



WILDWOOD

CITY COUNCIL AGENDA

COUNCIL CHAMBERS

7:30 PM

Monday, February 22, 2016

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES – February 8, 2016 Work Session & Regular Agenda

Documents: [2-8-16 DRAFT CITY COUNCIL MINUTES.PDF](#)

- V. MAYOR APPOINTMENTS/ANNOUNCEMENTS

V.I. Board Of Ethics Re-Appointment ~ Lezli Jones, Ward 5 – Five Year Term

Documents: [BOARD OF ETHICS RE-APPOINTMENT.PDF](#)

- VI. PUBLIC PARTICIPATION

- VII. PUBLIC HEARING(S)

VII.I. 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.

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

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)

- VII.II. H.R. 1-16 Robert H. Butler Trust, C/O John Butler, 16941 Manchester Road, Wildwood, Missouri

A request to place the building (c. 1929 per St. Louis County Tax Records), which is located at 16941 Manchester Road - Locator Number 24V530551, onto the City of Wildwood's Historic Registry, all in accordance with Chapter 440 Historic Preservation and Restoration Code of the City of Wildwood Municipal Code. The current permitted use of

this site being general and professional office uses, as defined in the Town Center Plan (as amended March 1, 2010), with associated parking. This property is currently zoned C-8 Planned Commercial District (changed from NU Non-Urban Residence District, as approved in 2014, per Ordinance #2017). A condition of Ordinance #2017 stipulated the owner is required to complete an application to place the building onto the City's Historic Register. This registry request by the petitioner seeks certain zoning incentives relative to required open space and roadway improvements associated with the future use of the property. (Ward - Eight)

Documents: [PUBLIC HEARING - HR 1-16 ROBERT H. BUTLER TRUST.PDF](#)

VIII. LEGISLATION

VIII.I. UNFINISHED BUSINESS

VIII.I.A. BILL #2153

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH N. B. WEST CONTRACTING COMPANY FOR CONSTRUCTION OF THE MANCHESTER ROAD RESURFACING AND BIKE LANE IMPROVEMENT PROJECT, INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS. *Recommended by the Administration/Public Works Committee (Second Reading) (Ward - One)*

Documents: [2153 MANCHESTER ROAD RESURFACING AND BIKE LANES.PDF](#)

VIII.I.B. BILL #2154

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH J. M. MARSCHUETZ CONSTRUCTION COMPANY FOR CITY-WIDE CONCRETE STREET AND SIDEWALK REPLACEMENT, INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS. *Recommended by the Administration/Public Works Committee (Second Reading) (Wards - All)*

Documents: [2154 2016 CONCRETE STREET AND SIDEWALK REPLACEMENT.PDF](#)

VIII.I.C. BILL #2155

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A SUPPLEMENTAL AGREEMENT ON BEHALF OF THE CITY OF WILDWOOD WITH TWM, INC. FOR ADDITIONAL DESIGN SERVICES REQUIRED FOR THE MANCHESTER ROAD STREETScape PROJECT, PHASE 3 IMPROVEMENT PROJECT WITHIN THE CITY OF WILDWOOD. *Recommended by the Administration/Public Works Committee (Second Reading) (Ward - Eight)*

Documents: [2155 SUPPLEMENTAL DESIGN CONTRACT WITH TWM.PDF](#)

VIII.II. NEW BUSINESS

VIII.II.A. BILL #2157

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING AMENDMENTS TO EXISTING AMENDED C-8 PLANNED COMMERCIAL DISTRICT ORDINANCE #1001 THAT WOULD AUTHORIZE THE ADDITION OF A SECOND DRIVE-THROUGH FACILITY IN THE DIERBERGS TOWN CENTER PROJECT, IN CONJUNCTION WITH A LINER BUILDING LOCATED ON OUTLET G, WHICH FRONTS ONTO THE INTERSECTION OF TAYLOR ROAD AND STATE ROUTE 100, BEING CONSISTENT WITH THE RECOMMENDATION REPORT PREPARED BY THE PLANNING AND ZONING COMMISSION DATED FEBRUARY 1, 2016. *Recommended by the Planning and Zoning Commission (First Reading) (Ward - Eight)*

Documents: [2157 PANERA DRIVE THROUGH-DIERBERGS-OUTLET G.PDF](#)

VIII.II.B. BILL #2158

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO A CONTRACT WITH KRUPP CONSTRUCTION FOR THE DEVELOPMENT OF A CONNECTOR TRAIL BETWEEN BLUFF VIEW PARK AND THE ROCK HOLLOW VALLEY, AS INDICATED IN THE BID DOCUMENTS AND SPECIFICATIONS, ALL IN KEEPING WITH THE DOCUMENTATION SUBMITTED BY SUCH IN RESPONSE TO THE CITY'S ADVERTISEMENT IN THIS REGARD. *Recommended by the Planning/Economic Development/Parks Committee (First Reading)* (Ward – Six)

Documents: [2158 CONNECTOR TRAIL BLUFF VIEW-ROCK HOLLOW-KRUPP.PDF](#)

VIII.II.C. BILL #2159

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO AN EASEMENT AGREEMENT WITH THE WINDSOR CREST HOMEOWNERS ASSOCIATION TO TRANSFER ITS EXISTING RETENTION FACILITY LOCATED WITHIN THE CITY'S COMMUNITY PARK PROPERTY TO THE CITY OF WILDWOOD, MISSOURI, FOR ITS LONG-TERM CONTROL, MAINTENANCE, AND EVENTUAL USE IN CONJUNCTION WITH THE APPROVED CONCEPT PLAN FOR THIS PUBLIC PARK SITE. *Recommended by the Planning/Economic Development/Parks Committee (First Reading)* (Wards – All)

Documents: [2159 EASEMENT AGREEMENT-WINDSOR CREST HOA.PDF](#)

VIII.II.D. BILL #2160

AN ORDINANCE AUTHORIZING THE APPROVAL OF A RECORD PLAT, TRUST INDENTURE, A JOINT ROADWAY MAINTENANCE AGREEMENT FOR WAKEFIELD FARM ROAD, AND DEPOSIT AGREEMENT, TO BE SECURED BY ASSOCIATED LETTERS OF CREDIT GUARANTEEING CERTAIN REQUIRED IMPROVEMENTS, FOR A SEVEN (7) LOT RESIDENTIAL SUBDIVISION THAT IS LOCATED UPON A THIRTY-SIX (36) ACRE TRACT OF LAND, BEING PART OF ADJUSTED LOT B OF WITBRODT/WAKEFIELD FARM ROAD, ACCORDING TO THE BOUNDARY ADJUSTMENT PLAT, RECORDED IN BOOK 347, PAGE 493 OF THE ST. LOUIS COUNTY RECORDS; AND CONTAINED IN THE SECTION 3, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE EAST SIDE OF WAKEFIELD FARM ROAD, NORTH OF STATE ROUTE 100; HEREAFTER TO BE KNOWN AS "WAKEFIELD FOREST SUBDIVISION." *Recommend by the Department of Planning (First Reading)* (Ward – One)

Documents: [2160 WAKEFIELD FARM ROAD - 7 LOTS.PDF](#)

VIII.II.E. BILL #2161

AN ORDINANCE AMENDING CHAPTER 390 TRAFFIC SCHEDULES BY ESTABLISHING A 40 MPH SPEED LIMIT ON A PORTION OF MISSOURI ROUTE 109 WITHIN THE CITY OF WILDWOOD. *Recommended by the Board of Public Safety (First Reading)* (Wards One, Five, and Eight)

Documents: [2161 MISSOURI ROUTE 109 SPEED LIMIT.PDF](#)

VIII.III. RESOLUTION(S)

VIII.III.A. RESOLUTION #2016-06

A RESOLUTION ADOPTING A POLICY ON E-NEWSLETTER AND SOCIAL MEDIA CONTENT FOR THE CITY OF WILDWOOD. (Wards – All)

Documents: [RES 2016-06 E-NEWSLETTER AND SOCIAL MEDIA POLICY.PDF](#)

IX. OTHER

IX.I. Receive & File - P.Z. 23-15 Pond Athletic Association, C/O Keith Ellis, 17131 Lafayette Trails Drive, Wildwood, Missouri 63038

A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District and

FPNU Floodplain Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Pond Athletic Association. This facility is located on the west side of Pond Road, north of Hohmann Road (Locator Numbers: 22W330042 and 22W330051/Street Address: 1725 and 1613 Pond Road). **Proposed Use: Sponsorship type banners for a not-for-profit use, with a minimum of two (2) operational athletic fields on the same lot.** (Ward - One)

Documents: [RECEIVE AND FILE - PZ 23-15 POND ATHLETIC BANNERS.PDF](#)

IX.II. Receive & File

A recommendation report regarding the City of Wildwood's **Manchester Road – Phase III – Streetscape Project** (Eatherton Road to Taylor Road Roundabout); multiple zoning district designations, including NU Non-Urban Residence District and C-8 Planned Commercial District; public right-of-way area and existing and proposed public easements; thereby approving the design of this important length of City arterial roadway to comply with the Town Center Plan's Streetscape Requirements and Street Specifications. (Ward – Eight)

Documents: [RECEIVE AND FILE - MANCHESTER RD. PHASE 3 STREETScape.PDF](#)

IX.III. APPROVAL OF EXPENDITURES (Wards – All)

Documents: [APPROVAL OF EXPENDITURES.PDF](#)

IX.IV. Construction Project Update

Documents: [CONSTRUCTION PROJECT UPDATE 2-19-2016.PDF](#)

X. ADJOURNMENT

If you would like to submit a comment regarding an item on this meeting agenda, please visit the [Form Center](#).

City Council Will Consider and Act upon the Matters Listed above and Such Others as May Be Presented at the Meeting and Determined to Be Appropriate for Discussion at That Time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: 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]

The City of Wildwood Is Working to Comply with the Americans with Disabilities Act Mandates