizes the dedication processes of obtaining land area, fees, and improve-

ments as part of the development or the division of land. This ordinance will create a fair and concise mechanism to gauge the impact of the new development on the need for public space and offer options to the developer to comply. When great communities are recognized or discussed, often heard is the abundance of public space, with improvements for residents to enjoy and use. The adoption of this ordinance begins the process of fulfilling many of the goals, objectives, and policies of the Master Plan and will ultimately lead to the need to create perpetual funding mechanisms within the community for the maintenance and upkeep of park properties and related facilities.

In 2006, the City Council, along with City staff, agreed to undertake a new approach to implement the goals of the 2001 plan, which led to the formation of a citizen committee to achieve this end. The approach was to identify a limited number of goals from the 2001 plan and implement them in an abbreviated time to achieve the intended outcome. This process led to the development of an Action Plan that had four (4) goals and fifty-seven (57) recommendations. These goals and recommendations were then implemented thereafter and led to the following actions:

1. **Programming** - Partner with the other providers to create the greatest range of programming opportunities possible for residents, beginning with the Wildwood Family YMCA, the Pond Athletic Association, the Rockwood School District, and the St. Louis Community College - Wildwood Campus.
2. **Facilities** - Expand current commitments to development of all types of trail systems (pedestrian, bicycle, equestrian) in the City of Wildwood, which are intended to link all public park spaces and population centers together, along with implementing the recently adopted "Access and Mobility Plan."
3. **Acquisition** - Identify and prioritize locations for future park-

land acquisitions, with the first action to be the acquisition of a parcel of ground, of a size to accommodate a community park, within the central area of the City (proximity to State Route 100 and State Route 109 and environs).

4. **Funding** - Implement the necessary steps to promote the presentation of a park sales tax to the voters of Wildwood... for use in the development of parks facilities and recreation programs, to include staffing, maintenance, and other expenses.

OPEN SPACE AND RECREATION GOALS

1. Wildwood's parks and recreation facilities should improve the quality of life within the City, enhance property values, promote a sense of community, and welcome and engage residents and the visiting public. (2006)

2. Wildwood facilities and park and recreation programs should meet residents' needs and preferences within prudent fiscal constraints. (2006; Modified in 2016)

3. Wildwood should have permanent funding sources for its park and recreation facilities/programs and their maintenance. (2006)

OPEN SPACE AND RECREATION OBJECTIVES

1. The regional parks located within the City of Wildwood should be protected from adverse environmental consequences created by roadways, highways, and new developments located adjacent to or upstream from these publicly-held properties.

2. The connection of Babler, Rockwood Reservation and Range, and Greensfelder Parks should be encouraged, as part of a larger regional park system.

3. Protection of the diversity and health of vegetative and wildlife

species within the City of Wildwood should be supported and adopted for application. (1996; Modified in 2016)

4. Funding mechanisms, along with conservation easements, development incentives, and donation opportunities, for the active acquisition of properties and facilities to address the park and recreation needs of the City of Wildwood should be defined, established, created, and maintained. (2006)

5. Partnerships with federal, state, and local park and recreation agencies, other municipalities and public and private not-for-profit groups to implement the goals and objectives of this effort and regional actions of the greater community should be promoted and established. (2006)

OPEN SPACE AND RECREATION POLICIES

1. Encourage the purchase or donation of additional land for the regional parks through a variety of traditional and innovative programs. (1996; Modified in 2016)

2. Create community/neighborhood parks throughout the more developed areas of Wildwood, with appropriate facilities to serve the surrounding areas, designed to accommodate residents, visitors, and guests to the City. (2006; Modified in 2016)

3. Pursue funding and financing options and mechanisms for the acquisition of park and recreational facilities for Wildwood residents, visitors, and guests. (2006; Modified in 2016)

4. Encourage diversity in the type of facilities to be funded and built, so that they complement other facilities in the City and within surrounding communities. The design of these facilities should allow for expansion, as growth occurs or user demands change. (2006)

5. Define, prioritize, and select potential locations for the acquisition, or protection by other means, of scenic vistas, pristine woodlands, diverse water features, prime agricultural lands, and properties whose acquisition will further such preservation within the City of Wildwood. (2006)

6. Ensure all efforts relating to parks and recreation planning in the City of Wildwood complement and adhere to the goals and objectives of the Master Plan, standards and guidelines of the Town Center Plan, requirements of the City Charter, and related municipal codes. (2006)

7. Initiate and implement partnerships with other entities to provide educational, and community outreach programs to residents, visitors, and guests of the City of Wildwood. (2006; Modified in 2016)

8. Develop opportunities for arts and cultural events for residents, visitors, and guests, as part of the City's public facilities and programs, and complement those provided by the public and private schools and regional institutions serving the St. Louis Metropolitan Area. (2006; Modified in 2016)

Open Space and Recreation Element Cross-Reference

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3
Obj. 1	X		
Obj. 2	X		
Obj. 3	X		
Obj. 4		X	X
Obj. 5	X	X	
Pol. 1	X		
Pol. 2	X	X	
Pol. 3			X
Pol. 4	X		
Pol. 5	X		
Pol. 6	X	X	
Pol. 7	X		
Pol. 8	X		

Economic Development Element

A New Element for the Plan (2016)

In the past twenty (20) years, the City has created a number of opportunities for development in Wildwood, whether in residential settings or commercial locations. The commercial locations have been focused in the Town Center Area, given the allowable types, densities, and intensities of land use activities allowed in this special part of the City. The intent of the Town Center was to create a unique environment that provided engaging building architecture, walkable, pedestrian-friendly areas, park once and shop designs for convenience and building placements, and public spaces for gathering and outdoor enjoyment. All types of residential development have continued to occur throughout the community, from three (3) acre lots rural in nature, to the higher density projects in the Town Center Area. Collectively, this growth, whether residential or commercial in nature, was viewed for many years as the City's economic development efforts and sufficient in this regard.

More recently, however, in the last few years, (2013-2015) concerns have been raised, particularly after the Great Recession, that more was needed from the City to spur commercial growth, which would be facilitated by the development of more rooftops. Accordingly, the City Council appointed a task force of its members to develop an approach to this matter. This task force, a group of five (5) City Council members and the Mayor, spent its first year defining the City's long and short-term goals, which are defined on the next page:

Economic Development Task Force - Long Term Goals (2013)
1. Commitment to sustainable and on-going implementation of all goals.
2. Assign staff coordinator/contact for outreach and information.
3. Develop marketing brochure.
4. Update City's website.
5. Coordinate effort with public relations or economic development consultant(s).
6. Use social networking to advance message of City.
7. Continue long-term strategic goals of the City (capital improvements projects).

Economic Development Task Force - Short Term Goals (2013)
1. Resolve the Town Center Plan Update.
2. Identify City's assets.
3. Develop and implement a branding message campaign.
4. Upgrade existing website to include economic development component.
5. Invite outside advisors (speakers, representatives of various entities or other communities), both local and nationally recognized experts.

The task force engaged an outside consultant to create an Economic Development Plan for the City and identify a group of tasks for implementation and action. With the consultant's work on-going during the development of the 2016 Master Plan update, the committee was able to review its products and also discuss whether or not a new element related to economic development should be included in the Master Plan. The committee agreed that, at this stage in the

City's history, this new element would be beneficial and appropriate for inclusion into the Master Plan, given the need to foster new interest in Town Center, maintain the current successes within this area, and grow the overall community by expanding its population, developing necessary and desired services, and forming new utility networks and infrastructure connections. Collectively, the committee sought to ensure Wildwood, regardless of existing or future revenue sources, would be self-sustaining in terms of its budgetary needs for the immediate ten (10) year period covered by this updated Master Plan.

Balancing Development Needs and Wildwood's Character

Many pressures face communities in the new economy and competition for new development and retaining existing businesses increases each year. Communities have offered and provided public finance incentives, constructed infrastructure and utilities at no cost to the identified development interests, and competed against each other across the region to bring businesses to their respective locations, at the loss to the other governments in the region. This approach to economic development has been studied and criticized and, conversely, praised by different parties, depending on their perspectives and/or perceived benefits. Regardless of the perspective, economic development in this fashion has limited merits, risky and short-term benefits, and high impacts associated with the incumbent negative consequences on other service providers and neighboring communities.

The City of Wildwood has never placed its principles at stake for the short-term benefits of a possible outcome. Of late, certain parties within the City have stated that Wildwood does not have a favorable business environment and changes to its long time regulations and policies in this regard need to be considered and acted upon, so as to change this circumstance and grow the local economy. This growth in the economy is partially based upon the uncertainty that is now associated with the future of the pooled sales tax and the

funds it generates for the City. The committee recognizes that it is important to have stable funding sources for the City and a business environment that is positive and vibrant, but is clear in its belief that such must be respective of the goals, objectives, and policies of the City's other elements of its Master Plan.

With each State legislative session, this pooled sales tax issue continues to be debated and it is important for the City to be attentive in this regard, concurrently it must also work to implement the items adopted by the City Council from the consultant's report on economic development. Implementation of these action items identified in the consultant's report has been characterized as being a mix of short and long-term implementation timeframes. Therefore, progress in terms of their implementation should be measured in this regard, but always from the perspective of facilitating business retention and growth, consistent with the established direction of this community, since its incorporation, which has always been by measured and managed growth and quality, resident-based processes to verify successes.

ECONOMIC DEVELOPMENT GOALS

1. Continue to designate and promote the Town Center as the City's core commercial and business area for development (see Planning Element – Objective #4). (2016)

2. Retention of current businesses and the development of new enterprises should be a priority to all staff, boards, commissions, and elected officials of the City. (2016)

3. Allocate funding for capital improvement projects in Town Center Area, focusing on expansions or upgrades to the current street and utility networks, along with open space, park, and trail development there as well. (2016)

4. Develop strategies for the City, so tourists, recreational enthusiasts, and residents of the St. Louis Area will recognize it as a regional destination point. (2016)

ECONOMIC DEVELOPMENT OBJECTIVES

1. Undertake promotional efforts for the Town Center and Chesterfield Valley Industrial Areas. (2016)

2. Organize and participate in outreach efforts among applicable business groups to foster interest in the Town Center and Chesterfield Valley Industrial Areas. (2016)

3. Inventory and report on Town Center Area's and Chesterfield Valley Industrial Area's growth, investment, and business patterns on an annual basis to the City Council, business community, and public. (2016)

4. Use the City's 5-Year Capital Improvement Plan to identify and support projects in Town Center and Chesterfield Valley Industrial Areas to encourage new development within them. (2016)

5. Review on three (3) year cycles and modify, when needed, City land use regulations, permitting processes, and compliance efforts to determine and ensure effectiveness in their respective applications. (2016)

6. Establish a business development-retention coordinator for the City. (2016)

7. Make a recommendation to the City Council the Economic Development Task Force be made a standing committee of City Council. (2016)

8. Create and maintain a business development plan focused on the Town Center and Chesterfield Valley Industrial Areas. (2016)

ECONOMIC DEVELOPMENT POLICIES

1. Conduct research to determine what attracts people to Wildwood and develop a promotional campaign highlighting these features. (2016)

2. Identify key strategies for promoting and marketing Wildwood and then implement them. (2016)

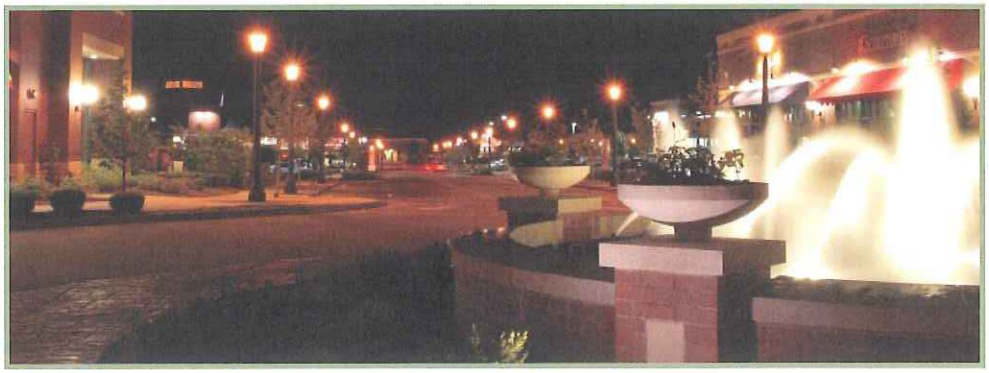
3. Establish relationships with organizations/businesses that hold unique community assets, which helps in creating Wildwood's unique character. (2016)

4. Optimize the utilization of the City website, e-newsletter, and social media, including the possible development of new mobile applications. (2016)

5. Develop promotional materials, in conjunction with community representatives, which can be disseminated to desired businesses, restaurants, employers, development interests, and others to market Wildwood as a great place to live, work, and play. (2016)

6. Implement the City of Wildwood's Economic Development Plan. (2016)

7. Complete the third phase of the Manchester Road Streetscape Project and facilitate the development of Main Street from its current terminus, at Market Avenue, to State Route 109. (2016)



Economic Development Element Cross-Reference

Each of the cross-reference tables have been included to assist users in understanding the interrelationships of the adopted goals, objectives, and policies of the Master Plan's six (6) elements and the role each plays in achieving the desired outcomes set forth in them.

	Goal 1	Goal 2	Goal 3	Goal 4
Obj. 1	X		X	X
Obj. 2	X		X	X
Obj. 3		X		
Obj. 4			X	
Obj. 5	X			X
Obj. 6		X		X
Obj. 7	X	X		
Obj. 8	X			X
Pol. 1		X		X
Pol. 2	X			X
Pol. 3	X	X		X
Pol. 4	X			X
Pol. 5	X			X
Pol. 6	X	X	X	X
Pol. 7			X	

Conclusions and Conceptual Land Use Classifications

The residents, business owners, and service providers who live and work in the City of Wildwood, Missouri, have participated in the development of this updated Master Plan through a series of meetings, public hearings, and written comments received by the Department of Planning and Parks. These meetings, hearings, and comments were intended to obtain all possible information and opinions from the community to begin defining its vision for the future. As one of St. Louis County's ninety-two (92) municipalities, and the largest in terms of geographic size, the City of Wildwood has always had a unique, but difficult task ahead of it, due to the amount of undeveloped land area located here. These circumstances create development pressures in an area, which has long been known for its rugged terrain and natural beauty and has drawn many of its residents here for these reasons. While responsible, sustainable development is acceptable, and encouraged within the Town Center and Industrial Areas of Wildwood, it must be noted the existing density of development in many of its watersheds has produced environmental and fiscal situations that should not be repeated in the remaining quadrants' watershed areas located in the northwest, southwest and southern section of the southeast quadrant of the City.

This shared vision of the community began on February 7, 1995 at the polls and will be furthered through the adoption and implementation of this updated plan. The Master Plan addresses a number of areas relating to the City's policies on environmental protection, service provision, resource allocation, transportation analysis, public space, economic development, and land use development and control. The plan contains twenty-three (23) goal statements, thirty-five (35) statements of objectives, and an additional sixty-three (63) policy statements designed to achieve these objectives. The major highlights of these one hundred twenty-one (121) statements include the following:

ENVIRONMENTAL – The goals and objectives in

this element, minimize environmental disturbance and damage within the existing developed areas, restore watersheds where erosion has negatively impacted the natural equilibrium, and prevent future disturbance or damage to both non-impacted and impacted areas. This protection and restoration is to be encouraged through the implementation of appropriate zoning densities and the clustering of lots to limit disturbance.

The policy statements in the Master Plan, emphasize improving standards and development practices to address the sensitive nature of the City's environment. The overall direction of these policies is to better manage the development process through the continued implementation of the City's environmental regulations, including the tree preservation and restoration and grading and excavation codes, while exerting greater control over activities, which could potentially degrade the environment, such as, unmaintained stormwater control and sewage facilities.

PLANNING – The focus of the goals and objectives in this element is to continue to consolidate more traditional urban densities in certain areas of the City where environmental characteristics, access, existing development patterns, and availability of services are more favorable to this type of density. Additionally, the City should maintain its current five (5) land use categories called Non-Urban Residential, Sub-Urban Residential, Town Center, Industrial, and Historic.

The policy statements in the Master Plan emphasize limiting suburban development densities to the two (2) areas of the community, where this pattern already exists, while concentrating commercial and innovative higher density residential development to the Town Center. Furthermore, the Non-Urban District zoned areas of the City should continue to be considered a legitimate and permanent land use category. This designation will also further the effort to protect expectations of existing homeowners in those areas, promote the protection and linkage of the parks, and thus establish the concept of the greenbelt that the residents of this area have long supported.

COMMUNITY SERVICES – The goals and objectives in this element, promote a level of development commensurate with the availability of support services. Where services are not available or severely hampered, development densities and intensities must be limited.

The policy statements promote the concept of concurrency and managing the City's growth and expenditures based upon its longstanding rural character.

TRANSPORTATION – The goals and objectives in this element, promote a network of safe and efficient roads in the community, which are designed to serve the needs of the City. The construction or improvement of the area's roadway system

should be based upon the unique characteristics of its environment and level of development, while also cognizant of increasing traffic volumes in certain areas necessitating certain changes for safety of users and travelers.

The policy statements in the Master Plan, emphasize limiting the improvement of the area's roadway network to primarily two (2) lane arterial roads, including State Route 109. Additionally, the level of topical safety improvements should be based on specific plans developed for each of the roadways located in the City's eight (8) wards, including Town Center. Roads serving the Non-Urban Residential area should be built to City standards, but remain private, while those streets in the Sub-Urban Residential areas and the Town Center should be publicly maintained, except where specific circumstances dictate to the contrary.

OPEN SPACE AND RECREATION – The goals and objectives in this element, protect the regional park system and encourage the eventual development of the greenbelt linkage between these publicly-held properties as noted in St. Louis County's first Parks Plan in 1965.

The policy statements in the Master Plan emphasize the creation of strategies and programs to encourage the dedication of land between these parks for inclusion in the greenbelt, thereby protecting these facilities from inappropriate develop-

ment, and fostering the establishment of active park and trail facilities in Wildwood for the overall health of the community and region.

ECONOMIC DEVELOPMENT – The goals and objectives in this element emphasize an environment that is conducive to retaining businesses already located in the City, through regular communication with them, strategic updates of regulations applicable to them, and better promotion of City programs for assistance in this regard. Along with business retention, this element's goals and objectives promote a targeted approach to economic development, which includes engaging an individual, who is responsible for this initiative, on a full to part-time basis, depending on need.

The policy statements in the Master Plan emphasize the creation of new approaches to promote Wildwood and its Town Center to area residents, and the overall region. Additionally, several of these policy statements seek for the City to provide certain benchmark activities to improve the business environment of Wildwood, including completing Phase Three of the Manchester Road Streetscape Project.

Conceptual Land Use Categories

This Master Plan is unique and one which is used on a daily basis in making the City of Wildwood a better place to live, work and play indicative of the level of concern its residents hold regarding preservation of the City's natural attributes and rural character for future generations to enjoy. In attempting to accomplish this goal, the implementation of land use policies is paramount. As discussed in the preceding summary, the community has reached a consensus on this policy and it is as follows: there should be five (5) major land use designations in

the City --- Non-Urban Residential, Sub-Urban Residential, Industrial, Town Center, and Historic [Fifth Land Use Category - Historic was added to Master Plan with Ordinance #883 on October 14, 2002]. Each of these designations are described in greater detail below:

NON-URBAN RESIDENTIAL - This category contains the areas of the City currently zoned NU Non-Urban Residence District, **including one (1) commercially zoned property (Amended C-8 Planned Commercial District).** Principally located west of the State Route 109 corridor, but additional properties of similar zoning and nature are found in all quadrants of the City. The Non-Urban Residential Area is generally not served by public sewer or water and is dependent upon individual systems for these services. Characteristically, the land area is steeply sloping, heavily vegetated, and relatively undeveloped in terms of traditional urban densities. The adjoining land use pattern is principally low density residential or parkland and access is limited to a network of rural roadways characterized by narrow widths, one-lane bridges, no shoulders, steep hills, and poor alignments. These characteristics are aesthetically desirable, but also at the same time dictate a low-density residential pattern (generally three (3) acre lots or greater in size) for the future. Additionally, existing developments on lots of three (3) acres or more in these areas strongly weigh against any new development of higher densities in this land use designation. **Regarding the one (1) commercially zoned property located at the southeast corner of State Route 109/Wild Horse Creek Road, its designation should be retained, as part of an Amended C-8 Planned Commercial District classification within**

this land use area, but for the sale of beer and wine only. However, no further commercial designations of properties located beyond this site should be considered, thereby acknowledging this previous zoning was part of St. Louis County's rejected land use policy and not the City of Wildwood.

SUB-URBAN RESIDENTIAL - This category contains the areas of the City currently zoned for more intensive urban designations, such as the R-1 One Acre Residence District to the R-6A 4,000 square foot Residence District, including eight (8) commercially zoned properties (Amended C-8 Planned Commercial District). These two (2) areas are located east of the State Route 109 corridor and within the northeast and southeast quadrants of the City. Public sewer and water systems, along with a number of other services from additional utilities, generally serve these areas. The land's characteristics in these designations are more varied than the Non-Urban Residential areas of the City. Primarily, the land varies between steeply-sloping to rolling topography, forested to pasture, and to some extent has been disturbed by previous development, particularly in the Caulks Creek Watershed. Surrounding land use patterns are low to medium density residential, with limited commercial and institutional development as well. Access into these areas is principally from the State Route 100 or 109 corridors onto a system of formerly rural roads somewhat improved as development progressed into these areas. Given their proximity to existing development, a low-medium density residential development pattern would be

compatible in this area, subject to the environmental limitations of any given site that may require lower densities or alternative designs. With the variability of site characteristics in these areas, the appropriate zoning designations in the range of the NU Non-Urban District to the R-1 One Acre Residence District, with a minimum lot size of 15,000 square feet as part of a Planned Residential Development (PRD), are appropriate, **excepting three (3) properties located at the terminuses of Center and West Avenues. These three (3) properties can be considered suitable for a greater residential land use density of one point seven five (1.75) units per acre, where appropriate, given their relative placements between high density land uses associated with St. Louis County's past actions and proximity to the Town Center Area's Boundary.** Regarding the eight (8) commercially-zoned properties located in and around the Clayton Road/Strecker Road intersection, their designation should be retained as part of an Amended C-8 Planned Commercial District classification within this land use area limiting the intensity of the commercial uses to C-1 authorized uses and requiring the neighborhood compatibility of the development. However, no future commercial designations of properties located in either of these areas should be considered, thereby acknowledging all such previous zonings were part of St. Louis County's rejected land use policy and not the City of Wildwood's. The relative level of appropriateness for individual lot sizes within these zoning designations is premised on a number of variables, not withstanding surrounding development patterns and the extent of natural re-

source attribute restrictions exhibited by the individual sites. Therefore, the smallest minimum lot size of 15,000 square feet may not be appropriate on all sites and shall be viewed on a case-by-case basis to ensure its sensitivity to the objectives and policies of this Master Plan.

INDUSTRIAL - This category contains the areas of the City currently zoned M-3 Planned Industrial District and are primarily located in the Chesterfield Valley in the northwest quadrant of the City, which borders the Missouri River. This designation also includes one (1) isolated site along Ruck Road in the southeast quadrant of the City. This property is utilized for the St. Louis County Department of Highways and Traffic District garage/storage yard. Access to this property is by a County-maintained local road, not designated for heavy truck traffic. Given the isolated nature of this site and the predominant land use pattern around it, the expansion of the industrial activities would be inappropriate. Whereas, in the Chesterfield Valley, the development of these properties for the uses permitted under the site specific ordinance created at the time of the M-3 Planned Industrial District's adoption would be reasonable and supportable by the City.

TOWN CENTER - This category contains the areas of the City currently zoned either NU Non-Urban District or C-8 Planned Commercial District and include the historic communities of Grover and Pond. This area is primarily centered in the wedge

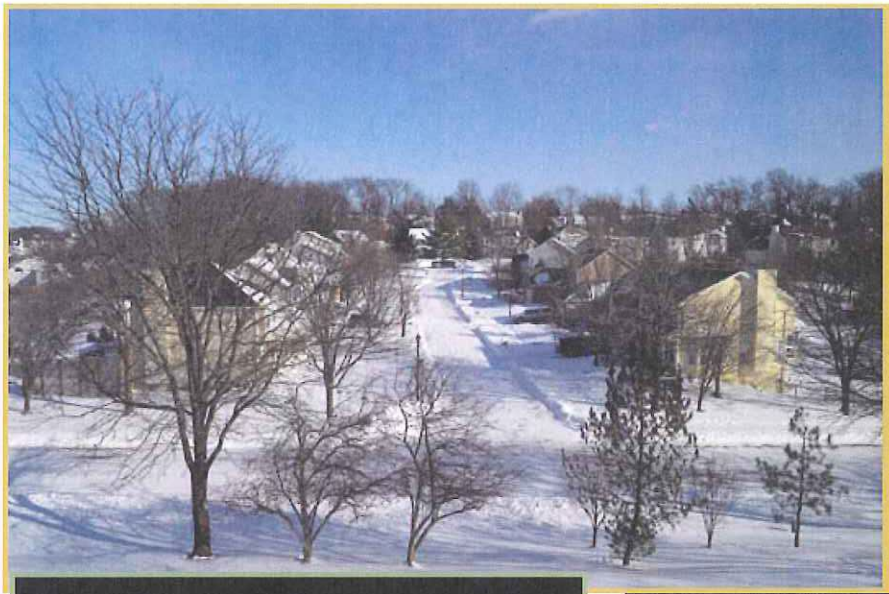
of properties bordered by State Route 100, State Route 109, and Manchester Road, with a small extension to the west along Manchester Road to Pond. A majority of this area is located inside public sewer and water service areas, but also relies upon individual systems for the provision of these services. The characteristics of the land are less restrictive than the remainder of the City and can be described as rolling to gently-sloping, forested to pasture, or developed. Many of these properties have been disturbed by previous development, given the long history of settlement associated with the two (2) communities. There are a mix of uses ranging from single family residences on very small lots and three acre developments, commercial businesses, and institutional uses to agricultural lands. Access to this area is good due to its proximity to the two (2) State roadways and Manchester Road. With their traditional heritage as the commercial centers of the area, Pond, Grover, and the surrounding properties offer an excellent location for the Town Center, which would include a mix of high density residential developments and commercial uses of a neighborhood orientation. The density of residential development should not exceed the R-6A 4,000 square foot Residence District (unless authorized by City Council as part of a site-specific ordinance) and would only be considered in this Town Center Area as part of a Planned Residential Development (PRD).

The intent of the Town Center is to create a center where a sense of community is established through the use of creative and innovative development features. These features will include: active and passive green space; interconnecting pedestrian pathways; family-owned and operated businesses; architecturally harmonious designs; integration and preservation of historical sites and local history; blending of local commercial development with appropriately buffered and situated residential development; an integrated system for sanitary and storm sewers; and protection of environmentally sensitive tracts. The Town Center should have a centralized area of park space that can be used as a gathering place for area residents to interact and truly develop a sense of place in their community, with plazas and mini-parks intermingled amongst future residential and commercial developments.

HISTORIC - This category contains properties or areas, which are listed on the City of Wildwood's Historic Register and can be located throughout the community, but only upon land zoned NU Non-Urban Residence District or the FPNU Floodplain Non-Urban Residence District, and not within the boundaries of the Town Center. The Historic Category is intended to provide property owners the opportunity to utilize their buildings, structures, or areas to a greater extent possible than normally allowed under their current Master Plan land use category or zoning district designation as an incentive for their preservation, protection, or adaptive

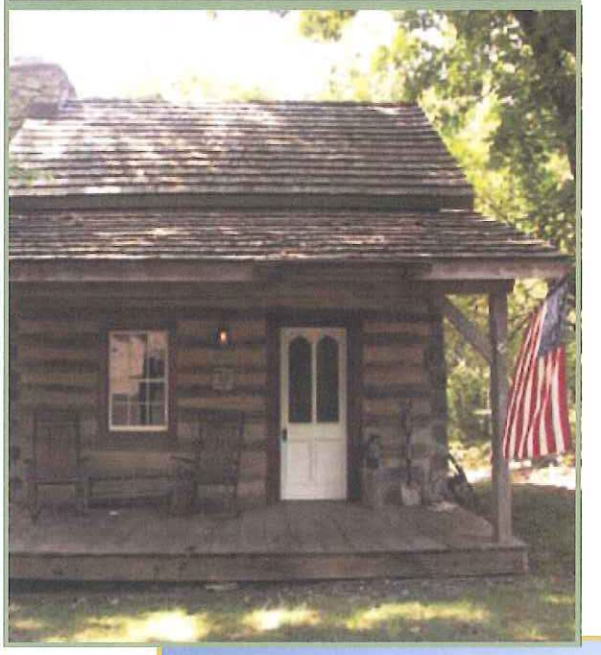
reuse. Designation of properties or areas must meet the criteria listed in the Historic Preservation Ordinance for their nomination and consideration. The designation of properties or areas to this land use category must be approved by the Historic Preservation Commission, the Planning and Zoning Commission, and the City Council and only becomes effective when the owner agrees to have the property or area placed on the City's Historic Register and this designation is finalized. Future use of a historic property or an area will be premised on the surrounding land use pattern, access, utility service, and the sites' natural features and must provide a true community benefit for its consideration.

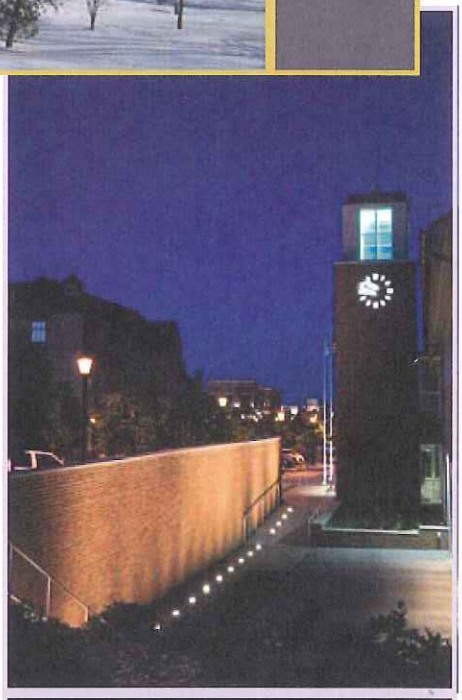
Non-Urban Residential Area



Sub-Urban Residential Area

Historic—Fifth Land Use Category





Town Center Area

Industrial Area

Conceptual Land Use Categories Map

The City's Charter is unique in that, when the voters of Wildwood approved it, it included a provision, which linked it to the Master Plan. This link was accomplished by adopting the Master Plan's Conceptual Land Use Category Plan as the Charter's Comprehensive Zoning Plan. Both of these plans, show as maps within each such document, create a legal requirement for land use decisions to correspond between these two (2) components. Therefore, the City Council cannot approve any zoning change that is inconsistent with the Conceptual Land Use Category Plan of the Master Plan, which is set forth in the Charter. Zoning amendments contrary to these maps are prohibited and may only be made by first amending the Comprehensive Zoning Plan itself, so that these types of decisions are always supported by an established document. The City has, therefore, created a system of checks and balances that elevates land use decisions to a status of significance that few other cities have chosen to incorporate into these development processes.

As the Master Plan Advisory Committee considered changes to the Conceptual Land Use Categories Map of this document, it recognized the significance of potential changes to property designations and chose to consider them carefully and based upon clear and rational criteria. This Master Plan represents the single most important representation of future land use over the next ten (10) year period. The protection offered by this Master Plan is expressed by the very limited number of changes that occurred to it in its first twenty (20) years of application (1996 – 2016). Providing property owners expectation on how parcels of ground may be utilized is one of the principal benefits of the City's planning processes. As a result of this process, and the importance of this Master Plan, the Master Plan Advisory Committee ultimately made very few changes to the existing Conceptual Land Use Categories Map. These changes are described in detail in Appendix I of the Master Plan.

Although some changes were made, based upon the data and comments compiled through the update process, future modifications to

properties were also discussed in the context of a specific set of criteria premised on unique circumstances or specific conditions not anticipated at this time. In no instance did the Master Plan Advisory Committee agree the previous policies of St. Louis County should be used to justify a future change to the Master Plan's Conceptual Land Use Categories Map. The Master Plan Advisory Committee noted that certain higher density residential developments and isolated commercial projects do exist in locations designated Non-Urban Residential Area in the original Master Plan, as legal non-conforming uses, and creating these non-conformities at that time was an appropriate policy that should be continued. This policy protects the character of Wildwood from previous land use decisions that were made with little regard to the overall impact upon the larger landscape and enforces the City's direction to not continue this application.

In all, this group of volunteers responded to the input it received from the public input sessions and respected the system of checks and balances in place, as part of the Master Plan and Charter of the City to protect the character of Wildwood and limit the number of overall changes relating to land use. This action is reflected in the revised Conceptual Land Use Categories Map that is part of this Master Plan.

Conceptual Land Use Categories Map on next page.

Policy Advisors

Assisting the volunteers in updating the Master Plan were a number of professionals from a broad range of backgrounds. These professionals provided valuable input, guidance, comments, and critiques of the recommended changes now contained in the Master Plan Update. These professionals are as follows:

Dr. Terry Jones, PhD.
Moderator of Update Process

Ryan S. Thomas, P.E., City Administrator
Community Services and Administration

Rob Golterman, Esq., City Attorney
Legal Consultant

Tim Tanner, Captain, St. Louis County Police - Wildwood Precinct
Police Services

Rick Brown, P.E. and P.T.O.E., Director of Public Works/City Engineer
Transportation Policies and Infrastructure Programming

Kathy Arnett, Assistant Director of Planning and Parks
Plan Coordinator and Web and Format Manager

Liz Weiss, City Clerk
Initial Plan Coordinator (now City Clerk)

Terri L. Gaston, Senior Planner
Mapping Services

Joe Vujnich, Director of Planning and Parks

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APPENDIX I

Explanation of Conceptual Land Use Changes

As part of the update of the Master Plan, the volunteer group assisting City officials and staff in considering changes to it studied the land use designations of all parcels of ground located within the boundaries of Wildwood. To accomplish this process, the Master Plan Advisory Committee considered a number of options to accurately understand the extent of changes and how the community might feel about any proposed modifications based on this input. The Master Plan Advisory Committee decided to send to each household in the City a letter requesting input on whether they would like to have their property reviewed in terms of its current land use designation or to offer opinions on whether or not land use changes should be considered and, if so, to what extent. This mailing involved over 13,000 households and was intended to bring the decision-making about the City's future to each property owner in Wildwood.

After providing approximately two (2) weeks for residents to respond to this letter and related request, the City received approximately fifty-three (53) responses. Of those fifty-three (53) responses, sixteen (16) letters specifically sought changes to their current land use designations under the existing Master Plan. These sixteen (16) properties are summarized on the next pages. During October, and November, the Master Plan Advisory Committee considered the input it had received from these sixteen (16) property owners and representatives and held meetings where these individuals presented rationales and supporting evidence on their individual requests. Ultimately, two (2) of these requests were determined to meet the high standard necessary for a modification of their respective "Conceptual Land Use Categories." With the desire of participating parties to maintain a high standard of expectation in terms of future land use in this City, changes to these designations were not taken lightly.

Sixteen (16) Properties Considered for Land Use Changes			
Property Id. and Number	**Location**	**Requested Master Plan Category Change**	**Action (N=no)**
McCann- #1	Wild Horse Creek Road	Non-Urban to Sub-Urban	N
Abdiannia - #2	State Route 109	Text Change in Non-Urban	See Page 99
McCarthy/ Dierberg - #3	Wild Horse Creek Road and State Route 109	Non-Urban to Town Center	N
Callahan - #4	Strecker Road	Text Change in Sub-Urban	N
Burtelow - #5	Clayton Road and State Route 109	Sub-Urban to Town Center	N
Passiglia - #6	Clayton Road and State Route 109	Non-Urban to Town Center	N
Virant - #7	Christmas Valley	Non-Urban to Sub-Urban	N
Payne Family Homes/Von Gruben- #8	State Route 109	Non-Urban to Sub-Urban	N
Blechle - #9	State Route 109	Non-Urban to Sub-Urban	N
Eckman - #10	State Route 109	Non-Urban to Sub-Urban	N
Payne Family Homes - #11	Manchester Road	Non-Urban to Sub-Urban	N

Sixteen (16) Properties Considered for Land Use Changes			
Property Id. and Number	**Location**	**Requested Master Plan Category Change**	**Action (N=no)**
St. Albans Properties - #12	State Route 100 and State Route T	Non-Urban to Town Center	N
Brown - #13	West Avenue	Text Change in Sub-Urban	See Page 100
Manlin Development - #14	East Avenue	Town Center to Sub-Urban	Withdrawn by Petitioner
Bethesda Health Group - #15	State Route 109	Non-Urban to Sub-Urban	N
PWM Properties - #16	Valley Road	Non-Urban to Sub-Urban	N

The Master Plan Advisory Committee used the rationales highlighted within the tables on the subsequent pages for supporting changes to two (2) total properties (requests)*:

Property Receiving Favorable Land Use Recommendation	
Property Id.	Abdiannia - #2
Location	Southeast intersection of State Route 109 and Wild Horse Creek Road
Current Designation	Non-Urban
Proposed Designation	Non-Urban, with a Text Modification
Comments	1. The potential precedence associated with this change is limited to one (1) additional property in the City of Wildwood, the Glencoe Post Office. 2. The alteration would allow for the future growth of the facility, ensuring its viability and avoiding a vacant, limited–use building type from creating other issues in the future. 3. The previous land use jurisdiction, St. Louis County, established the prohibition on alcohol sales at this location in 1987, while the types and numbers of businesses providing alcohol for sale have changed radically since then. Therefore, accommodating this change at this location for the sale of alcohol has a limited geographic impact.

Property Receiving Favorable Land Use Recommendation	
Property Id.	Brown - #13
Location	West Avenue, south of Manchester Road
Current Designation	Sub-Urban
Proposed Designation	Sub-Urban, with a Text Modification
Comments	1. The Department has supported this requested change in the past. 2. The property abuts the Town Center Area on two (2) of its four (4) sides, a recently approved residential subdivision at the requested density of 1.75 units per acre, and an existing subdivision that has a mix of R-3 10,000 square foot Residence District and R-1 One Acre Residence District zoning designations. This allowance on the subject property would be consistent with such. 3. The site has access to an improved street and all utility services are available.

* The site of the former Missouri Department of Transportation Garage (MoDOT) was changed earlier by the City on March 9, 2015 (Ordinance #2088) to accommodate the same increased residential density in the "Sub-Urban Residential Area," as now addressed for the referenced two (2) properties.

APPENDIX II

Resident and Business Surveys (2015)

Resident Survey

In March 2015, the Master Plan Advisory Committee commissioned a survey of all residents within the City of Wildwood to seek feedback on a number of topics relative to the Master Plan update. A postcard was mailed to each household in the City informing them of the survey and how they could access it. At the conclusion, seven hundred and one (701) responses were received.

Listed below are the forty-seven (47) questions posed in this survey and the responses by percentage. Due to rounding, not all percentages add up to 100%. Open-ended questions were also posed, and received two hundred thirty-two (232) responses. These responses are not part of this Appendix, but are available from the City Clerk.

Q1. How would you rate the City of Wildwood as a place to live?

Excellent	63.6%
Good	34.4%
Only fair	1.9%
Poor	0.1%
Don't know	0.0%

Q2. How would you rate the police services supplied by the City of Wildwood's contract with the St. Louis County Police Department?

Excellent	51.6%
Good	35.4%
Only fair	4.6%
Poor	1.1%
Don't know	7.3%

Q3. How would you rate the trail system within the City of Wildwood?

Excellent	48.2%
Good	37.9%
Only fair	7.0%
Poor	0.7%
Don't know	6.1%

Q4. How would you rate the residential trash collection services supplied by the City of Wildwood's contract with Meridian Waste Services?

Excellent	47.2%
Good	43.1%
Only fair	6.1%
Poor	1.9%
Don't know	1.7%

Q5. How would you rate snow removal on residential streets?

Excellent	33.8%
Good	44.1%
Only fair	10.1%
Poor	2.3%
Don't know	9.7%

Q6. How would you rate the City's maintenance of the streets and rural roadways it is responsible for?

Excellent	24.5%
Good	56.2%
Only fair	12.4%
Poor	3.1%
Don't know	3.7%

Q7. How would you rate the City's effectiveness in managing your tax dollars?

Excellent	17.8%
Good	50.8%
Only fair	12.1%
Poor	4.6%
Don't know	14.7%

Q8. How would you rate the City of Wildwood's government in getting advice and input from residents?

Excellent	30.4%
Good	41.1%
Only fair	14.3%
Poor	5.0%
Don't know	9.3%

Q9. How would you rate the management of stormwater runoff in Wildwood?

Excellent	13.3%
Good	45.2%
Only fair	10.1%
Poor	2.1%
Don't know	29.2%

Q10. How would you rate internet access at your residence?

Excellent	33.4%
Good	33.9%
Only fair	11.3%
Poor	14.0%
Don't know	1.4%

Q11. How would you rate the City of Wildwood's performance in preserving and conserving the natural environment?

Excellent	37.7%
Good	51.4%
Only fair	6.6%
Poor	1.4%
Don't know	3.0%

Q12. How would you rate how the City of Wildwood plans for your future?

Excellent	15.5%
Good	43.1%
Only fair	12.7%
Poor	3.1%
Don't know	25.5%

Q13. How would you rate the economic success of the City of Wildwood Town Center?

Excellent	9.8%
Good	44.2%
Only fair	24.8%
Poor	8.3%
Don't know	12.8%

Q14. How would you rate the City's recycling program?

Excellent	34.8%
Good	50.4%
Only fair	8.4%
Poor	1.7%
Don't know	4.7%

Q15. How would you rate the City's historic preservation efforts?

Excellent	22.4%
Good	46.1%
Only fair	7.4%
Poor	1.0%
Don't know	23.1%

Q16. How would you rate the bridges in the City of Wildwood?

Excellent	26.2%
Good	55.1%
Only fair	6.7%
Poor	1.9%
Don't know	10.1%

Q17. Future commercial and business development in the City of Wildwood should be restricted to the Town Center?

Strongly agree	27.2%
Somewhat agree	26.1%
Neither agree nor disagree	12.1%
Somewhat disagree	22.0%
Strongly disagree	12.6%

Q18. For properties located outside the Town Center Area, there should be no more than one unit per acre?

Strongly agree	28.4%
Somewhat agree	26.2%
Neither agree nor disagree	21.0%
Somewhat disagree	14.0%
Strongly disagree	10.4%

Q19. Wherever possible, existing and future utilities should be constructed underground.

Strongly agree	83.2%
Somewhat agree	13.4%
Neither agree nor disagree	2.4%
Somewhat disagree	0.7%
Strongly disagree	0.3%

Q20. Having a Metrolink Line should be one of the City of Wildwood's long-range goals.

Strongly agree	19.8%
Somewhat agree	18.4%
Neither agree nor disagree	14.7%
Somewhat disagree	16.1%
Strongly disagree	31.0%

Q21. Projects that connect existing trails should be given the highest priority in planning improvements in the existing system.

Strongly agree	26.3%
Somewhat agree	40.1%
Neither agree nor disagree	19.5%
Somewhat disagree	9.2%
Strongly disagree	5.0%

Q22. The City of Wildwood should build a recreation complex.

Strongly agree	25.0%
Somewhat agree	25.9%
Neither agree nor disagree	19.5%
Somewhat disagree	13.6%
Strongly disagree	16.0%

Q23. The City of Wildwood Master Plan needs a focused business development plan for the Town Center.

Strongly agree	36.5%
Somewhat agree	44.2%
Neither agree nor disagree	15.0%
Somewhat disagree	2.6%
Strongly disagree	1.7%

Q24. The City of Wildwood needs more housing that young families can afford.

Strongly agree	11.9%
Somewhat agree	23.0%
Neither agree nor disagree	31.9%
Somewhat disagree	20.2%
Strongly disagree	13.0%

Q25. The City of Wildwood sponsors community events like BBQ Bash, Founders Day, and a concert series. Does the City sponsor too many events, too few, or about the right amount?

Too many events	3.7%
Too few	11.3%
About the right amount	80.7%
Don't know	4.3%

Q26. How important is it the City of Wildwood government place more emphasis on environmental sustainability?

Extremely important	22.8%
Very important	35.5%
Somewhat important	31.1%
Not very important	7.9%
Not at all important	2.7%

Q27. Do you think the City of Wildwood's enforcement of codes for residential property is too strict, about right, or not strict enough?

Too strict	13.2%
About right	59.4%
Not strict enough	11.9%
Don't know	15.5%

Q28. Do you think the City of Wildwood's enforcement of codes for commercial property is too strict, about right, or not strict enough?

Too strict	12.8%
About right	45.2%
Not strict enough	10.0%
Don't know	32.0%

Q29. Do you think the City of Wildwood needs more neighborhood parks, fewer neighborhood parks, or does it have about the right amount?

Needs more neighborhood parks	45.2%
Fewer neighborhood parks	4.5%
It has about the right amount	45.1%
Don't know	5.2%

Q30. In general, do you think the City of Wildwood's land use policies are too strict, about right, or not strict enough?

Too strict	18.7%
About right	48.7%
Not strict enough	9.8%
Don't know	22.8%

Q31. What's your opinion about having higher density residential development in the Town Center?

Strongly favor	9.1%
Somewhat favor	26.4%
Neither favor or oppose	24.1%
Somewhat oppose	22.1%
Strongly oppose	18.2%

Q32. How important is it that the City of Wildwood seek to have the St. Louis County Public Library build a facility in the Town Center?

Extremely important	16.5%
Very important	17.2%
Somewhat important	30.2%
Not very important	24.9%
Not at all important	11.2%

Q33. The City of Wildwood receives most of its general revenues from two sources: its share of the County-wide sales tax pool and gross receipts taxes on utilities, like electricity and telephones. It does not have a property tax—those dollars go to other jurisdictions like school districts and fire protection districts.

Knowing that and considering the services you receive from the City of Wildwood compared to the taxes you pay to the City, does your household receive more than its money's worth, somewhat more than it's money's worth, somewhat less than its money's worth, or less than its money's worth?

More than its money's worth	8.1%
Somewhat more than its money's worth	35.3%
Somewhat less than its money's worth	21.3%
Less than its money's worth	12.4%
Don't know	23.0%

Q34. How much do you think the roundabouts on Highway 109 have helped traffic?

A great deal	29.5%
Somewhat	35.6%
Not very much	12.8%
Not at all	13.3%
Don't know	15.5%

Q35. How familiar are you with the City of Wildwood Master Plan?

Very familiar	9.2%
Somewhat familiar	45.8%
Not very familiar	32.4%
Not at all familiar	12.5%

Q36. About how many times have you visited the City of Wildwood website during the past twelve months?

20 times or more	9.8%
10 to 19 times	15.9%
5 to 9 times	24.9%
3 to 4 times	27.2%
1 to 2 times	17.3%
Not at all	4.9%

Q37. How would you rate the City of Wildwood's website?

Excellent	10.8%
Good	70.7%
Only fair	11.4%
Poor	2.3%
Have not visited the City's website	4.8%

Q38. The City of Wildwood sends a newsletter the "Gazette" to each resident three times a year. Over the past twenty-four (24) months, have you rad all of them, most of them, one or two of them, or none of them?

Read all of them	55.6%
Read most of them	27.2%
Read one or two of them	11.5%
Read none of them	5.6%

Q39. How would you rate the City of Wildwood's newsletter, the Gazette?

Excellent	25.6%
Good	63.0%
Only fair	6.1%
Poor	0.6%
Have not read the Gazette	4.8%

Q40. How often do you get news about the City of Wildwood through Facebook, Twitter, or other social networking sites?

Regularly	12.1%
Sometimes	14.1%
Hardly ever	20.2%
Never	53.6%

Q41. What is the best way for the City of Wildwood to get information to you?

The City's website	19.9%
The Gazette	22.6%
Mailings from the City	26.2%
Reader boards along roadways	3.7%
Social Media (like Facebook or Twitter)	12.4%
Other	15.1%

Q42. Here is a map of the City of Wildwood's eight wards. Which ward do you live in?

Ward 1	18.3%
Ward 2	4.2%
Ward 3	10.7%
Ward 4	5.8%
Ward 5	7.7%
Ward 6	11.6%
Ward 7	4.2%
Ward 8	14.8%
Can't tell from the map	22.8%

Q43. How long have you lived in the City of Wildwood?

5 years or less	22.5%
6 to 10 years	19.2%
11 to 19 years	27.9%
20 or more years	30.4%

Q44. Do you have any children eighteen or younger living at home?

Yes	44.2%
No	55.8%

Q45. How did you find out about this survey? Check all that apply.

Postcard mailed to my residence	53.4%
Noticed on the City of Wildwood website	18.5%
A friend or neighbor mentioned it	11.0%
Other	28.4%

Q46. If you would like to continue to receive information about the Master Plan Update and other City of Wildwood activities, please provide your e-mail address in the box below.

Provided email address	44.1%
Did not provide email address	55.9%

Q47. The Master Plan Advisory Committee thanks you for taking the time to express your views. If there is anything else you would like to add, just type your response in the box below. *Note: these transcribed comments are not part of this appendix, but are available by request through the City Clerk's office.*

Provided comment	33.1%
Did not respond	66.9%

Business Survey

The business survey was available from May 19, 2015 to June 10, 2015 and notifications were sent to two hundred thirty-seven (237) Wildwood businesses and not-for-profit entities. At the conclusion of the survey, sixty-five (65) responses were received. This represented a 27.6% response rate.

The surveys sought a 3:1 standard. The three-to-one ratio is based on the proposition that having at least three favorable/positive responses for every one unfavorable/negative reply is an ambitious, but achievable standard for municipal service/facility performance. Although higher ratios are of course possible, it would not be reasonable to consider an organization subpar for failure to accomplish them.

The following ratings met the 3:1 standard:

- Bridges
- City publications
- City website
- Historic preservation
- Parking, street lighting
- Physical attractiveness
- Police services
- Preservation/conservation
- Providing information
- Snow removal
- Staff contact quality
- Stormwater control
- Street/roadway maintenance
- Trail/sidewalk access

The three (3) highest ratings for 3:1 ratios:

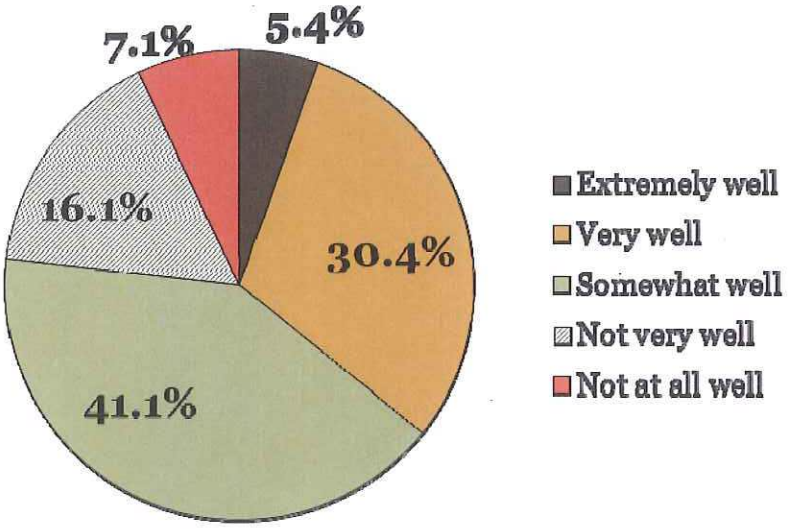
1. Police Services supplied by St. Louis County (Ratio: 54.87/1.00) with 92.3% responding that service is 'Excellent' or 'Good.'
2. Physical Attractiveness of Business Area (Ratio: 19.39/1.00) with 89.2% responding that the attractiveness is either 'Excellent' or 'Good.'
3. Preserving/Conserving Natural Environment (Ratio: 18.41/1.00) with 84.7% responding that this effort is either 'Excellent' or 'Good.'

The following ratings did not meet the 3:1 standard:

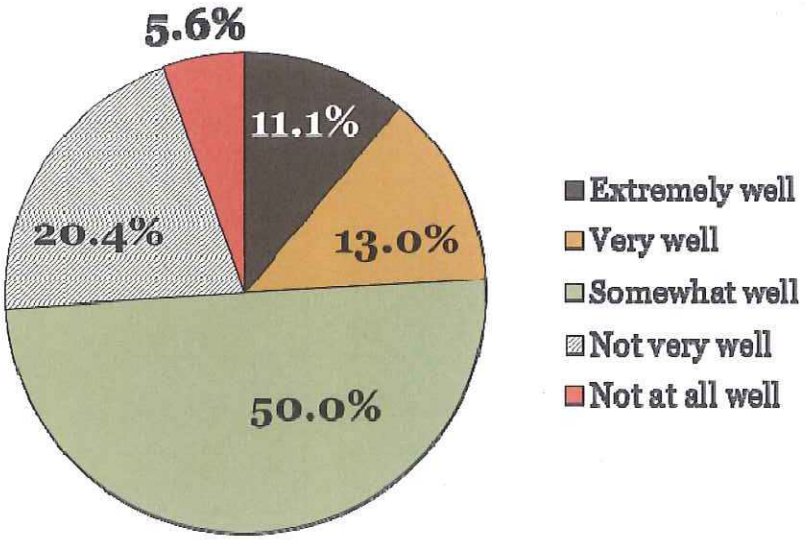
Service	Excellent/Good	Only Fair/Poor	Ratio
Internet Access	72.3%	24.6%	2.94/1.00
Event Promotion	71.9%	28.0%	2.56/1.00
Managing Tax Dollars	55.4%	27.7%	2.01/1.00
Planning for the Future	47.7%	33.8%	1.41/1.00
Town Center Success	53.8%	46.1%	1.17/1.00
Getting Advice and Input from Business	44.9%	47.0%	0.96/1.00

The following two (2) graphs identify the responses relative to **Support for the Environment.**

1. Balance between protecting the environment and helping business develop:



2. Emphasis on environmental sustainability:



Business and not-for-profit responders also noted the following:

- A strong majority (68%) say City taxes and fees on business are

about right and less than one-third (30%) think they are too high.

- More businesses report "Getting a permit or license to open, operate, or expand a business" is easy (48%) than say it is difficult (30%).
- A narrow majority (52%) say the City's code enforcement for commercial properties is about right and 48% find it too strict.
- A clear majority (60%) think the City's regulation of business (such as signs, hours of operation, and outdoor patios) is too strict with less than a third (32%) saying it is about right.

Relative to their location, businesses noted the following:

- Their current business location does not meet their business needs very well or not at all well - 7%
- They are not very likely to relocate their business outside the City during the next few years - 71%
- The City will be the same or an even better place to do business five years from now - 92%

Four (4) factors were identified citing what businesses like best about Wildwood:

1. Physical setting
2. Small town ambience
3. Location
4. People

The survey results identified four (4) areas where businesses and residents disagreed in their responses:

1. Future commercial and business development in the City of Wildwood should be restricted to the Town Center. 35% of residents disagreed with this statement, while 68% of business responders disagreed.
2. For properties outside the Town Center Area, there should be no more than one unit per acre. 24% of resident responders disagreed with this statement, while 61% of businesses disagreed.
3. The City of Wildwood needs more housing that young families can afford. 35% of residents agreed with this statement, while

59% of business responders agreed.

4. Businesses are more likely to consider the City's land use policies to be too strict. 19% of residents agreed with this statement, while 48% of business responders agreed.

Those businesses and not-for-profit agencies that were surveyed, provided the following responses:

Proposal/Question	Agree	Disagree	Neutral
Whenever possible, existing and future utilities should be constructed underground.	79.6%	7.5%	13.0%
The City of Wildwood should build a Recreation Complex.	48.1%	29.7%	22.2%
The City of Wildwood Master Plan needs a focused business development plan for the Town Center.	75.9%	7.4%	16.7%
Having a Metrolink line should be one of the City of Wildwood's long-range plans.	25.9%	61.1%	13.0%
Opinion on having higher density residential development in the Town Center.	46.3% in favor	22.3% oppose	31.5% neutral
Should most community events (i.e. BBQ Bash, Founders Day, and concerts) be held in the Town Center or at many different locations.	59.30% in Town Center	40.70% in many locations	

Finally, businesses and not-for-profit responders collectively noted their primary concern as the existence of an adequate customer base. They also noted the City can increase its promotion efforts and simplify its regulations as ways to assist its businesses.

Master Plan

Community Park

Anniversary Park

Old Pond School

Belleview Farm

APPENDIX III

Parks and Recreation Action Plan (2007)

Foreword

Citizens Committee for Park Progress

City of Wildwood, Missouri

September 20, 2007

On February 7, 1995, after several years of the St. Louis County Council's approval of every developer's request for zoning changes to eliminate the Non-Urban District (minimum three (3) acre lot size), the citizens of West County got the chance to vote on the formation of a new city. The measure passed with a 61% majority and the City of Wildwood was born. This successful vote would not have been possible without the dedicated effort of the citizens, who gathered signatures on petitions, and researched the legal requirements of incorporation to make the dream a reality.

These were heady, euphoric days, when various citizens' committees drafted the Master Plan, and studied various ways to manage development, while keeping the beauty of Wildwood intact. These concepts are expressed in two (2) of the five (5) objectives in both the Original and Revised Master Plans as follows:

* "Preservation and conservation of the natural environment."
* "Residential and commercial development consistent with long-range planning and prudent land utilization."

Most Wildwood residents have chosen to live in this area because of its unique natural beauty, offering a rural country lifestyle well within commuting distance of jobs, schools, shopping, entertainment, and their friends in urban areas. Now that the ground work has been established, it is time to consider the needs of an expanding population, especially those families with children. Over half of the households in Wildwood have at least one (1) child under the age of eighteen (18).

The results of the 2007 survey of randomly-sampled households and the public input forums indicate there is strong support for additional local parks and recreational facilities in Wildwood. With the rising cost of land and increasing demands from residents, now is the time to address additional parks and recreational amenities within Wildwood, in keeping with the desires of the community and its motto..."Planning Tomorrow Today."

Executive Summary

The Citizens Committee for Park Progress has worked for approximately one (1) year defining the future of park and recreation efforts in the City of Wildwood. This group undertook a lengthy public comment process, culminated by a professionally designed and administered random survey to approximately three thousand (3,000) households in the City. The outgrowth of this public comment effort was significant input from residents of the City of Wildwood regarding their opinions about park facilities, recreation programs, acquisition efforts, and financing. Collectively, the Committee recognized the need for a citizen-based plan that would create support within all sectors of the community and ultimately be viewed by its users as a fair and representative document that reflected the unique circumstances that define the City of Wildwood, i.e. its land, interests, and current conditions.

The Citizens Committee for Park Progress developed an Action Plan that contains four (4) points this group believed were essential for the City Council to implement over a total of two (2), five (5) year renewals. The four (4) Action Point areas are as follows:

Programming - Partner with the other providers to create the greatest range of programming opportunities possible for residents, beginning with the Wildwood Family YMCA, the Pond Athletic Association, the Rockwood School District, and the St. Louis Community College.

Facilities - Expand current commitments to development of

all types of trail systems (pedestrian, bicycle, equestrian) in the City of Wildwood, which are intended to link all public park spaces and population centers together, along with implementing the recently adopted "Access and Mobility Plan."

Acquisition - Identify and prioritize locations for future park land acquisitions, with the first action to be the acquisition of a parcel of ground, of a size to accommodate a community park, within the central area of the City (proximity to State Route 100 and State Route 109 and environs).

Funding - Implement the necessary steps to promote the presentation of a park sales tax to the voters of Wildwood, no later than the November 2008 General Election, for use in the development of parks facilities and recreation programs, to include staffing, maintenance, and other expenses.

Each of the Action Points contain information relating to how the recommendations were developed, identifies the supporting information used in creating these points, and establishes timeframes for their implementation. In completing this plan, the Committee entertained any and all opinions, comments, and input from all participants to create a community-based planning process that was intended to generate interest by users and support from the community.

The other desire of the Committee was to create a reasonable set of recommendations under the four (4) Action Points that recognized certain controlling parameters that exist relative to specific facilities and programs for this City. The members of the Committee recognized the need to have adequate funding sources in place for current and future facilities and programming, thereby guaranteeing a quality environment for users and neighbors and superior maintenance and upkeep of them over time. The Committee believes that, with the current assets that are identified in the plan and the pro-

posed recommendations, Wildwood's goal of a world-class system of park facilities and recreational opportunities will become reality.

Introduction

Wildwood is a unique community, which benefits from the rolling and hilly woodlands of the Ozark Foothills. The City was founded to provide for development that will preserve the natural environment. The City recognized that parks and recreational facilities are necessary to maintain a healthy and viable community, and that residents need and want such amenities. Therefore, two (2) volunteers from each ward were selected by the Mayor and approved by City Council to form the independent Citizens Committee for Park Progress ("CCPP"). Building a parks and recreation program commensurate with these unique attributes of Wildwood's government and area were the goals of the volunteers that formed the CCPP. With these goals identified and supported, this group began the formation of the Action Plan with the acknowledgment that Wildwood is a unique community of environments, people, and opportunities and its parks and recreation offerings would be an extension of them.

The CCPP does not believe the City's park improvements and recreation programming should attempt to replicate existing facilities available elsewhere, but provide opportunities that would address gaps or shortfalls, while maximizing current assets, such as the eleven (11) square miles of public space, and also address the defined priorities of the respective wards and their residents, which can reasonably be met. This acknowledgement is based upon a reasonable analysis of future needs and capabilities of Wildwood, since it currently has no property tax to support governmental programs, including recreational types, and facilities.

Key decisions have been discussed by the CCPP to create this Action Plan, which is premised on a number of resources that were collected over the course of an approximately one (1) year timeframe. These resources included a professionally administered, statistically valid survey that was sent to approximately three thousand (3,000),

randomly-sampled households in the City (the "survey"); two (2) public input forums held in the community; a Service Providers Open House and letter; comment forms on the City's website; and regularly scheduled meetings of the CCPP, which were open to the public. These resources were intended to provide all who had any interest in parks and recreation activities an opportunity to participate in providing input into the development of the Action Plan. At the end of this process, the CCPP had received input from all of these resources, along with responses that followed accepted guidelines in terms of design, administration, and analysis to create a ninety-five (95) percent confidence level in its results for the entire population of the City of Wildwood (survey instrument, Executive Summary, Survey Analysis, and Market Segmentation Sections are contained in this plan's appendices).

Furthermore, the CCPP also challenged all participants not to limit themselves to previously accepted patterns of park development and recreational programming and disregard conventional wisdom on funding, financing, and partnerships, so as to explore all avenues that may be available to the City to create a diverse, safe, and acceptable set of facilities, amenities, and programs for residents and non-residents of Wildwood. To address these challenges, the CCPP met with experts in the fields of open space, partnering, facility development and management, and finance to better understand current trends in the development and implementation of park facilities and recreation programming, along with future changes that might influence the Action Plan in the next five (5) to ten (10) years. These experts, along with the aforementioned resources, allowed the CCPP to have a thorough understanding of the opportunities and challenges facing the City of Wildwood in providing for greater facilities and programs for residents and visitors to the community. Therefore, this Action Plan reflects the respective input, experience, and projections of the community of experts and participants, including residents of the City of Wildwood, for the purposes of creating a world-class system of facilities and programs for the defined and targeted populations.

Opportunities for Residents

In creating this Action Plan, the CCPP would note the City of Wildwood is not without many of the components of creating this world-class system of park facilities and recreation programs already. This situation allows the City a level of flexibility and creativity in finding new opportunities to address the desires of residents for facilities and programs. In considering the components that currently exist in the City, the CCPP identified the following assets:

1. Over eleven (11) square miles of publicly-held open space, which includes Babler State Park (2,441 acres); Rockwoods Reservation (1,881 acres); Rockwoods Range (1,388 acres); and Greensfelder County Park (1,583 acres). Additionally, the State of Missouri and St. Louis County have other facilities in the City, including Packwood Park (undeveloped) and Howell Island (Missouri Department of Conservation Area).
2. Two (2), neighborhood-sized City parks, which includes Anniversary Park (Clayton and Strecker Roads) and Old Pond School Park (Manchester Road).
3. Al Foster Memorial Trail and Trailhead, including over twenty (20) acres of additional land in the Glencoe Area of the City.
4. Additional land area banked in the areas of Strecker Road and Clayton Road (Woodcliff Heights Park Property), Chesterfield Valley (Kohn Memorial Park), and Bridge Park (north entry of pedestrian bridge across State Route 100).
5. Future park properties in Wildwood Square Commercial Area, near planned Farmers Market Facility, and Homestead Estates Subdivision.
6. Over ten (10) miles of multiple use trails in Town Center Area and environs, including the pedestrian bridge.
7. Wildwood Family YMCA facility located on State Route 109 in the City's Town Center Area.
8. Over eight (8) Rockwood School District sites, which include athletic fields, swimming pools, outdoor running tracks, and many other amenities.
9. St. Louis Community College's Wildwood Campus, with public

space and meeting rooms.

10. Over sixty (60) current recreational programs offered by the City of Wildwood to residents and non-residents alike, highlighted by the annual Wildwood Celebration.
11. Over seventeen (17) places of worship offering recreational programming and facilities for Wildwood residents.
12. Monarch-Chesterfield Levee and planned trail system.
13. St. Louis Southwestern Railroad right-of-way, providing an opportunity for future trail system between Labadie, Missouri and Creve Coeur County Park.
14. Meramec and Missouri Rivers and related floodplain.
15. Hidden Valley Golf and Ski Resort on Alt Road within the City of Wildwood.
16. Rock Hollow Trail and Park Property (Great Rivers Greenway and St. Louis County) – also known as Zombie Road.
17. Over one hundred fifty (150) centerline miles of public rights-of-way for multi-modal use.
18. Wabash-Frisco and Pacific Mini-Gauge Railroad Facility in the Glencoe Area.
19. Pond Athletic Association and its lighted playing fields.
20. Camp Wyman

All of these facilities have amenities located within them as well. These amenities range from swimming pools to equestrian trails and related facilities. With these existing amenities already located in the City of Wildwood, residents and non-residents already have a comprehensive array of facilities and programs available to them for use and enjoyment. Building on these facilities, programs, and amenities is a major goal of the CCPP and allows for unique opportunities for partnering and providing other facilities and programs not readily or currently available in the City or local region.

Not identified in this list of opportunities are surrounding cities, which also have excellent systems of parks and recreation facilities and programs. Many of these facilities are located within close proximity of the City of Wildwood and a short drive from residents'

homes and nearby businesses. Many of the City's residents already take advantage of these facilities, particularly the major swimming pool complexes, and related programs. Other cities graciously provide excellent opportunities to Wildwood residents.

Regionally, the City is also fortunate to be located in a metropolitan area that is rich in recreational opportunities, as well. The St. Louis Metropolitan Region has an extensive system of public park holdings, which range from areas like Forest Park to the Katy Trail. The region also provides a diverse and comprehensive offering of recreational programs and opportunities for all age groups, while also being nationally recognized for its high school and college sport programs, club programs, and age appropriate programs for seniors. Along with these facilities and programs, the St. Louis Metropolitan Region has three (3) of the larger river systems in the United States within it, i.e. Mississippi River, Missouri River, and the Meramec River. These river systems provide ample boating, fishing, and wildlife viewing opportunities unrivaled elsewhere in the country. The CCPP believes the local and regional opportunities provide an exceptional foundation for the future of Wildwood's expanded system of parks and recreation facilities and programs.

Challenges for the Future

The CCPP also chose to define the challenges that exist for Wildwood and the impacts they may create in implementing this Action Plan. These challenges do not necessarily present impediments to the implementation of this Action Plan, but are addressed or recognized, since their influence was considered significant enough to justify their identification. These challenges were discussed and collectively identified for the purposes of this plan and include the following:

1. The reluctance of voters to endorse certain types of taxes to support parks and recreation efforts in the City of Wildwood.
2. The diversity of the population failing to gain consensus on certain issues relating to facilities and programs and losing opportu-

nities for development and growth.

3. The competition for available sites with private developers and institutional users.
4. The lack of cooperation between other governmental units and service providers on exploring and establishing partnering opportunities for Wildwood residents.
5. The conflict of providing facilities for convenience sake, when other providers offer them within a short commute of Wildwood.
6. The nature of competitive grants and the challenges presented by these processes, particularly in terms of timing.

As reflected in the survey conducted in March 2007 through April 2007, the residents of Wildwood have a strong support for park and recreation opportunities in the City, but show a reluctance to support them by any other means than grants and fees to users. Along with this major consideration, the residents have also indicated in this survey, and by other available forums, that certain facilities are preferred, but often are the most costly to construct, operate, and maintain. These challenges and the others listed above were discussed at length by the CCPP and addressed in the Action Points outlined below. In addressing these challenges, the CCPP also believed, if duly recognized, they could be changed into positive attributes and further the City's desire to host a world-class park system.

Timelines for Implementation and Use

In the course of creating this Action Plan, the CCPP worked to ensure its Action Points could be achievable in a reasonable timeframe. The first step in this effort was to recognize the need to review and update the Action Plan on a five (5) year basis to gauge successes and failures in implementing and completing the Action Points. In considering this five (5) year review cycle, the CCPP believed it was a long enough timeframe to allow progress to be made on the plan's relative Action Points. This timeframe is still short enough to integrate new ideas and trends into them; alter direction on items or considerations associated with them, particularly if these items are not realiz-

ing success or lack support among residents or elected officials; gauge successes and build upon the key ingredients associated with them; and create interest in the Action Plan by keeping it a part of the City's active planning programs. With a five (5) year review window, the CCPP remains assured that Action Points will be addressed appropriately for the future in terms of implementation and application.

Another major point in this effort was to establish reasonable expectations and timelines for implementation of the plan's Action Points, based upon available resources. The CCPP's determination was that each of these recommendations should be analyzed and categorized based upon immediate, intermediate, and long-term priorities. The members of CCPP believed this hierarchy would allow for the development of a two (2) tiered approach to acquiring property for future facilities, building new venues for all ages, and creating recreational programs over the next five (5) and ten (10) year periods of time. This two (2) tiered approach also offered the CCPP a manner to address one (1) of the major challenges it faced, which was creating a financing plan that anticipates current levels of revenues and resources, with no change. The plan also addresses the situation if new types are established, and a program for implementation, if these sources are created for use within the community. The CCPP took this approach, given the results of the survey of households in Wildwood, which indicated some supported new taxes for the purposes of parks and recreation efforts. Therefore, under each Action Point, the implementation strategy is based upon current funding sources, if no new funding options are created for parks and recreation efforts and, another, if new avenues of revenues are established. Each implementation strategy in the respective tier of an Action Point is then identified from a standpoint of immediate, intermediate, or long-term timeframe[1].

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[1] Immediate timeframe = Years 1 to 2; Intermediate timeframe = Years 3 to 5; and Long-Term timeframe = Years 6 to 10.

Much of the CCPP's work was premised on understanding the relationship of availability of funding to the extent of facilities, programs, operations, and maintenance that could be expected. The survey indicated a significant level of support for park facilities and recreational programs, but funded through grants, gifts, fees, and other charges, with limited interest for future tax increases, particularly on real property. Regardless of the sources, the CCPP remained committed to providing a park and recreation system that would meet the desires of residents, while acknowledging that partnering with other providers and not replicating existing facilities and programs could not meet all of Wildwood's needs in terms of park facilities and recreation programs.

Concurrence and Overall Direction

The CCPP worked to create an Action Plan that accounted for all of the respective input it had received from a number of sources and a deliberative process of discussion at its meetings. All of the Action Points that are included in the Action Plan reflect a consensus on the item by the members of the CCPP. If an Action Point is included in the plan, the CCPP believed it met a high level of support in the community and would address a missing component of facility, program, or service sought by the residents of Wildwood. Collectively, the Action Plan was created through a process of study, discussion, and acceptance among the sixteen (16) volunteers representing each of the City's eight (8) wards (two (2) from each ward appointed by the Mayor and approved by the City Council).

The CCPP submitted this Action Plan to the City Council for consideration and action, with the expectation that each of the Action Points, whether accomplished under current requirements of funding or through a future source, as well as in an established timeframe, would be equally supported by elected officials. The CCPP developed this expectation from the knowledge that parks and recreation opportunities are expected by Wildwood residents and they are an integral part of building a community that is diverse in its interests and fun for all. Overall, the outcome of this planning

process was the development of a document that offers a mix of facilities, activities, and opportunities, based upon the input of the community. A key issue in the development of Action Points is the assumption that the principles of the incorporation of Wildwood would be exercised by the City officials and staff in implementing them, so as to provide the greatest number of resources at the least cost.

Action Plan Components

Action Point Number #1 - Recreational Programs and Target Populations

Goal: To offer a broad range of programs to all residents of Wildwood that may be added or eliminated, as new interests are defined among targeted populations over time.

Recommendations: Partner with the other providers to create the greatest range of programming opportunities possible for residents, beginning with the Wildwood Family YMCA, the Pond Athletic Association, the Rockwood School District, and the St. Louis Community College; Establish, as part of these partnerships, opportunities for residents to obtain these services and programs from these other providers at reduced or subsidized levels by creating financial agreements with said entities; Increase programming emphasizing fitness and wellness for children, teens, and families (as funding is provided), which would include fitness walking, aquatics, hiking, biking, and equestrian rides; Construct facilities that are commensurate and appropriate for the programming efforts that are in place and planned for the future by the City of Wildwood; Create new recreation programs that foster opportunities for community gatherings and encourage a sense of place for residents, old and new; and Promote new recreation programs that provide opportunities that are not currently available within the City and surrounding area, so as to complement, not compete, with other providers.

Timeline Tier Level(s): Current

Priority: Immediate Term

Support Information: The Parks and Recreation Survey indicated that over seventy (70) percent of respondents supported providing

programs for six (6) to twelve (12) year olds, teenagers, and families (in order of priority). Additionally, the overwhelming majority of these same respondents supported creating programs for residents first and others after. Along with these two (2) considerations, the households that were surveyed felt that a broad diversity of programs providing experience levels from beginners to advanced, versus just introductory, should be the focus of the City in this regard. Public input forum participants expressed strong support for the programs that are currently provided by the City of Wildwood, but noted lack of equestrian activities at this time.

Supplemental Factors:

⇒ Residents (primary service group)

1. With limited resources at this time, the City should focus on a qualitative versus quantitative approach in current programming efforts.
2. Current programs continue to grow and receive positive feedback from participants.
3. Other opportunities to provide more and broader recreation program offerings should always be explored through a systematic review, on a yearly basis, similar to the Capital Improvement Program of the City of Wildwood.

⇒ Younger age groups and families

1. Demographic characteristics indicate a high percentage of households within the City have children.
2. These populations will need a diversity of programs to meet their anticipated needs.

⇒ Partnerships

1. Partnerships extend through all aspects of the City's programming efforts in its recreation activities.
2. Establish partnerships with service providers already located in the City, such as the Rockwood School District, the Pond Athletic Association, the Wildwood Family YMCA, the Missouri Department of Conservation, and the Missouri Department of Natural Resources, and others.
3. Other service providers have expressed interest in partnering with the City of Wildwood in this area.

Assumptions:

1. The allowance for growth in programs will primarily be based upon availability of funding to support them.
2. The current programs should be continued and improved, based upon year-end evaluations in terms of attendance and related feedback from participants.
3. Engaging residents in enjoyable, safe programs builds support for parks and recreation facilities and activities within the community.
4. The provision of recreation programs provides a medium to grow community spirit and recognition of Wildwood.

Action Point Number #2 – Type and Extent of Facilities

Goal: To provide a range of facilities at locations throughout the City that offer ample space for recreational buildings, and programs, while creating passive areas as well, particularly in environmentally sensitive portions of the publicly-owned properties.

Recommendations: Expand current commitments to the development of all types of trail systems (pedestrian, bicycle, equestrian) in the City of Wildwood, which should eventually link all public park spaces and population centers together, and follow the recommendations of the recently adopted "Access and Mobility Plan;" Develop a Facilities Plan that is coordinated with the acquisition policies and actions of the City; Provide facilities that are accessible, adaptable, and flexible, so as to maximize their use regardless of the season of the year, such as, but not limited to, playgrounds, trails (all types), picnic areas, outdoor ball fields/soccer fields, outdoor/indoor swimming pools, tennis courts, equestrian facilities, fishing lake, and barbeque pits; Actively explore a partnership with the Wildwood Family YMCA in their planned expansion of their current facility; Establish a minimum of three (3), new neighborhood-sized parks in the City of Wildwood within the next five (5) years, with their locations based upon projected population densities; Require the provision of playgrounds, pavilions, and barbeque pits in all public space areas located within new residential subdivisions, as well as in all planned City facilities; Create a plan and working committee of interested

parties to develop a major outdoor swimming pool/water park facility within the next ten (10) years in the City of Wildwood through a partnership with the Wildwood Family YMCA, the Rockwood School District, and the St. Louis Community College; and set aside a proportion of future park properties for passive activities and limited use, particularly on land areas where topography or other physical characteristics are environmentally sensitive.

Timeline Tier Level(s): Future

Priority: Intermediate to Long Term

Support Information: The Parks and Recreation Survey indicated a broad range of interests in the City of Wildwood, with a very active population in terms of their use of current facilities, both here in this community and the surrounding area. The Service Providers' Open House, as well as comments from these other entities, indicates a willingness on the part of them to partner with the City of Wildwood in a number of different venues, facilities, and improvements. At the two (2) public forums held by the CCPP, the majority of participants spoke in favor of equestrian trails and facilities, along with multiple-use trails and an outdoor swimming pool. Comments received from other sources, such as the City's website, indicate certain respondents prefer facilities that are not currently readily available, such as dog and skate parks, golf courses, river access points, ice rinks, and community event rooms.

Supplemental Factors:

⇒ Park Types

1. The respondents to the survey noted the need for a large, community-sized park for the City of Wildwood.
2. Input received from the community indicated a desire for additional neighborhood and pocket type parks for the future, in close proximity to their neighborhoods.

⇒ Passive and active types

1. The diversity of environments on properties in Wildwood will almost always dictate a portion of any property will have a mix of favorable and unfavorable topography and other physical features.
2. The development of a single, larger park property should

accommodate the type of facilities identified by the CCPP for inclusion, while preserving an ample area for passive purposes (described by respondents of the survey as "essential to very important").

3. The respondents of the survey noted that "acquiring additional greenways, open space, and parks should be prioritized over developing recreation centers for indoor activities."

⇒ Playgrounds

1. The provision of playgrounds garnered the highest level of support in the survey (69% viewed it as "essential to very important").
2. The location of neighborhood parks appear to be best suited in higher density areas of the City, where the population is the greatest and the largest number of residents can be served.
3. The application of the City's new Public Space Requirements of the Zoning Ordinance will continue to provide an appropriate vehicle to obtain these types of facilities in new residential and mixed use projects.

⇒ Pavilions/Barbeque Pits

1. The success of Anniversary Park and the Old Pond School are indicative of the need that has been identified in the community, as a function of the survey.

⇒ Athletic fields

1. Over fifty (50%) percent of respondents to the Parks and Recreation Survey identified outdoor ballfields as "essential or very important."
2. Approximately forty (40%) percent of respondents to the Parks and Recreation Survey identified outdoor soccer fields as "very important."
3. The Pond Athletic Association, Babler State Park, the Rockwood School District, and the Wildwood Family YMCA (at LaSalle Institute) provide a limited number of these types of fields in the City of Wildwood.
4. The City often has received comments from residents

about the need for athletic fields for many years.

⇒ Trails

1. The level of support for additional trails was high by respondents to the Parks and Recreation Survey at approximately fifty-six (56%) percent.
2. The most popular activity identified in the survey of households in the City is using trails (73%).
3. The City of Wildwood has over ten (10) miles of multiple-use trails, with many more miles located in the four (4), major public holdings in this community (Babler State Park, Rockwoods Reservation, Rockwoods Range, and Greensfelder County Park).

⇒ Other facilities

1. The survey of households indicated that three (3) in ten (10) residents felt a multiple use recreation or community center was "essential."
2. The information provided by invited speakers and members of the CCPP indicated larger facilities seldom operate without subsidies from general revenue funds of the cities that have constructed them.
3. Those households that responded to the Parks and Recreation Survey identified skate parks (16%), dog parks (just over 25%), boat launches (20%), equestrian trails (10%), and an equestrian facility (9%) were given the lowest importance ratings of all facilities identified (over sixteen (16) were listed in the survey).

Assumptions:

1. The development of facilities will require the greatest amount of expenditures, immediate and long-term, for construction, operation, and maintenance than all other costs associated with its parks and recreation efforts. Therefore, a revenue source must be in place not only to address capital improvements, but the on -going operation and maintenance of these facilities, buildings, and structures.
2. The availability of other facilities within Wildwood, and surrounding cities, offers opportunities for an immediate impact to resi-

dents, if specific arrangements can be developed with other providers on use accommodations by City officials. However, when partnering with other providers, the missions of the different entities can sometimes compete or cause problems and should be considered in the development of these relationships.

3. The inclination of the CCPP members was to provide parks and park amenities first, with facilities to follow thereafter. The overarching desire of the CCPP members was to provide a facility large enough to allow for flexibility and adaptability in its use.
4. The City of Wildwood has an aging population that favors certain facilities over others.

Action Point Number #3 – Acquisition Policies and Programs

Goal: To provide land area for future park properties to support facilities and programs.

Recommendations: Identify and prioritize locations for future park land acquisitions, with the first action to be the acquisition of a parcel of ground, of a size to accommodate a community park, within the central area of the City (proximity to State Route 100 and State Route 109 and environs) or the acceptance of land-banked property from another governmental entity, i.e. St. Louis County's Packwood Park; Set aside revenues in each fiscal year, as part of the capital improvements budget, to expand current efforts in terms of its property acquisition programs, particularly in the Glencoe Area of Wildwood; Partner with the Open Space Council of Greater St. Louis to pursue landbanking of environmentally sensitive sites for passive recreational areas; Continue the application of the Public Space Requirements of the City's Zoning Ordinance; and Pursue gifts and donations from landowners in the City by offering tax benefits, naming opportunities, life estates, conservation easements, or other incentives for their consideration.

Timeline Tier Level(s): Current and Future

Priority: Immediate, Intermediate, and Long Term

Support Information: Survey results indicated residents want acquisition of properties that are substantial in size, as well as others for the creation of more neighborhood sized park areas (one (1) to five

(5) acres); larger park properties should be diverse in character to provide active and passive spaces; and participants at the two (2) public forums wanted immediate action.

Supplemental Factors:

⇒ Location(s) in Town Center, a Central Site, and/or Elsewhere in Wildwood

1. The development of a single central site along the State Route 100 corridor, near its intersection of State Route 109.
2. The development of several, neighborhood park sites, particularly in the area of major subdivision developments in the vicinities of Manchester Road, Clayton Road, and Valley Road.

⇒ Affordability

1. The cost per acre/square foot for land area must balance against accessibility, physical features, availability, and adaptability for future use category, i.e. mini-park, neighborhood, and/or community.

⇒ Types of Facilities and Programs (dictate size requirements)

1. The respondents to the survey indicated general support for the following facilities: trails, all types; playgrounds, including pavilions, picnic tables, and barbecue pits; outdoor swimming pool and water park; athletic fields; and a recreational complex.

Assumptions:

1. The cost of land in the City of Wildwood continues to increase and dictates the need for the City to act promptly on property acquisitions.
2. The City of Wildwood does have land area of all sizes that is currently available for any of its future acquisition efforts.
3. The investment of the City into property can only be viewed as positive from all perspectives.

Action Point Number #4 – Funding Sources and Application Policies

Goal: To develop and maintain funding sources, along with programs for grants, gifts, and donations, to meet the recreational and

fitness needs of residents through a system of park facilities and recreation programs.

Recommendations: Implement the necessary steps to promote the presentation of a park sales tax[2] to the voters of Wildwood, no later than the November 2008 General Election, for use in the development of parks facilities and recreation programs, along with staffing, maintenance, and other expenses; Continue to fund current programs and efforts through a combination of the general revenue and capital improvement budgets of the City; Establish a line item in the Department of Planning and Parks budget for advertisement and promotion of opportunities to participate in a gifts/donations program for public lands; Accept gifts and donations from all sources for non-acquisition types of efforts, along with creating programs to administer such activities, including defining incentives to encourage them; Provide programs for landbanking, conservation easements, life trusts, and others as a means to acquire property in a collaborative atmosphere with their respective owners; Plan and establish reliable revenue sources, including user fees, for the funding of operational and maintenance costs associated with recreation programs and related facilities; and Pursue all grants that are available from the myriad of resources at all levels, including local, State, and federal.

Timeline Tier Level(s): Current

Priority: Immediate term

Support Information: The Parks and Recreation Survey indicated limited to just over a majority of support for new taxes of any kind. The Service Providers' Open House, as well as comments from these other entities, suggests that partnering and sharing of facilities may be the most advantageous manner to address major facilities in the future. At the two (2) public forums held by the CCPP, the majority of participants spoke in favor of parks and stormwater tax, and against any type of property tax. Comments received from other

2 This sales tax, if approved, should be structured to be solely dedicated to parks funding and contain no sunset clause, thereby ensuring monies for on-going maintenance of properties and related improvements.

sources, such as the City's website, indicate residents support parks and recreation efforts, more so than other governmental buildings or similar capital outlays.

Supplemental Factors:

⇒ Grants, gifts, and donations

1. The City of Wildwood has received millions of dollars in grants for its current system of multiple-use trails and parks from a variety of sources.
2. The locations of Anniversary Park and Old Pond School were gifts to the City by their respective owners.
3. The existence of Great Rivers Greenway and the Municipal Park Grant Commission offer ample opportunities to continue to construct a world-class trail system in the City of Wildwood.

⇒ General revenue funds

1. The City currently budgets approximately $260,000 for its parks and recreation efforts. This amount is approximately 3.4% of the overall General Fund for Fiscal Year 2007.
2. This amount of money for Fiscal Year 2007 is the greatest, since the incorporation of the City.
3. The respondents to the survey indicated that nearly two-thirds of them were in favor of using the City's general revenue funds, despite potential reductions in funding for other services.

⇒ Parks and stormwater sales tax

1. The anticipated revenue from this source for the City of Wildwood was estimated at approximately $750,000 [based upon 2007 revenues] and does require the action of registered voters via an election (simple majority required for passage).
2. This tax is authorized by State Statute and utilized by a number of communities in the area, including the Cities of Ballwin, Chesterfield, and Ellisville.
3. The parks and stormwater sales tax is dedicated to these activities only and can be used to leverage greater borrowing in the future.

⇒ Other sources, i.e. bond issue for land purchase and major facilities

1. The use of bonds for construction of major facilities has been used by many communities over the years, but requires voter approval.
2. The City of Wildwood has an excellent credit rating and low bond encumbrance, which would allow it to use this method of financing.
3. The market for municipal bonds is generally good.
4. The available resources to fund acquisition and the construction of facilities are diverse, but the costs associated with these activities continue to rise.

Assumptions:

1. The use of grants and gifts to further the parks and recreation efforts of the City must always be an integral part of any planning effort.
2. The CCPP recognized the difficulty of seeking support for a property tax increase for the purpose of expanding its park facilities and programming offerings.
3. The amount of user fees will not cover the operation and maintenance of larger park properties or facilities.
4. The design of any future comprehensive program for park facilities and lands must take into account their immediate and long-term maintenance and operation.

Implementation and Plan Updates

The CCPP has spent approximately one (1) year reviewing the data relating to the City of Wildwood, the surrounding area, St. Louis County, and the St. Louis Metropolitan Region to understand park and recreation trends, facilities, programs, and efforts currently underway or planned for the future. In addition to this data collection effort, the CCPP held public forums with the residents and other park and recreation providers, which also involved conducting a City -wide survey of households, to better understand what opportunities exist and what residents want now and in the future. Furthermore, the CCPP held numerous meetings to understand how best to

serve Wildwood, while maintaining the key tenants of its Master Plan, Parks and Recreation Plan, and Access and Mobility Plan. All told, the group of volunteers serving on this CCPP undertook a painstaking effort to define all the options, issues, and opportunities for the City of Wildwood, as it embarks on upgrades and expansions of its parks and recreation offerings over the next five (5) to ten (10) years.

As a result of this effort, the CCPP created this Action Plan, which is reflective of the collective thinking of this group. The members of the CCPP believed the best approach to achieving success in implementing the recommendations of the Action Points were to categorize them first as "current and future" endeavors and then establish within these broad timelines priorities therein, specifically, immediate, intermediate, and long-term types. Therefore, if an Action Point is identified as "Immediate/Short," the CCPP believed this item should be acted upon by the City Council and Department of Planning and Parks staff as quickly as possible and be the focus of its efforts now, and until completed or implemented. Those Action Points, with ranges of times and priorities, would then follow. This prioritization was done with the intent to assist the City Council in its efforts, but certainly not to challenge its authority in this regard. The CCPP believes this type of prioritization was part of the charge given to its members when the City Council formed it in June 2006. ***However, in no case, did the CCPP specifically bind the City Council to appropriate funds beyond its advisory authority.***

The implementation of this Action Plan should begin immediately, once adopted by the City Council. The CCPP designed this document to provide direction for an immediate five (5) year time window, while also creating a ten (10) year sunset. At the end of five (5) years, it is the opinion of the CCPP members that all of the "Intermediate/Short-term" priorities should be completed, with Future/Medium and Long-Term priorities begun, with an anticipated completion sometime thereafter. Although with regards to some recommendations within the four (4) Action Points, these timelines

are aggressive, the CCPP believed it was best to encourage action rather than delay.

Additionally, the CCPP has made recommendations regarding updates and reviews of this plan, both annually and at the end of the first five (5) year period of time. The CCPP believes it is critical to the success of this document to have these regular reports to the City Council on the status of the Action Points and their recommendations, thereby allowing unexpected circumstances to be addressed, current programs improved, and new trends incorporated into them as well. At the first five (5) year anniversary, the CCPP fully expects, like at each of the annual reports to City Council by Department of Planning and Parks staff, certain recommendations will be enacted or implemented, and others underway, while all planned for the future. The five (5) year update will also allow for a thorough review of the Action Points and any major alterations to be made. Keeping the Action Plan germane, fresh, and a part of the community's collective memory, is the stated desire of the members of this CCPP.

Summary and Conclusions

The members of this CCPP were asked by the City Council at the start of this process to provide to it a plan for the expansion, improvement, and sustainability of a parks and recreation effort that meets the residents' needs in almost all ways. Recognizing the unique nature of the City of Wildwood, from its founding to the manner in which it provides services, the CCPP recognized this Action Plan would not create a typical parks and recreation profile in terms of the types of facilities, parks, and programs that would be offered. Respective of Wildwood's natural beauty, environmentally sensitive lands, small staff, and privatization goals, the CCPP relied heavily on resident input in making its recommendations and chose those considerations best suited to the aforementioned characteristics of this City. Similarly, the CCPP believed that partnering opportunities with a host of other governments, private, not-for-profit organizations, and other service providers was the best, and quickest, way to meet current and future residents' needs.

In considering the components of the four (4) Action Points of this plan, and the numerous recommendations contained in each, the CCPP did reach a consensus on this document, as well as what it believed should be the City of Wildwood's first steps in its implementation. In creating these first steps, the CCPP again referenced the survey results from the randomly-sampled households in the City, the input from the public forums, and Service Provider's Open House, along with comments provided throughout the process, to draw these final conclusions. Accordingly, the CCPP supports the following priority steps:

Programming - Partner with the other providers to create the greatest range of programming opportunities possible for residents, beginning with the Wildwood Family YMCA, the Pond Athletic Association, the Rockwood School District, and the St. Louis Community College.

Facilities - Expand current commitments to development of all types of trail systems (pedestrian, bicycle, equestrian) in the City of Wildwood, which are intended to link all public park spaces and population centers together, along with implementing the recently adopted "Access and Mobility Plan."

Acquisition - Identify and prioritize locations for future park land acquisitions, with the first action to be the acquisition of a parcel of ground, of a size to accommodate a community park, within the central area of the City (proximity to State Route 100 and State Route 109 and environs).

Funding - Implement the necessary steps to promote the presentation of a park sales tax to the voters of Wildwood, no later than the November 2008 General Election, for use in the development of parks facilities and recreation programs, along with staffing, maintenance, and other expenses.

The CCPP believes these components of the Action Points are where the City of Wildwood needs to begin its new efforts in providing parks and recreation opportunities commensurate with all of its other current services in this community.

The CCPP would like to thank the City Council, and its members, for the opportunity to provide this Action Plan to it for consideration, and the latitude given to it in completing this task. The members appreciated the flexibility they were allowed in creating this plan, the Action Points, and recommendations associated therein by the City Council. No preconceived notions or requirements were placed upon the CCPP by the City Council, nor was influence exerted in this process to add, subtract, or otherwise alter the plan's outcome. To the members of this CCPP, the City Council's desire for their opinions, shown by allowing this freedom in developing this plan, was greatly appreciated and recognized. With the conclusion of this planning effort, the CCPP believes the City, and its leaders, are now in a position to create a world-class park and recreation system in Wildwood by utilizing existing park lands and facilities, partnering with other providers, and building/adding new lands, facilities, and programs attune to the unique character of the City and this area of west St. Louis County.

APPENDIX IV

Town Center Plan (2013)

The Town Center Plan will establish a long-term development philosophy that promotes the establishment of mixed-use communities consistent with the concepts of "Town Center Planning." Incumbent to the selection of the "Town Center Planning" concepts for use in the City's proposed Town Center was the belief that current suburban development practices predominant in the region and elsewhere were not appropriate for this new community. These existing practices favor the strict segregation of land uses, which assumes all travel to and from destinations will be accomplished by the automobile. Therefore, all design criteria for their development reflects an insensitivity toward the pedestrian and other modes of transportation and creates a streetscape that is less than pleasing to the eye. Accordingly, the City of Wildwood has attempted to redress this conventional wisdom by employing a different set of criteria for future development in the Town Center.

In applying the concepts of "Town Center Planning," several principle tenets were formulated to guide development. These tenets include the following:

1. Neighborhood Design - all neighborhoods should be pedestrian-friendly, with the use of multiple access points for vehicles. The use of cul-de-sacs should be discouraged.
   - Parking should be located to the side or rear of buildings. On -street parking is encouraged in these areas as well.
   - Building locations should be as close to the right-of-way as possible and at a scale and size consistent with the concepts of "Town Center Planning."

   Variations to these building requirements along State Route 100 and State Route 109 may be considered on a case-by-case basis by the Planning and Zoning Commission.

2. Green Space - all neighborhoods should have abundant public/ open space and it should be incorporated into all designs. Development designs permitted by the Town Center densities will require a greater need for public/open space. The dedication of areas for use as public/open space must be incorporated as focal points in the overall development scheme of each individual project, which is part of the larger neighborhood fabric. Additionally, these areas shall be capable of providing a varied use in terms of active recreational opportunities, and not all be property significantly restricted by environmental features.

   Existing vegetation shall be preserved whenever possible. Credits for preserving existing vegetation shall be given to developers to offset City imposed requirements from the Tree Manual.

   Developments adjoining State Route 100 and State Route 109 shall comply with the City's stated intent to plant and improve these corridors into greenscape areas which are consistent with the concept put forth by the community in its grant application to the Missouri Department of Transportation.

   Dedication of land or impact fees may be required for the purchase of off-site properties.

3. Architecture - all neighborhoods should adhere to the specific architectural guidelines of the Town Center Plan in terms of signage, lighting, fencing, and building styles and designs. Lighting design shall reflect the nature of use in the area and promote visibility in commercial areas and safety in residential locations, reduce night glow, and spillage of light onto adjacent properties.

4 Land Use - all activities allowed by the Town Center zoning designations should be compatible with the existing land use pattern on adjoining properties. Certain uses are permitted by right within each of the respective land use designations proposed as

part of the Town Center Plan. Other more intensive uses which require special consideration and review will only be authorized as part of a Conditional Use Permit. These uses which require a permit include certain commercial uses with large building footprints, drive- through facilities in conjunction with any authorized commercial use, and other higher intensity or problematic use characteristics. Intense commercial uses should be limited to a small number of districts located toward the perimeter of the Town Center (Manchester Road, State Route 100, State Route 109, and Taylor Road), while other business activities should be fully cohesive with the remaining land uses to form a traditional Town Center.

Incumbent to creating this traditional Town Center, a true mix of uses must be provided by limiting a percentage of housing types and commercial uses allowed in any one given area. Therefore, all properties will either be designated Commercial, Workplace, Neighborhood Center, Neighborhood General, Neighborhood Edge, Public/Open Space or Cultural/Institutional. Regardless of designation, existing neighborhoods should be preserved. The attached Land Use Designation Parcel Map (Attachment Three) shall establish permitted uses for all properties within The Town Center.

5. Streets and Sidewalks - all public improvements shall comply with the Town Center specifications in their construction.

   Street trees, lighting, furniture, and other items shall adhere to the Streetscape Design Standards of the City. The layout of streets will adhere to a grid pattern, but not necessarily rectangular in shape. The existing network of streets, including Taylor Road, will form the basis of the future layout of all new roadways. New streets shall be linked to this existing network.

   Curb cuts shall be minimized along the main thoroughfares, such as Taylor Road, as well as State Routes 100 and 109, wherever

possible, by promoting shared access between properties or the use of lanes serving the rear of properties.

Traffic Generation Impact fees may be imposed to address the impact of any new development in the Town Center.

6. Infrastructure - all storm water management improvements shall comply with the Town Center specifications in their construction.

   Regional facilities are preferred over individual site improvements. In-stream detention will only be considered when regional benefits to the storm water collection and management system clearly outweigh the impact to the natural environment of that location. The system of natural streams and creeks shall be preserved, whenever possible. Setbacks from these features will be reviewed on a case-by-case basis relative to the goals of regional detention/retention. Impact fees may be imposed as a part of any development in the Town Center to address off-site impacts to fund construction of regional detention.

   The installation of new or the improvement of old utility systems and lines shall be placed underground in conduits within City-owned rights-of-way.

   The development of public sewer systems to serve growth in the Town Center area are encouraged and preferred within the Metropolitan St. Louis Sewer District's boundary.

7. Historic District - all developments located within the Historic District shall be consistent with the overall period of architecture chosen for this area. The reuse and restoration of historic structures and buildings is encouraged.

Town Center Regulations

With the adoption of the Town Center Plan Boundary Map, Neighborhood Design Standards and Architectural Guidelines, Street Network Map, and Land Use Designation Map, any new zoning of parcels of land after this action and any development within the Town Center shall comply with this Town Center Plan. The Town Center District Zoning Ordinance is anticipated to formalize many of these policies into detailed regulations. In those instances where regulations may not be appropriate for adoption as part of the Zoning Code, such as design specifications for streets, utilities, and other public improvements, they will be incorporated into the appropriate manual for use.

The policies in the Town Center Plan are intended to cover all aspects of the development of properties within the Town Center Boundary and create the appropriate setting to achieve the stated goals of this plan and promote and apply the principles of "Town Center Planning" in this area, while protecting the community from previous land use policies established in this City by the former jurisdiction.

Boundaries of the Town Center

The boundaries of the area within the City of Wildwood designated as The Town Center and subject to Town Center Zoning and Regulations shall be the area and parcels of ground designated on the Town Center Boundary Map.

Neighborhood Design Standards and Architectural Guidelines

The Town Center the Neighborhood Design Standards and the Architectural Guidelines are adopted in principle by the Town Center Plan. These standards and guidelines will be formalized with the passage of the Town Center Zoning Ordinance. These standards and guidelines will address all aspects of development within the Town Center Boundaries, but modifications consistent with the Town

[1] The Historic District shall permit zoning under the Historic Neighborhood Center, Historic Neighborhood Edge, Cultural/Institutional, and Open Space categories.

Center Plan principles will be considered on a case-by-case basis relative to the site's size, location, physical characteristics, surrounding land use pattern, and access, infrastructure, and utility options. Individual merit of the request will only be considered.

Land Use Activities within the Identified Categories

The following categories are hereby established for the area of the City designated as the Town Center, with corresponding permitted land use activities identified for each as well. These categories and activities are applicable only to properties within the Town Center Boundaries. Lot sizes, widths, and depths and other similar criteria shall be as established in the Neighborhood Design Standards of the Town Center Plan.

Town Center Categories	***Land Use Activities***
Downtown	**********
(Downtown District allows a larger building footprint for certain uses)	
Commercial Land Use Activities	*Animal Hospitals & Veterinary Clinics*
	Art or Photo Studios or Galleries
	Bakeries
	Barber & Beauty Shops
	Cleaning, Pick-up Stations
	Coffee Shops
	Department or Discount Stores
	Filling Stations for Automobiles
	Financial Institutions w/ Drive-thru Facilities
	Flower or Plant Stores
	Hotels

[2] Certain activities have been determined to be appropriate only under a set of specific and special conditions which are needed because of the type of use, the location of the use, the characteristics of the use, and the development pattern around the use dictate a greater need of control. These activities shall be permitted only by Conditional Use Permit (including planned zoning expressly authorizing the activity) for their development or establishment in the applicable Land Use Designation where they may exist. The criteria for approving a Conditional Use Permit shall be

Town Center Categories	***Land Use Activities***
Downtown District (continued)	**********
Commercial Land Use Activities (continued)	*Music or Dancing Academies* *Office/Warehouse Facilities* *Parking Areas* *Parking Garages* *Professional Offices including medical and dental* *Professional Offices, not medical or dental* *Recreational Facilities, including indoor theaters and outdoor activities* *Research Laboratories & Facilities* *Restaurants, including fast food, w/ Drive-thru Facilities* *Restaurants, including fast food, but w/o Drive-thru Facilities* *Restaurants, no fast food* *Sewage Treatment Facilities* *Stores and Shops for Retail Purposes* *Stores, Shops, and Open-Air Markets for Retail Purposes* *Taverns, Cocktail Lounges, Night Clubs, or Microbreweries* *Vehicle Service Centers*
Cultural/Institutional Land Use Activities	********** *Child Care Centers* *Churches* *Civic Buildings (government)* *Park & Open Spaces; Public and Private areas* *Post Offices* *Public and Other Utility Facilities* *Scenic Areas*

Town Center Categories	***Land Use Activities***
**********	**********
Workplace District	
Commercial Land Use Activities	*Animal Hospitals & Veterinary Clinics*
	Art or Photo Studios or Galleries
	Bakeries
	Barber & Beauty Shops
	Cleaning, Pick-up Stations
	Coffee Shops
	Filling Stations for Automobiles[1]
	Financial Institutions w/ Drive-thru Facilities
	Financial Institutions w/o Drive-thru Facilities
	Flower or Plant Stores
	Music or Dancing Academies
	Office/Warehouse Facilities
	Parking Areas
	Parking Garages
	Professional Offices including medical and dental
	Professional Offices, not medical or dental
	Recreational Facilities (no indoor theater or outdoor activities)
	Restaurants, including fast food, but w/o Drive-thru Facilities
	Restaurants, no fast food
	Sewage Treatment Facilities
	Shops for Artists and Similar Specialties
	Stores and Shops for Retail Purposes
	Stores, Shops, and Open-Air Markets for Retail Purposes
	Taverns, Cocktail Lounges, Night Clubs, or Microbreweries
	Vehicle Service Centers[1]

Town Center Categories	*Land Use Activities*
Workplace District (continued)	**********
Cultural/Institutional Land Use Activities	*Child Care Centers* *Churches* *Civic Buildings (government)* *Park & Open Spaces; Public and Private areas* *Post Offices* *Public and Other Utility Facilities* *Scenic Areas*
**********	**********
Neighborhood General District	
Commercial Land Use Activities	*Art or Photo Studios or Galleries* *Bakeries* *Barber & Beauty Shops* *Cleaning, Pick-up Stations* *Coffee Shops* *Financial Institutions w/o Drive-thru Facilities* *Flower or Plant Stores* *Office/Warehouse Facilities* *Parking Garages* *Professional Offices, not medical or dental* *Restaurants, no fast food* *Sewage Treatment Facilities* *Shops for Artists and Similar Specialties* *Stores, Shops, and Open-Air Markets for Retail Purposes*
Cultural/Institutional Land Use Activities	********** *Child Care Centers* *Churches* *Civic Buildings (government)* *Libraries* *Nursing Homes* *Park & Open Spaces; Public and Private Areas* *Scenic Areas* *Schools*

Town Center Categories	*Land Use Activities*
Neighborhood General District (continued)	**********
Housing Land Use Activities	*Multi-Family Residential (live/work, rowhouses, and apartments)* *Single-Family Attached* *Single-Family Detached* *Accessory Dwelling Units* *Bed and Breakfasts* *Group Shelters* *Home for the Aged* *Home Occupations*
**********	**********
Neighborhood Edge District	
Commercial Land Use Activities	*Sewage Treatment Facilities*
Cultural/Institutional Land Use Activities	**********
	Cemeteries, Mausoleums *Child Care Centers* *Churches* *Civic Buildings (government)* *Libraries* *Park & Open Spaces; Public and Private Areas* *Scenic Areas* *Schools*
Housing Land Use Activities	**********
	Single-Family Detached *Accessory Dwelling Units* *Bed and Breakfasts* *Group Shelters* *Home for the Aged* *Home Occupations*

Town Center Categories	***Land Use Activities***
**********	**********
Cultural/Institutional District	
Commercial Land Use Activities	*Art or Photo Studios or Galleries*[1]
	Bakeries[1]
	Barber & Beauty Shops[1]
	Cleaning, Pick-up Stations[1]
	Coffee Shops[1]
	Filling Stations for Automobiles[1]
	Financial Institutions w/ Drive-thru Facilities[1]
	Financial Institutions w/o Drive-thru Facilities[1]
	Flower or Plant Stores[1]
	Hotels[1]
	Music or Dancing Academies[1]
	Professional Offices, including medical or dental[1]
	Professional Offices, not medical or dental[1]
	Recreational Facilities, including indoor theaters and outdoor activities[1]
	Recreational Facilities (no indoor theater or outdoor activities)[1]
	Research Laboratories & Facilities[1]
	Restaurants, including fast food, w/ Drive-thru Facilities[1]
	Restaurants, including fast food, but w/o Drive-thru Facilities[1]
	Restaurants, no fast food[1]
	Shops for Artists and Similar Specialties[1]
	Stores and Shops for Retail Purposes[1]
	Taverns, Cocktail Lounges, Night Clubs, or Microbreweries[1]

Town Center Categories	*Land Use Activities*
Cultural/Institutional District (continued)	**********
Cultural/Institutional Land Use Activities	*Cemeteries, Mausoleums*[1] *Child Care Centers*[1] *Churches* *Civic Buildings (government)* *Colleges, Universities* *Libraries* *Museums* *Nursing Homes* *Park & Open Spaces; Public and Private Areas* *Philanthropic Institutions*[1] *Post Offices* *Public and Other Utility Facilities1* *Recreational Fields* *Scenic Areas* *Schools*
Housing Land Use Activities	**********
	Multi-Family Residential (live/work, rowhouses, and apartments) *Single-Family Attached*[1] *Single-Family Detached*[1] *Home for the Aged*[1]
**********	**********
Pond Historic District	
Commercial Land Use Activities	*Art or Photo Studios or Galleries* *Bakeries* *Barber & Beauty Shops* *Cleaning, Pick-up Stations* *Coffee Shops* *Parking Areas* *Professional Offices, not medical or dental* *Restaurants, no fast food* *Sewage Treatment Facilities* *Shops for Artists and Similar Specialties*

Town Center Categories	*Land Use Activities*
Pond Historic District (continued)	**********
Cultural/Institutional Land Use Activities	*Cemeteries, Mausoleums* *Child Care Centers* *Churches* *Civic Buildings (government)* *Libraries* *Park & Open Spaces; Public and Private areas* *Scenic Areas*
Housing Land Use Activities	**********
	Multi-Family Residential (live/work, rowhouses, and apartments) *Single-Family Detached* *Accessory Dwelling Units* *Bed and Breakfasts* *Group Shelters* *Home Occupations*

NOTE: All Land Use Categories other than "Downtown" shall permit building footprints in excess of 10,000 square feet only by Conditional Use Permit.[1] Uses in the "Downtown" District shall permit building footprints in excess of 40,000 square feet only by Conditional Use Permit.[1]

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[1] Certain activities have been determined to be appropriate only under a set of specific and special conditions which are needed because of the type of use, the location of the use, the characteristics of the use, and the development pattern around the use dictate a greater need of control. These activities shall be permitted only by Conditional Use Permit (including planned zoning expressly authorizing the activity) for their development or establishment in the applicable Land Use Designation where they may exist. The criteria for approving a Conditional Use Permit shall be described in 1003.181 of the City of Wildwood's Zoning Code and may be granted only where consistent with the principles established by this Master Plan.

Designation of Land Use for Specific Properties Within Town Center

The land use designations described in this Appendix are established for all properties located in the Town Center boundary. These land use designations correspond to the identified Town Center Categories and Land Use Activities noted above. Minor boundary adjustments of each Town Center Category may be necessary on a case-by-case basis, where appropriate, and shall not be deemed a violation of this plan and may be accommodated without a map amendment.

Street Network Plan

The avenues, streets, roads, and lanes set forth on the Town Center Street Network Map are established as the planned street layout of the Town Center, subject to the qualifications and modifications noted below. New and modified streets constructed as part of any development should be expected to meet the general guidelines of the Town Center Plan in terms of location, purpose, and design, unless better alternatives are available. The exception to the adoption of this roadway network is the deletion of the system of grid streets in the area served by the Niere Acres Drive. This area will be served by the existing private roadway only and individual residential driveways, where needed. Additionally, the roadway network was not intended to extend the existing stub street in Old Grover Estates from its terminus at the northern property line to the proposed Main Street. Concerns relative to traffic volumes and safety were the reasons for this modification. All other stub streets in this development would be connected as part of the Town Center's network of roadways.

Other roadways were also proposed as part of the engineering study completed by the City's consultant in this matter, which are shown on the Street Network Map and hereby adopted in principle. However, these roadways are to be reviewed on a case-by-case basis relative to the development of the individual properties where interest is centered. The development of these roadways, along with the desired open space areas and pocket parks indicated as a

part of each, will be premised on their need or utility to achieve the goals of the Town Center planning concept and compliance with engineering standards proposed as part of this process.

The following additional street considerations are incorporated in the Street Network Map:

Crestview Lane - extension of this existing private roadway to the east and west to intersect with the proposed Taylor Road and State Route 109. This roadway will be the Main Street/Neighborhood Boulevard as described in the Street Specifications of the Town Center Plan.

Pond-Grover Loop Road - extend existing street to the south and east to connect with Taylor Road.

New Unnamed Roadways (as described by property location) -

- Schneider Property - two (2) new additional north-south roadways, which intersect the Main Street.
- RDR Property - new roadway from Amoco Oil Company facility to Eatherton Road.
- Properties along the north side of Crestview Lane - parallel roadway along State Route 100. This roadway will be located between Eatherton Road and the proposed Taylor Road.
- Properties owned by Greenberg Development Company and Covert-Corsair - three (3) north-south roadways and two (2) east -west roadways. Two (2) of the north-south roadways intersect Manchester Road, west of Village Hills Parkway.
- Greenberg Development Company Property (east side of Taylor Road) - two east-west roadways and one (1) north-south roadway. The two (2) east-west roadways intersect the proposed north-south roadway which ends at Manchester Road.
- Jones Family Properties - one (1) east-west roadway which extends across State Route 109 into the Bower tract of land. This roadway will extend from Taylor Road to State Route 109 then onward to the western end of the Town Center.

- Properties around Old Grover Estates - extension of existing stub streets to surrounding roadway system. The western stub street will turn to the south and intersect Manchester Road.
- St. Onge Property at the southwest corner of State Route 100 and State Route 109 - one (1) east-west roadway and one (1) stub to the south.
- Slavik Property - two (2) north-south roadways and one (1) east-west roadway. One (1) of the north-south roadways connects to Manchester Road.
- Properties located in the Northwest Quadrant of Manchester Road and State Route 109 - one (1) east-west roadway. Starts at Manchester Road and connects to the north-south roadway on the Slavik tract of land.

Development Policies for Established Neighborhoods in the Town Center

Special additional development policies shall apply when development is planned near or affecting existing residential neighborhoods. These policies are intended to promote the concepts of "traditional town planning," while protecting existing neighborhoods and the overall character of the area. Most important of these development policies which must be considered when applying the concepts of Town Center planning to properties within its boundaries is the appropriate transitioning of lot sizes around established neighborhoods, such as Old Grover Estates, Meadows at Cherry Hills, Lindy Lane, Niere Acres Drive, and Crestview Lane. The intent of transitioning lot sizes is to preserve the character of existing neighborhoods which have limited or no redevelopment potential or represent exactly the type of areas the Town Center planning process is trying to achieve, such as Niere Acres and Lindy Lane in particular. Where these circumstances exist, developing properties must reflect an appropriate lot size and density as not to impact the existing character of the area.

Additionally, the development of property near existing residential neighborhoods shall particularly require the dedication of appropri-

ate areas of open space to serve the Town Center community. The areas intended for public use have been partially identified as part of future land use designations for all properties in the Town Center. Additionally, the provision of other open space areas on individual development sites, where applicable and functional, must also be considered. These smaller areas may include portions of developed properties where improvements permit, such as parking areas, pedestrian walkways, and others.

Two (2) other policies to be used in the development of properties in the Town Center include the following:

- the definable portions of any walkable neighborhood must have an appropriate mix of land uses. Therefore, the development of one type of housing unit to the point of shifting this balance should not be considered.

- the layout of streets to serve uses in the Town Center area must be respectful of and take into account appropriate block sizes (length and width) to accommodate proposed Neighborhood Design Standards for different lot types and always promote connectivity of them throughout its boundary.

APPENDIX V

City of Wildwood 5-Year Capital Improvement Program

Planned Project Expenditures

Roadway Improvements						
Project Name	**Source Funds**	**FY 2016**	**FY 2017**	**FY 2018**	**FY 2019**	**FY 2020**
Manchester Road Bike Lanes—Construction	Local/ Grant	1,200,000				
Manchester Road Streetscape Phase 3—Right-of-Way	Local	90,000				
Manchester Road Streetscape Phase 3—Construction	Local/ Grant		2,600,000			
State Route 109 Roundabouts and Bridge– Design	Local	550,000				
State Route 109 Roundabouts and Bridge—Construction	Local/ TBD					

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Roadway Improvements (continued)						
Project Name	**Source Funds**	**FY 2016**	**FY 2017**	**FY 2018**	**FY 2019**	**FY 2020**
Eatherton Road Reconstruction—Preliminary Design	Local	125,000				
Pond-Grover Loop Road Extension and Traffic Calming	Local	125,000				
Waterfront Way Extension—Construction	Local/ Escrow				125,000	
Other Roadway Improvement Projects	Local	25,000	25,000	25,000	25,000	25,000
Traffic Safety Improvements	Local	65,000	25,000	25,000	25,000	25,000
Subtotal		**2,180,000**	**2,650,000**	**50,000**	**175,000**	**50,000**

Bridge Reconstruction						
Project Name	**Source Funds**	**FY 2016**	**FY 2017**	**FY 2018**	**FY 2019**	**FY 2020**
Wild Horse Creek Bridge #386—Construction	Local				525,000	
Ossenfort Bridge #385—Construction	Local				325,000	
Woods Road Bridge #348 Replacement—Construction	Local/ Grant	700,000				
Fox Creek Road Bridge #336 Replacement—Construction	Local/ Grant	610,000				
Wild Horse Creek Bridge #392—Right-of-way	Local/ Grant	20,000				
Wild Horse Creek Bridge #392—Construction	Local/ Grant		880,000			
Bouquet Road Bridge #353—Construction	Local/ Grant		720,000			
Strecker Road Bridge #3-102—Construction	Local/ Grant		1,200,000			

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Bridge Reconstruction (continued)						
Project Name	**Source Funds**	**FY 2016**	**FY 2017**	**FY 2018**	**FY 2019**	**FY 2020**
Eatherton Road Bridge #3-110—Right-of-Way	Local/ Grant		10,000			
Eatherton Road Bridge #3-110—Construction	Local/ Grant			1,000,000		
Subtotal		**1,330,000**	**2,810,000**	**1,000,000**	**850,000**	

Other Capital Investment						
Project Name	**Source Funds**	**FY 2016**	**FY 2017**	**FY 2018**	**FY 2019**	**FY 2020**
Salt Storage Facility	Local	450,000				
Salt Storage Facility—Design	Local	27,000				
Other Engineering Services	Local	75,000	75,000	25,000	25,000	25,000
Great Streets Project(s)	Local	50,000	50,000	50,000	50,000	50,000
Vehicle Replacement/Purchase	Local	25,000		25,000		25,000

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Other Capital Investment						
Project Name	**Source Funds**	**FY 2016**	**FY 2017**	**FY 2018**	**FY 2019**	**FY 2020**
Rural Internet Access Project	Local	50,000				
Subtotal		**677,000**	**125,000**	**100,000**	**75,000**	**100,000**

Capital Maintenance						
Project Name	**Source Funds**	**FY 2016**	**FY 2017**	**FY 2018**	**FY 2019**	**FY 2020**
Asphalt Pave-ment Resurfac-ing	Local	950,000	500,000	500,000	500,000	500,000
Concrete Pave-ment Replace-ment	Local	910,000	900,000	900,000	900,000	900,000
Storm Drainage Structure Replace-ment	Local	50,000	50,000	50,000	50,000	50,000
Sidewalk Replace-ment	Local	100,000	100,000	100,000	100,000	100,000
Subtotal		**2,010,000**	**1,550,000**	**1,550,000**	**1,550,000**	**1,550,000**

Park and Trail Development						
Project Name	**Source Funds**	**FY 2016**	**FY 2017**	**FY 2018**	**FY 2019**	**FY 2020**
Property Acquisitions	Local	900,000	500,000	500,000	500,000	500,000
Al Foster Trailhead Improvements—Construction	Local	450,000				
Woodcliff Heights Park—Construction	Local		400,000			
Homestead Trail Design/Engineering and Improvements	Local	50,000	600,000			
Wildwood Greenway Phase 6 Construction—Trail + Bridge	Local/Grant	350,000				
Pedestrian Bridge Over Route 100 at Eatherton Road—Construction	Local/Grant	1,200,000				
Kohn Park Repairs	Local	50,000				

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Park and Trail Development (continued)						
Project Name	**Source Funds**	**FY 2016**	**FY 2017**	**FY 2018**	**FY 2019**	**FY 2020**
Old Pond School Repairs	Local	10,000	5,000	50,000		
Capital Equipment/Facilities Purchase/ Replacement	Local	50,000	50,000	50,000	50,000	50,000
Monarch Levee Trailhead	Local/ Grant	200,000				
Community Park Phase II—Construction	Local/ Grant	700,000				
Community Park Phase III—Design and Engineering	Local	150,000				
Community Park Phase III—Construction	Local		1,000,000			
Boardwalk Trail Between Mobil-on-the-Run and Pedestrian Bridge	Local	330,000				
Future Trail Development—Design	Local	150,000	150,000		150,000	
Future Trail Development—Construction	Local	1,000,000		1,000,000		1,000,000

Continued on next page

Park and Trail Development (continued)						
Project Name	**Source Funds**	**FY 2016**	**FY 2017**	**FY 2018**	**FY 2019**	**FY 2020**
Trail Resurfacing	Local	100,000		100,000		100,000
Restroom Facilities—Old Pond School	Local	120,000	100,000			
Athletic Field Planning and Development	Local	50,000	50,000			
Anniversary and Glencoe City Parks—Renovations	Local		100,000			
Town Center Park Development (Neighborhood Type)	Local					
Belleview Farms	Grant	25,000				
Community Park—Phase IV—Design and Engineering	Local			300,000		
Community Park Phase IV—Construction	Local				2,000,000	
Subtotal		**5,885,000**	**2,955,000**	**2,000,000**	**2,700,000**	**1,650,000**

Total Capital Improvement Expenditures					
	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Total	12,082,000	10,090,000	4,700,000	5,350,000	3,350,000

APPENDIX VI

Service Provider Comments

As part of the development of information for the Master Plan Update, the Master Plan Advisory Committee requested the Department of Planning contact all of the service providers, utility companies, and the Rockwood School District to ascertain future plans within the City of Wildwood. A letter was sent to each of the providers/agencies listed below requesting responses to five (5) questions relating to their role in providing services to residents and businesses located within the City of Wildwood. These five (5) questions included the following:

1. Any new facilities, buildings, or structures, which *may* be constructed or expanded in the next ten (10) year period (beginning in January 2015).
2. Any reductions, expansions, or other alterations in the network of improvements or infrastructure, which currently provides service to the City of Wildwood (beginning in January 2015).
3. Any new design standards or requirements that *may* be modified, altered, or adopted which are currently being discussed that may be applied in the City of Wildwood within the next decade (beginning in January 2015).
4. Any information which *may* effect the land use policies, the transportation network of streets, roads, and bridges, the development of parks and related facilities that involves your agency or organization and would be helpful to City officials as part of this update process.
5. Any trends in your service areas that *may* be influential in the upcoming ten (10) year period that your agency or organization is reviewing with the anticipation of addressing in meeting your required responsibilities.

The individuals' responses relating to these five (5) questions have been reviewed and discussed by the advisory committee members, but are not included in this Master Plan. The specific information that was received in response to the City's requests is on file with the City Clerk and incorporated as part of this Master Plan by reference herein.

List of Service Providers/Agencies

Ameren UE
Army Corp of Engineers
AT&T Wireless & U-verse (formerly Southwestern Bell)
Bays ET
Charter Communications
Chesterfield Valley Coalition
City of Chesterfield
City of Clarkson Valley
City of Ellisville
City of Eureka
City of Pacific
Crown Castle
Eureka Fire Protection District
Franklin County
Great Rivers Greenway
Laclede Gas
Lindenwood University
Metro (Bi-State Development Agency)
Metro West Fire Protection District
Metropolitan St. Louis Sewer District
Missouri American Water Company
Missouri Department of Conservation
Missouri Department of Natural Resources
Missouri Department of Transportation
Monarch Fire Protection District

Monarch-Chesterfield Levee District
Open Space Council
Rockwood School District
Spirit of St. Louis Airport
Sprint Wireless
St. Louis Community College
St. Louis County Department of Highways and Traffic
St. Louis County Department of Parks and Recreation
St. Louis County Department of Planning
T-Mobile
United States Environmental Protection Agency
Verizon Wireless
Wildwood Family YMCA
Wisper ISP

APPENDIX VII

Zoning & Access and Mobility Plan Maps

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WILDWOOD