



CITY COUNCIL WORK SESSION

COUNCIL CHAMBERS

MONDAY, JUNE 27, 2016

6:00 to 7:20 P.M.

WORK SESSION AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES

Documents: [DRAFT JUNE 13 CITY COUNCIL MINUTES.PDF](#)

- V. MAYOR APPOINTMENTS AND ANNOUNCEMENTS
- VI. PUBLIC PARTICIPATION
- VII. PUBLIC HEARING(S)

- A. (Postponed At The January 11, 2016 City Council Meeting – To Remain Postponed) A. 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. 2017 Community Development Block Grant Allocation(S) (Wards – All)

Documents: [PUBLIC HEARING - 2017 CDBG ALLOCATION.PDF](#)

- C. P.Z. 5 And 5(A)-16, Stonecrest At Wildwood, NorthPoint Development, 5015 Nothwest Canal Street, Suite 200, Riverside, Missouri, Missouri 64150

A request for the modification of the Town Center Plan's Regulating Plan for two (2) lots that are a 1.6 acre area of the Phase II portion of the Wildwood Town Center Project, thereby altering their current designation from "Downtown District" to "Neighborhood General District" to accommodate a change in zoning from the C-8 Planned Commercial

District to the Amended C-8 Planned Commercial District for this site, all being located on the south side of State Route 100, north of Plaza Drive, and west of Fountain Place (Locator Numbers 23V220242 and 23V220233/Street Addresses 251 and 261 Plaza Drive).

[Proposed Use: A three (3), story senior housing facility, which would allow a maximum of ninety-five units]. (Ward – Eight)

Documents: [PUBLIC HEARING - STONECREST AT WILDWOOD.PDF](#)

- D. (Postponement Requested – Remains At Planning And Zoning Commission) A Response To A Communication From Mike Falkner, Sterling Engineers And Surveyors, Dated March 25, 2016, Regarding P.Z. 12 And 13-15 The Villages At Bright Leaf

R-3 10,000 square foot Residence District (Town Center “Neighborhood General District” and “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD); north side of State Route 100, east of State Route 109 (Locator Numbers 23V230041, 23V230050, 23V240327, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, and 23V610917/Street Addresses: 2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16615, 16602, and 16618 Overlook Hills Drive); which seeks modifications to the existing site-specific ordinance (Planned Residential Overlay District Ordinance # 2145) that governs this site to address inconsistencies between this legislation and the proposed Site Development Plan (SDP) relative to certain allowed lot widths, depths, and sites. (Ward – Five)

VIII. LEGISLATION

A. UNFINISHED BUSINESS

1. 1. BILL #2188

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2080 TO ALLOW FRONT-ENTRY GARAGE DESIGNS. *Recommended by the Planning and Zoning Commission* (Second Reading) (Ward – Eight)

Documents: [BILL 2188.PDF](#)

2. BILL #2189

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2080 TO ALLOW FRONT-ENTRY GARAGE DESIGNS. *Recommended by the Planning and Zoning Commission* (Second Reading) (Ward – Eight)

Documents: [BILL 2189.PDF](#)

3. BILL #2190

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A CONTRACT WITH HR GREEN, INC., FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE PLANNING, DESIGN AND CONSTRUCTION OF THE ROUTE 109 PEDESTRIAN TUNNEL PROJECT. *Recommended by the Administration/Public Works Committee* (Second Reading) (Wards – One and Eight)

Documents: [BILL 2190.PDF](#)

4. BILL #2191

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 390 TRAFFIC SCHEDULES BY ADDING AN ALL-WAY STOP REGULATION AT THE INTERSECTION OF DARTMOUTH CROSSING DRIVE WITH DARTMOUTH CROSSING COURT AND DARTMOUTH BEND DRIVE. *Recommended by the Board of Public Safety* (Second Reading) (Ward – Five)

Documents: [BILL 2191.PDF](#)

5. BILL #2192

AN ORDINANCE AUTHORIZING THE ADJUSTMENT OF A CERTAIN COMMON BOUNDARY LINE BETWEEN TWO (2) TRACTS OF LAND, TOTALING 3.772 ACRES OF AREA, BEING ALL OF LOT 5C OF "RESUBDIVISION OF ADJUSTED LOT 5 OF WEST PALISADES" [PLAT BOOK 310, PAGE 11] AND ALL OF ADJUSTED LOT D OF "WEST PALISADES LOT 5 AND WEST PALISADES ON THE MERAMEC BOUNDARY ADJUSTMENT" [PLAT BOOK 307, PAGE 80], AND LOCATED IN SECTION 20, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPLE MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE SPECIFICALLY SITUATED ON THE WEST SIDE OF PALISADES DRIVE, SOUTH OF RIDGE ROAD, FOR THE PURPOSES OF CONSOLIDATING SAID PARCELS OF GROUND INTO A SINGLE LEGAL LOT OF RECORD.
Recommended by the Department of Planning & Parks (Second Reading) (Ward – Six)

Documents: [BILL 2192.PDF](#)

6. BILL #2194

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE AN AMENDED CONTRACT WITH THE MISSOURI AMERICAN WATER COMPANY FOR THE RELOCATION OF A WATER MAIN TO ACCOMMODATE PHASE TWO CONSTRUCTION WITHIN WILDWOOD COMMUNITY PARK.
Recommended by the Planning/Economic Development/Parks Committee (Second Reading) (Ward – One)

Documents: [BILL 2194.PDF](#)

7. BILL #2195

AN ORDINANCE AUTHORIZING THE APPROVAL OF A RECORD PLAT, TRUST INDENTURE, GENERAL WARRANTY DEED, AND A DEPOSIT AGREEMENT, WITH ASSOCIATED LETTERS OF CREDIT GUARANTEEING CERTAIN REQUIRED IMPROVEMENTS, FOR A THIRTY-EIGHT (38) LOT RESIDENTIAL SUBDIVISION THAT IS LOCATED ON A TRACT OF LAND BEING ALL OF ADJUSTED PARCELS 'A' AND 'C' OF "BOUNDARY ADJUSTMENT PLAT OF THREE PARCELS OF LAND IN SECTIONS 1 AND 12, TOWNSHIP 44 NORTH, RANGE 4 EAST" [PLAT BOOK 322, PAGES 42-43], ALL BEING LOCATED IN THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND, MORE SPECIFICALLY, SITUATED ON THE SOUTH SIDE OF MANCHESTER ROAD, ON THE EAST AND WEST SIDES OF CHERRY HILLS MEADOWS DRIVE, TO BE KNOWN AS "THE MANORS AT THE MEADOWS AT CHERRY HILLS SUBDIVISION." *Recommended by the Department of Planning & Parks (Second Reading) (Ward – Eight)*

B. NEW BUSINESS

1. BILL #2196

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF WILDWOOD TO ISSUE A PURCHASE ORDER TO TYLER TECHNOLOGIES FOR ACCOUNTING SOFTWARE AND HARDWARE UPGRADES. *Recommended by the Administration/Public Works Committee (First Reading) (Wards – All)*

Documents: [2196 ACCOUNTING SOFTWARE UPGRADE.PDF](#)

2. BILL #2197

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A COOPERATION AGREEMENT FOR INTERNET ACCESS SITES WITH ST. LOUIS COUNTY, MISSOURI, FOR THE USE OF EMERGENCY COMMUNICATIONS TOWERS FOR THE PURPOSES OF PROVIDING HIGH-SPEED INTERNET ACCESS SERVICES TO THE RESIDENTS OF THE CITY. *Recommended by the Rural Internet Access Committee (First Reading) (Wards – All)*

Documents: [2197 AUTHORIZING COOPERATION AGREEMENT WITH COUNTY FOR INTERNET ACCESS SITES.PDF](#)

3. BILL #2198

AN ORDINANCE AMENDING THE AMENDED PLANNED COMMERCIAL DEVELOPMENT IN THE C-8 PLANNED COMMERCIAL DISTRICT ORIGINALLY APPROVED PURSUANT TO ORDINANCE #14,466 (ST. LOUIS COUNTY, MISSOURI, AND ADOPTED BY THE CITY OF WILDWOOD, MISSOURI) TO ALLOW FOR THE SALE OF BEER AND WINE AT THE BP-AMOCO STATION LOCATED ON THE SOUTHEAST CORNER OF STATE ROUTE 109 AND WILD HORSE CREEK ROAD. (St. Louis County P.C. 6-89 Amoco Oil Company) *Recommended by the Planning and Zoning Commission (First Reading) (Ward One)*

Documents: [2198 APPROVING BP AMOCO FOR SALES.PDF](#)

4. BILL #2199

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO SUBMIT ON BEHALF OF THE CITY OF WILDWOOD AN APPLICATION WITH THE ST. LOUIS COUNTY DEPARTMENT OF PLANNING FOR 2017 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS; AND AUTHORIZING THE MAYOR TO EXECUTE THE MUNICIPAL HOUSING AND COMMUNITY DEVELOPMENT SUPPLEMENTAL COOPERATION AGREEMENT. *Recommended by the Administration/Public Works Committee (First Reading, Second Reading Requested) (Wards – All)*

Documents: [2199 AUTHORIZING SUPPLEMENTAL COOP AGREEMENT FOR CDBG FUNDS.DOCX](#)

IX. RESOLUTIONS

A. RESOLUTION #2016-16

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD THAT HEREBY ENDORSES AND RATIFIES THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION ON ITS CONSIDERATION OF CHANGES TO THE 'DOWNTOWN AND WORKPLACE DISTRICTS' OF THE TOWN CENTER PLAN AND THOSE PERMITTED LAND USE ACTIVITIES ALLOWED THEREIN. *Recommended by the Planning and Zoning Commission (Wards – One, Four, Five, Seven, and Eight)*

Documents: [2016-16 RESOLUTION ON DOWNTOWN-WORKPLACE V2.PDF](#)

B. RESOLUTION #2016-17

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WILDWOOD, MISSOURI, CREATING A SPECIAL COMMITTEE OF THE CITY COUNCIL TO IDENTIFY THE DESIRED CRITERIA FOR SELECTION OF A LOBBYIST TO REPRESENT THE CITY BEFORE THE MISSOURI GENERAL ASSEMBLY AND OTHER OFFICIALS AND AGENCIES OF THE STATE; IDENTIFY ELIGIBLE LOBBYISTS THAT MAY SATISFY SUCH CRITERIA; MAKE A RECOMMENDATION OF A LOBBYIST TO THE MAYOR AND CITY COUNCIL PRIOR TO OCTOBER 1, 2016; AND DETERMINE WHETHER THE LOBBYIST SHOULD REPRESENT THE CITY UNDER AN ARRANGEMENT THAT INVOLVES ITS CONCURRENT REPRESENTATION OF OTHER MUNICIPALITIES; AND APPOINTING THE MEMBERS THEREOF. *Recommended by Mayor Bowlin (Wards - All)*

Documents: [2016-17 APPOINTING SPECIAL COMMITTEE TO SELECT LOBBYIST.PDF](#)

X. OTHER

Documents: [CONSTRUCTION PROJECT UPDATE 6-24-2016.PDF](#)

A. Approval Of Expenditures

Documents: [EXPENDITURES.PDF](#)

B. Receive & File - P.Z. 4-16 Scott Fieser, 10 Whitsetts Fork Ridge Road, Wildwood, Missouri 63038

, a review and action of the Planning and Zoning Commission regarding an outdoor game

court (full court basketball court, with lighting), which is located at 10 Whitsetts Fork Ridge Road, Wildwood, Missouri (Locator Number 26V430121); NU Non-Urban Residence District. This request was reviewed in accordance with Chapter 415.090 NU Non-Urban 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 game court and lighting is currently installed, without Planning and Zoning Commission approval, and situated to the west of the single family residence located on the subject property. (Ward Six)

Documents: [FIESER GAME COURT REPORT.PDF](#)

XI. ADJOURNMENT

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]

City Council Policy Established August 9, 2004:

A ten (10) minute break is to be taken at 9:00 p.m., during the regularly scheduled City Council meeting.

The City of Wildwood Is Working to Comply with the Americans with Disabilities Act Mandates. Individuals Who Require an Accommodation to Attend a Meeting Should Contact City Hall, 636/48-0440 at Least 48 Hours in Advance.



WILDWOOD®

CITY OF WILDWOOD

JUNE 13, 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 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 Jerry Porter
Council Member Greg Alexander
Council Member Greg Stine
Council Member Jeff Levitt
Council Member Larry Goodson

Absent:

Council Member Larry McGowen
Council Member Dave Bertolino
Council Member Joe Garritano

A quorum was present

Also present:

Mr. Ryan Thomas, City Administrator
Mr. John Young, City Attorney
Mr. Joe Vujnich, Director of Planning and Parks
Mr. Rick Brown, Director of Public Works
Ms. Laura Rehtin, Deputy City Clerk

PLEDGE OF ALLEGIANCE

Mayor Bowlin led the Pledge of Allegiance.

APPROVAL OF MINUTES

The minutes of the May 23, 2016, City Council meeting were submitted for approval. A motion was made by Council Member Baugus, seconded by Council Member Alexander, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

MAYOR APPOINTMENTS/ANNOUNCEMENTS

Architectural Review Board Alternate Reappointment – Andrew Lindberg (Ward Eight) – Two Year Term

Mayor Bowlin asked the City Council to approve his recommendation to re-appoint Mr. Andrew Lindberg to the Architectural Review Board as an Alternate. A motion was made by Council Member Baugus, seconded by Council Member Marshall, to approve the Mayor's recommendation to re-appoint Mr. Andrew Lindberg to the Architectural Review Board. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Board of Public Safety Reappointment – John Bradley (Ward Seven) – Three Year Term

Mayor Bowlin asked the City Council to approve his recommendation to re-appoint Mr. John Bradley to the Board of Public Safety. A motion was made by Council Member Stine, seconded by Council Member Levitt, to approve the Mayor's recommendation to re-appoint Mr. John Bradley to the Board of Public Safety. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Recognition of Kevin Liddy, Former Planning & Zoning Commissioner (Ward Two)

Mayor Bowlin presented a plaque to Mr. Kevin Liddy and thanked him for his years of service to the city of Wildwood.

PUBLIC PARTICIPATION

Mr. Dan Topik, 1576 Englebrook Drive, state he was disappointed that the motion for the ad hoc committee for the Ellisville Superfund Site failed. Mr. Topik stated we cannot count on the EPA to do anything. Mr. Topik shared his thoughts and concerns regarding the Ellisville Superfund Site.

Ms. Victoria Allen, 1651 Idle Rock Farm Rd, spoke regarding her concerns with the contamination from the Callahan site and her concerns about the delisting of the property by the EPA. Ms. Allen stated the city needs to make sure this site does not get developed.

Ms. Barbara Sprenger, 84 Strecker Road, stated the immediate issue is the proposed delisting of the Callahan site. Ms. Sprenger shared facts regarding the site and its contamination. Ms. Sprenger stated the Callahan site has not been fully assessed and not fully cleaned up.

Ms. Mary Morton, 211 Strecker Farms Court, thanked Council Member Stine for his thought on an ad hoc committee. Ms. Morton stated she felt a committee would help Council have a better understanding of the issues and the data. Ms. Morton stated it was all science and factual based and there was proven contamination and areas they have never been looked at.

Ms. Laurie Taylor, 2000 Sundowner Ridge Drive, stated she was held up by the C.U.P. requirement for the lake she would like to put on her property. Ms. Taylor asked the City Council to drop the restriction so she could start building. Ms. Taylor stated she would like to proceed with the project without the C.U.P. Ms. Taylor stated she had stones she could donate for the Essen Log cabin.

Dr. John Gragnani, 1510 Scofield, spoke regarding Senate Bill 788 and the pool sales tax. Dr. Gragnani suggested the City Council should write Governor Nixon and ask him to veto the Bill. Dr. Gragnani also stated he felt the Council should not support Senator Schatz. Dr. Gragnani stated the city should proceed quickly with the economic development plan but not compromise the principals of the city.

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 May 23, 2016 City Council Meeting – to remain postponed until June 27, 2016 City Council Meeting)

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)

A request for Development Finance Incentives for roadway and related infrastructure improvement costs in association with P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C., c/o Tom Cummings, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132, which involves a tract of land being located on the east side of State Route 109, south of State Route 100 (Locator Number: 23V120094/Street Address: 2461 Eatherton Road), which is currently proposed for a total of one hundred four (104) detached single-family dwellings (Town Center Building Type – House), with common ground, and required public space areas. The current request involves the use of Traffic Generation Assessments to partially fund the construction of Main Street and improvements to State Route 109. No City tax revenue is proposed to be utilized to support the request. (Ward – Eight)

Mayor Bowlin opened the public hearing. Deputy City Clerk Rehtin read the public hearing into the record.

City Administrator Thomas stated the city's Development Finance Group (DFG) reviewed the matter and presented a recommendation to the City Council. City Administrator Thomas stated the recommendation had two parts: the Highway 109 roundabout and the Main Street Improvements. City Administrator Thomas reviewed the recommendation from the DFG regarding those two items.

Mr. Tom Cummings, 10407 Baur Blvd, Payne Family Homes, thanked everyone who helped reach this recommendation. Mr. Cummings stated they were supportive of the DFG's recommendation and would support a motion to send this to the Planning and Zoning Commission.

Discussion was held regarding the following: what happens if Federal funding is not received and the roundabout is not constructed; Payne will have to proceed with knowing they would only have the right-in/right-out option; so we would be using TGA funds from other planned developments; concerned that if we allocate all of this money to Payne we won't have funds for other projects; the use of the funds would have to be prioritized; the \$200,000 figure is a future reimbursement to Payne when the commercial outlots develop; instead of the city collecting TGA funds from the commercial outlots, they will pay that to Payne; there is a lot of work still to be done with the Planning and Zoning Commission to try and achieve the savings we discussed with the DFG; does Payne have options on the Slavik property and another property off Highway 109, yes.

A motion was made by Council Member Baugus, seconded by Council Member Goodson, to forward the request and recommendation to the Planning and Zoning Commission.

A roll call vote was taken with the following results:

Ayes –DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Porter, Alexander, Stine, Levitt and Goodson

Nays – None

Absent – McGowen, Bertolino and Garritano

Abstain – None

Whereupon Mayor Bowlin declared the motion passed.

There being nothing further, Mayor Bowlin closed the public hearing.

P.Z. 2-16 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri – A request to review and consider the addition of residential land uses as permitted activities within the ‘Downtown and Workplace Districts’ designation under the ‘Regulating Plan’ of the City’s Town Center Plan. Currently, these two (2) land use designations do not allow residential uses, whether single family or multiple family types. Recently, a number of inquiries have been made about this change. (Wards – One, Four, Five, Seven, and Eight)

Mayor Bowlin opened the public hearing. Deputy City Clerk Rehtin read the public hearing into the record.

Director of Planning and Parks Vujnich reviewed the request. Director of Planning and Parks Vujnich stated the Planning and Zoning Commission is not recommending the blanket allowance for residential activities in the Town Center Area’s “Downtown and Workplace” District designations, but rather an acknowledgement that where conditions are appropriate, the more suitable approach would be to consider land use designation changes to the Town Center Plan’s Regulating Plan. Director of Planning and Parks Vujnich stated the Commission is not making any changes to the permitted land uses in the “Downtown and Workplace” District designations of the Regulating Plan of the Town Center Plan.

Mr. Paul Langdon, 135 N. Meramec Station, stated they were one of the parties interested in constructing a multi-family development. Mr. Langdon stated they had developed them in other communities and the projects were successful. Mr. Langdon stated they felt their project would bring an energy to the downtown area.

Discussion was held regarding the following: the City Council is not obligated to take any action on this matter at this time; we have always done a Resolution when it relates to Town Center; either way, the denial from Planning and Zoning Commission is clear; the Planning and Zoning Commission’s recommendation is to not change anything; so if Council does nothing then they support the report; a Resolution would acknowledge your endorsement of the recommendation; if the Council wants to allow Residential, it would have to be referred back to the Planning and Zoning Commission; could the developer come back and request a change; it would be a Regulating Plan change first and then a rezoning of the property; the Regulating Plan change would go to the Planning and Zoning Commission and the Comprehensive Zoning change would require a super majority of the Council; does this include all of Manchester or just Pond and Grover; it is almost all of the Old Manchester Road corridor.

A motion was made by Council Member Baugus, seconded by Council Member Manton, to authorize the Department of Planning to prepare a Resolution endorsing and ratifying the recommendation for denial as acted upon by the Planning and Zoning Commission.

A roll call vote was taken with the following results:

Ayes –DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, Alexander and Stine

Nays – Levitt and Goodson

Absent – McGowen, Bertolino and Garritano

Abstain – McCutchen and Porter

Whereupon Mayor Bowlin declared the motion passed.

There being nothing further, Mayor Bowlin closed the public hearing.

UNFINISHED BUSINESS

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

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

A roll call vote was taken for passage and approval of Amended Bill #2183 with the following results:

Ayes – DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Porter, Alexander, Stine, Levitt and Goodson

Nays – None

Absent – McGowen, Bertolino and Garritano

Abstain – None

Whereupon Mayor Bowlin declared Amended Bill #2183 approved, passed and it became **ORDINANCE #2183**.

NEW BUSINESS

BILL #2188 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2080 TO ALLOW FRONT-ENTRY GARAGE DESIGNS. *Recommended by the Planning and Zoning Commission* (First Reading) (Ward – Eight)

A motion was made by Council Member Goodson, seconded by Council Member Levitt, for the first reading of Bill #2188. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2188 was read for the first time by title only.

BILL #2189 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE AN AGREEMENT BY AND AMONG THE CITY OF ELLISVILLE, MISSOURI, THE CITY OF WILDWOOD, MISSOURI, AND ST. LOUIS COUNTY, MISSOURI, RELATING TO DESIGN SERVICES FOR IMPROVEMENTS TO OLD STATE ROAD. *Recommended by the Administration/Public Works Committee* (First Reading) (Wards – Seven and Eight)

A motion was made by Council Member Levitt, seconded by Council Member Stine, for the first reading of Bill #2189. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2189 was read for the first time by title only.

BILL #2190 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A CONTRACT WITH HR GREEN, INC., FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE PLANNING, DESIGN AND CONSTRUCTION OF THE ROUTE 109 PEDESTRIAN TUNNEL PROJECT. *Recommended by the Administration/Public Works Committee* (First Reading) (Wards – One and Eight)

A motion was made by Council Member DeHart, seconded by Council Member Manton, for the first reading of Bill #2190. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2190 was read for the first time by title only.

BILL #2191 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 390 TRAFFIC SCHEDULES BY ADDING AN ALL-WAY STOP REGULATION AT THE INTERSECTION OF DARTMOUTH CROSSING DRIVE WITH DARTMOUTH CROSSING COURT AND DARTMOUTH BEND DRIVE. *Recommended by the Board of Public Safety* (First Reading) (Ward – Five)

A motion was made by Council Member McCutchen, seconded by Council Member Alexander, for the first reading of Bill #2191. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2191 was read for the first time by title only.

BILL #2192 AN ORDINANCE AUTHORIZING THE ADJUSTMENT OF A CERTAIN COMMON BOUNDARY LINE BETWEEN TWO (2) TRACTS OF LAND, TOTALING 3.772 ACRES OF AREA, BEING ALL OF LOT 5C OF "RESUBDIVISION OF ADJUSTED LOT 5 OF WEST PALISADES" [PLAT BOOK 310, PAGE 11] AND ALL OF ADJUSTED LOT D OF "WEST PALISADES LOT 5 AND WEST PALISADES ON THE MERAMEC BOUNDARY ADJUSTMENT" [PLAT BOOK 307, PAGE 80], AND LOCATED IN SECTION 20, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPLE MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE SPECIFICALLY SITUATED ON THE WEST SIDE OF PALISADES DRIVE, SOUTH OF RIDGE ROAD, FOR THE PURPOSES OF CONSOLIDATING SAID PARCELS OF GROUND INTO A SINGLE LEGAL LOT OF RECORD. *Recommended by the Department of Planning & Parks (First Reading) (Ward – Six)*

A motion was made by Council Member Alexander, seconded by Council Member Porter, for the first reading of Bill #2192. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2192 was read for the first time by title only.

BILL #2193 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A MEMORANDUM OF AGREEMENT WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES FOR THE USE OF PROPERTY FOR THE DEVELOPMENT OF THE BLUFF VIEW-ROCK HOLLOW CONNECTOR TRAIL AND ON-GOING USE FOR RECREATIONAL PURPOSES. *Recommended by the Planning/Economic Development/Parks Committee (First Reading) (Ward – Six)*

A motion was made by Council Member Porter, seconded by Council Member Alexander, for the first reading of Bill #2193. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2193 was read for the first time by title only.

A motion was made by Council Member Marshall, seconded by Council Member Manton, for the second reading of Bill #2193. A roll call vote was taken with the following results:

Ayes – DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Porter, Alexander, Stine, Levitt and Goodson

Nays – None

Absent – McGowen, Bertolino and Garritano

Abstain – None

Whereupon Mayor Bowlin declared he motion passed. Bill #2193 was read for the second time by title only.

A roll call vote was taken for passage and approval of Bill #2193 with the following results:

Ayes – DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Porter, Alexander, Stine, Levitt and Goodson

Nays – None

Absent – McGowen, Bertolino and Garritano

Abstain – None

Whereupon Mayor Bowlin declared Bill #2193 approved, passed and it became **ORDINANCE #2193**.

BILL #2194 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE AN AMENDED CONTRACT WITH THE MISSOURI AMERICAN WATER COMPANY FOR THE RELOCATION OF A WATER MAIN TO ACCOMMODATE PHASE TWO CONSTRUCTION WITHIN WILDWOOD COMMUNITY PARK. *Recommended by the Planning/Economic Development/Parks Committee (First Reading) (Ward – One)*

A motion was made by Council Member DeHart, seconded by Council Member Baugus, for the first reading of Bill #2194. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2194 was read for the first time by title only.

BILL #2195 AN ORDINANCE AUTHORIZING THE APPROVAL OF A RECORD PLAT, TRUST INDENTURE, GENERAL WARRANTY DEED, AND A DEPOSIT AGREEMENT, WITH ASSOCIATED LETTERS OF CREDIT GUARANTEEING CERTAIN REQUIRED IMPROVEMENTS, FOR A THIRTY-EIGHT (38) LOT RESIDENTIAL SUBDIVISION THAT IS LOCATED ON A TRACT OF LAND BEING ALL OF ADJUSTED PARCELS 'A' AND 'C' OF "BOUNDARY ADJUSTMENT PLAT OF THREE PARCELS OF LAND IN SECTIONS 1 AND 12, TOWNSHIP 44 NORTH, RANGE 4 EAST" [PLAT BOOK 322, PAGES 42-43], ALL BEING LOCATED IN THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND, MORE SPECIFICALLY, SITUATED ON THE SOUTH SIDE OF MANCHESTER ROAD, ON THE EAST AND WEST SIDES OF CHERRY HILLS MEADOWS DRIVE, TO BE KNOWN AS "*THE MANORS AT THE MEADOWS AT CHERRY HILLS SUBDIVISION.*" *Recommended by the Department of Planning & Parks (First Reading) (Ward – Eight)*

A motion was made by Council Member Goodson, seconded by Council Member Levitt, for the first reading of Bill #2195. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #2195 was read for the first time by title only.

RESOLUTION(S) – None

OTHER

Council Member DeHart asked what the city could do to help Ms. Laurie Taylor. Mayor Bowlin stated Ms. Taylor's request was on the Planning and Zoning Commission's agenda for August and if their schedule permitted, they would try and move her to an earlier agenda.

Receive & File - A recommendation report of the Site Plan Subcommittee regarding P.Z. 14-98 Capital-Dierbergs Wildwood LLC; Amended C-8 Planned Commercial District; southeast corner of State Route 100 and Taylor Road; that addresses the submittal of the Amended Site Development Section Plan for the conversion of an existing parking lot area to accommodate drive-through lanes in support of a new tenant in the liner building (Outbuilding G) located at the intersection of State Route 100 and Taylor Road (St. Louis Bread Company). (Ward – Eight)

Director of Planning and Parks Vujnich stated the Site Plan Subcommittee approved the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and other related items with certain conditions that have been identified in their recommendation.

Other

Council Member Stine stated he was disappointed with the Council's decision regarding the ad hoc committee because they have the opportunity to choose public safety but they have chosen to leave it up to the staff who don't have time to do it and to the legal counsel which costs money. Council Member Stine stated he was ashamed and questioned why he was the only one concerned with this issue.

ADJOURNMENT

A motion was made by Council Member Marshall, seconded by Council Member Baugus, 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 9:22 p.m.

Approved this _____ day of _____, 2016.

James R. Bowlin, Mayor

ATTEST:

Deputy City Clerk

**COUNCIL WORK SESSION MINUTES
COUNCIL CHAMBERS**

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

**MONDAY, JUNE 13, 2016
6:00 P.M.**

The meeting was called to order at 6:00 P.M.

A roll call was taken with the following results:

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

MAYOR'S COMMENTS AND ANNOUNCEMENTS – None

FOR INFORMATION

Administration/Public Works Committee

2017 Community Development Block Grant Funding (Wards – All)

Mayor Bowlin stated City Administrator Thomas provided a memorandum to the City Council and asked if anyone had any comments or questions relating to the information. City Administrator Thomas stated a public hearing would be held on the matter at the June 27, 2016 City Council meeting.

FOR ACTION

Administration/Public Works Committee

Route 109 Pedestrian Tunnel Consultant Contract (Wards – One and Eight)

Director of Public Works Brown reviewed the memorandum provided to the City Council regarding the funding and contract for the Route 109 Pedestrian Tunnel. Director of Public Works Brown stated the item was discussed and recommended by the Administration/Public Works Committee at their meeting on June 7th. Director of Public Works Brown stated Bill 2190, which authorizes the Mayor to execute an agreement for design of the Route 109 Pedestrian Tunnel, had been prepared for consideration at tonight's meeting.

Discussion was held regarding the following: there is a cap; the fee has to be under \$100,000.00; did they design the pedestrian tunnel under Pond Grover Loop; were there any other bids; can't go out and ask for bids on this; felt HR Green would be the most qualified.

Board of Public Safety

3-Way Stop Control at Dartmouth Crossing Drive / Dartmouth Crossing Court / Dartmouth Bend Drive (Ward – Five)

Director of Public Works Brown reviewed the recommendation from the Board of Public Safety. Director of Public Works Brown stated Bill 2191, which authorizes the installation of a 3-way stop at the intersection, had been prepared for consideration at tonight's meeting.

Ellisville Superfund Site – Review of Additional Correspondence Regarding the Proposed Deletion of the Callahan Subsite (Ward – Four)

Mayor Bowlin stated there was a draft letter presented to the City Council to review. Mayor Bowlin read from a letter from EPA and the report they mention in their letter. Mayor Bowlin stated the reason the city was drafting a response letter was to ask for clarification on this matter.

Discussion was held regarding the following: I think we should rephrase the letter to state that it is very likely we will receive development proposals for this site; there were issues of other contaminants that could be harmful besides lead; we don't know for a fact that there will be a development request.

A motion was made by Council Member Baugus, seconded by Council Member Dodwell, to move forward with the letter and the appropriate editorial changes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OTHER

The following discussion was held with regard to forming an ad hoc committee for the Ellisville Superfund Site: have been largely reactive; this site may be abandoned by the EPA and there are still questions that are worrisome to me; DNR is not funded to help with anything further and the city is not prepared to do that either; need a plan and need it fast; feel like we need to reconsider our approach to this; this is hard to do in large group settings; would like to form an ad hoc committee to review all of the activity to date for this site and review the data and determine concrete actions the Council could select from; what is the goal of this Committee; how much money do we allocate to this; any good reason why we should do this; it is to figure out what options are left available to us; anything we can act upon in a timely manner; we've hired an outside consultant, we have specific legal counsel; what are you going to get out of this group; it is fair to say it's hard to keep up with all of the documentation; just looking at this closely and seeing what options are available to us; we have until August 18th when the delisting becomes effective; if the Council decides it is something they want to do, my thought is that the committee would have specific directives and a timeframe; applaud the concern but at the end of the day, the only entity that can do anything about this is the EPA; seems we would serve our purpose more effectively if we allowed the City Administrator, City Attorney, and Mayor to put pressure on our representatives; the goal

would be to get the EPA to state that this site should not be developed; what sort of community or citizen input would we have on this; would they be a part of this; what if some discussion items lead to things that should be held in closed session; those meetings could have closed session as well; is 90 days a small enough window; I don't think there is anything we can do that would convince us that it should be developed; why go through all of this; what else is there that hasn't been addressed already; important that we allow 2 non-Council members to be on the committee; why can't staff and the Mayor look into these 5 items and get back to us; especially if we are under time constraints; I don't see a disadvantage to it; modify the committee to include 2 citizens; committee would not be limited to just these items; this will come forward as a Resolution, by the time it gets approved, there won't be much time before that August date; perhaps citizens could be non-voting members of the ad hoc committee; there are federal funds through the EPA for groups to analyze reports and stuff; don't think we have time to go down that path; think we could use some fresh eyes on this project; it would be nice to get information in a form that is manageable and easy to understand; instead of a committee, can we just have staff and legal counsel put together a document that is easy to read.

A motion was made by Council Member Stine, seconded by Council Member Manton, to establish an ad hoc committee relating to the Ellisville Superfund Site in accordance with the document provided by the Mayor and to include five members of the City Council and two non-voting citizen members.

A roll call vote was taken with the following results:

Ayes – Manton, McCutchen, Stine and Levitt

Nays – DeHart, Marshall, Baugus, Cullinane, Dodwell, Porter, Alexander and Goodson

Absent – McGowen, Cox, Bertolino and Garritano

Abstain – None

Motion Failed.

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].

A motion was made by Council Member Marshall, seconded by Council Member Manton, to go into Executive Session at 6:53 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, DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, McCutchen, Porter, Alexander, Stine, Levitt and Goodson

Nays – None

Absent – McGowen, Cox, Bertolino and Garritano

Abstain – None

Whereupon Mayor Bowlin declared the motion passed.

A motion was made by Council Member Levitt, seconded by Council Member Cullinane, to go out of Executive Session at 7:30 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 – DeHart, Marshall, Manton, Baugus, Cullinane, Dodwell, Cox, McCutchen, Porter, Alexander, Stine, Levitt and Goodson

Nays – None

Absent – McGowen, Bertolino and Garritano

Abstain – None

Whereupon Mayor Bowlin declared the motion passed.

Work Session was adjourned at 7:30 p.m.

DRAFT



MEMORANDUM

To: Mayor James R. Bowlin and the Wildwood City Council

From: Ryan S. Thomas, City Administrator

Date: June 24, 2016

Re: 2017 Community Development Block Grant Funding

Background

A Public Hearing has been scheduled for the June 27, 2016 City Council Meeting to consider the use of the City's allocation of \$25,500 in Community Development Block Grant (CDBG) funds for 2017. For 2016, the City started allocating this funding for senior programs and services, and this initial funding will become available in August 2016, and be utilized in cooperation with the Wildwood Family YMCA and St. Louis Community College to support current programs and expand to include new programs for seniors. Following is a listing of some potential initiatives identified:

1. FOSTERING PARTNERSHIPS WITH AREA AGENCIES
 - a. Partner with YMCA at Older Adult Fair in October
2. COMMUNITY INPUT FROM OLDER ADULT CITIZENS
 - a. Send a Citywide Survey for Valuable Community Input
3. COMMUNICATION AND INFORMATION
 - a. Use of City's Gazette, Website, and E Newsletter to Communicate Relevant Information to Older Adults
4. CREATE AN OLDER ADULTS COMMISSION
5. PROVIDE OPPORTUNITIES FOR OLDER ADULT RECREATIONAL AND EDUCATIONAL ACTIVITIES
6. INCORPORATE AMENITIES INTO THE TRAILS AND PARKS FOR OLDER ADULTS
7. ENCOURAGE LOCAL BUSINESSES TO OFFER SENIOR DISCOUNTS TO ATTRACT OLDER ADULTS AS CUSTOMERS
8. PROVIDE VOLUNTEER OPPORTUNITIES FOR OLDER ADULTS TO HELP THEM REMAIN INVOLVED IN THE COMMUNITY
9. CONTINUE TO PURSUE CDBG GRANTS TO SUPPORT PROGRAMS FOR OLDER ADULTS

Recommendation

The Administration/Public Works Committee recommends proposing to the public that the 2017 allocation of \$25,500 be used to continue the City's initiative to provide expanded senior programs and services in Wildwood.

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Next Steps

Following the June 27, 2016 Public Hearing, it will be necessary to pass Bill #2199, authorizing the filing of an application for the 2017 program funding, and authorizing the Mayor to execute the required Municipal Housing and Community Development Supplemental Cooperation Agreement, once funding is approved.

In prior years, this authorization occurred by Resolution, but following a review by City Attorney Young, it was determined that passage by Ordinance is required. However, the application deadline is July 1, 2016, so I would respectfully request two (2) readings of Bill #2199 at the June 27, 2016 City Council Meeting.

RST

**NOTICE OF PUBLIC HEARING
CITY OF WILDWOOD**

The City of Wildwood will hold a public hearing to discuss the allocation of \$25,500 in Community Development Block Grant funds which will become available after January 1, 2017. The public hearing will be held at 7:30 p.m. on Monday, June 27, 2016 at Wildwood City Hall, Council Chambers, 16860 Main Street, Wildwood, Missouri 63040.

To further its commitment to fair and equitable treatment of all citizens, the City of Wildwood has enacted and/or enforces the following:

A Fair Housing Ordinance prohibiting unlawful discrimination against any person because of race, sex, color, religion, disability, familial status or national origin;

A Policy of Nondiscrimination on the Basis of Disability in the admission or access to, or employment in, its federally assisted programs or activities;

A Policy of Equal Opportunity to Participate in Municipal Programs and Services regardless of race, color, religion, sex, age, disability, familial status, national origin, or political affiliation;

A requirement for bidding on CDBG activities that promotes employment opportunities created by HUD funding and that these opportunities be afforded low-income community residents and businesses.

If you would like information regarding the above policies or if you believe you have been unlawfully discriminated against, contact the following individual designated to coordinate compliance with equal employment opportunity requirements referenced above.

City Administrator Ryan S. Thomas
Compliance Coordinator
16860 Main Street
Wildwood, MO 63040
636-458-0440

If you are a person with a disability or have special needs in order to participate in this public hearing, please contact Laura Rehtin at 636-458-0440 no later than 48 hours in advance.

For More Information Call:
636-458-0440 VOICE
1-800-735-2466 RELAY MISSOURI VOICE
1-800-735-2966 RELAY MISSOURI TDD
Equal Opportunity Employer

PUBLIC HEARING HANDOUT

National Objectives

All activities funded by the CDBG program must meet one of the following National Objectives:

1. **Primarily benefit low- and moderate-income residents.**
2. **Eliminate slums and blight.**
3. **Alleviate urgent, serious, and critical community needs that are of recent origin.**

Eligible CDBG Activities

Funds may be expended on the following types of activities if these activities benefit low- or moderate-income residents, eliminate slums and blight, or address an urgent County need.

- A. Acquisition.** Acquisition in whole or in part by the recipient, or other public or private nonprofit entity.
- B. Public Facilities and Improvements.** Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, such as streets, sidewalks, parks, water and sewer facilities, sanitary sewers, neighborhood centers, parking lots and fire stations. (However, activities under this paragraph may be directed to the removal of material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to public facilities and improvements.)

In undertaking such activities, design features and improvements which promote energy efficiency may be included. Such activities may also include the execution of architectural design features and similar treatments intended to enhance the aesthetic quality of facilities and improvements receiving CDBG assistance, such as decorative pavements, railings, sculptures, pools of water and fountains, and other works of art. Facilities designed for use in providing shelter for persons having special needs are considered public facilities and not subject to the prohibition of new housing construction. Such facilities include shelters for the homeless; convalescent homes; hospitals, nursing homes; battered spouse shelters; halfway houses for run-away children, drug offenders or parolees; group homes for mentally retarded persons and temporary housing for disaster victims. In certain cases, nonprofit entities and subrecipients may acquire title to public facilities. When such facilities are owned by nonprofit entities or subrecipients, they shall be operated so as to be open for use by the general public during all normal hours of operation. Public facilities and improvements eligible for assistance under this paragraph are subject to the policies in CFR Sec. 570.200(b).

- C. Clearance Activities.** Clearance, demolition, and removal of buildings.
- D. Public Services.** Provision of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, homebuyer down payment assistance, or recreational needs. To be eligible for CDBG assistance, a public service must be either a new service or a quantifiable increase in the

level of an existing service above that which has been provided by or on behalf of the unit of general local government.

- E. Interim Assistance.** The following activities may be undertaken on an interim basis in areas exhibiting objectively determinable signs of physical deterioration where the recipient has determined that immediate action is necessary and permanent improvements will be carried out as soon as practicable:
1. The repairing of streets, sidewalks, parks, playgrounds, publicly owned utilities, and public buildings; and
 2. The execution of special garbage, trash, and debris removal, including neighborhood cleanup campaigns, but not the regular curbside collection of garbage or trash.
- F. Rehabilitation and Preservation Activities.** CDBG funds may be used to finance the rehabilitation of:
1. Privately owned buildings and improvements for residential purposes. Improvements to a single-family residential property which is also used as a place of business, which are required in order to operate the business, need not be considered to be rehabilitation of a commercial or industrial building if the improvements also provide general benefit to the residential occupants of the building;
 2. Low-income public housing and other publicly owned residential buildings and improvements;
 3. Publicly or privately owned commercial or industrial buildings, except that the rehabilitation of such buildings owned by a private for-profit business is limited to improvements to the exterior of the building and the correction of code violations;
 4. Nonprofit-owned nonresidential buildings and improvements.
- G. Subsistence Payments.** Payments may be made to service providers on behalf of low to-moderate-income residents for such items as rent, mortgage and utility assistance. These grant payments are designed to prevent low and moderate-income residents from becoming homeless. Payments are allowed for three-month periods.



June 20, 2016

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

The Planning and Zoning Commission has completed its review of the requested rezoning petition, which is accompanied along with the Planned Residential Development Overlay District (PRD) application, that were submitted to it for this senior care facility, with up to a proposed ninety-five (95) permitted beds, and prepared the following recommendation report in this regard. This recommendation report reflects the Planning and Zoning Commission's vote to recommend its support of the rezoning and associated special procedure permit, which is now being forwarded for consideration by the City Council. This recommendation and action were completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes, the City's Charter, and those regulations of the City relating to public notice and publications (Chapter 415.560 of the City of Wildwood Zoning Ordinance). This recommendation and action are as follows:

Petition Nos.: P.Z. 5 and 5(a)-16
Petitioner: Stonecrest at Wildwood, NorthPoint Development, 5015 Northwest Canal Street, Suite 200, Riverside, Missouri, 64150
Request: A request for the modification of the Town Center Plan's Regulating Plan for two (2) lots that are part of the Phase II portion of the Wildwood Town Center Project, thereby altering their current designation from "Downtown District" to "Neighborhood General District" to accommodate a change in zoning from the C-8 Planned Commercial District to the Amended C-8 Planned Commercial District for this site. Proposed Use: A three (3) story senior housing facility, which would allow a maximum of ninety-five (95) beds.
Tract Size: 1.65 acres
Location: South side of State Route 100, north of Plaza Drive, and west of Fountain Place (Locator Numbers 23V220242 and 23V220233/Street Addresses 251 and 261 Plaza Drive)
Hearing Date: May 2, 2016
Date and Vote on Information Report: June 6, 2016 – Granting the Regulating Plan change and approval of the amendment of the C-8 Planned Commercial District zoning by a vote of 8 to 2 (Voting Aye: Renner, Lee, Archeski, Gragnani, Bauer, Manton, Bowlin, and Bopp; Voting Nay – Bartoni and Kohn)

**Date and Vote on
Letter of**

Recommendation: June 20, 2016 - June 20, 2016 – Granting the Regulating Plan change and approval of the amendment of the C-8 Planned Commercial District zoning by a vote of 6 to 2 (Voting Aye: Archeski, Gragnani, Bauer, Manton, Bowlin, and Bopp; Voting Nay – Bartoni and Kohn)

Report: Attachment A

Conditions: Attachment B

Plan Sheets: Attachment C

Background

Information: Attachment D

Fire District: Metro West

School District: Rockwood

Police: St. Louis County Police Department – Wildwood Precinct

Ward: Eight

Recommendation: The Planning and Zoning Commission supports the Regulating Plan change requested by the petitioner and, therefore, favorably recommends the requested rezoning petition for the amendment of the current site-specific ordinance governing this tract of land.

Copies of the City of Wildwood Master Plan, Parks and Recreation Plan, Action Plan for Parks and Recreation 2007, Zoning Ordinance, and Charter are all on file with the City Clerk’s Office.

Respectfully submitted,

CITY OF WILDWOOD 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
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Senior Planner

ATTACHMENT A - REPORT

Area Synopsis (includes land use and zoning history) -

The first portion of the Planning and Zoning Commission’s Letter of Recommendation is intended to provide elected officials, nearby residents, and petitioners, along with any other interested parties, pertinent information relating to land use and development application(s) under the City’s consideration. This information is designed to provide these users the perspective of the City’s plans and codes and how these items determine the appropriateness or inappropriateness of this request for rezoning and a special procedure permit that is being considered at this subject location in the City’s Town Center Area. To facilitate the use of the report, the Commission has highlighted the key components of the property, the area, the infrastructure and utility levels associated with it, and the site and area’s history of zoning and land use decisions, in the following table format.

Characteristic(s)	Explanation
Size of the tract of land	1.6 acres
Location	South side of State Route 100, north of Plaza Drive, and west of Fountain Place (Locator Numbers 23V220242 and 23V220233/Street Addresses 251 and 261 Plaza Drive)
Number of parcels of ground constituting this tract of land	Two (2) lots
Amount of Frontage (approximate)	Plaza Drive – 315 feet State Route 100 – 370 feet
Plaza Drive	<p>Plaza Drive is a City-maintained Town Center Street that was constructed with the overall Wildwood Town Center Project. This street is 34.5 feet in width, including the parallel parking lane, with the associated right-of-way having the same overall size. Two (2) sidewalk, utility, and maintenance easements exist on either side of the right-of-way, which are as follows: north side of Plaza Drive, at the subject site, 8.5 feet; south side of Plaza Drive, across from the subject site, ten (10) feet. Total public use area is fifty-three (53) feet.</p> <p>Within this right-of-way area are two (2) lanes of driving surface (asphalt material, with concrete curb and gutter), sidewalks on both sides of the driving lanes (eight (8) feet in width), and street trees, in grates, streetlights, and traffic signage. All of these improvements are</p>

Characteristic(s)	Explanation
	constructed to the Town Center Plan’s Streetscape Standards and Street Specifications. This roadway has an east-west orientation, with limited traffic volumes at this time.
State Route 100	<p>State Route 100 a limited-access, arterial roadway maintained by the Missouri Department of Transportation (MoDOT). The width of this roadway is four (4) lanes, with additional turn bays at the intersections with Westglen Farms/Manchester Road and Taylor Road. The design of this roadway provides for limited access to it, with traffic volumes being high, and speeds substantial. The alignment of the roadway is east/west, bisecting the City in two (2) unequal halves, and it serves a diverse land use pattern of commercial activities located in the City’s Town Center Area and low-density residential uses further to the west. This roadway has an interstate design along petitioners’ frontage.</p> <p>This roadway provides for inter-county traffic movements and does have certain characteristics, which need to be understood as part of this development’s consideration, including turning movements of vehicles at Taylor Road and pedestrian crossings at Taylor Road and State Route 100. Along with these items, sound levels associated with the roadway are a consideration as well.</p>
Current use of properties	Vacant, with a small area of improved parking – asphalt surface
Watershed	Caulks Creek
Soil and Slope Characteristics	The physical characteristics of these sites are typical of this physiographic region, where they are located. Soils generally have a high clay and chert content and can be shallow in nature. The site itself exhibits a level topography, given the development activity that has occurred upon it over the last ten (10) years. Overall relief is less than ten (10) feet, with drainage runoff toward the southwest corner of the overall site. The site is lawn area and no trees exist on it, except a narrow band along its westernmost boundary.
Current zoning district designation	C-8 Planned Commercial District

History of zoning district designation

These properties have been the subject of four (4) major zoning events over the last fifty (50) years, which are summarized below:

- a. In 1965, St. Louis County zoned all of these properties NU Non-Urban District, a holding category for future development patterns that would emerge over time, although establishing a three (3) acre residential land use category that would become the predominant type in Wildwood.
- b. In 1995, the City of Wildwood modified the NU Non-Urban District to the NU Non-Urban Residence District, which finally identified this designation as a true residential type and its pattern would no longer be considered as a holding category for future development.
- c. In 2004, the City of Wildwood approved a C-8 Planned Commercial District zoning designation upon these properties and several others, all part of the Wildwood Town Center Project being proposed by Koman Properties. These two (2) lots are authorized for two (2) mixed-use buildings that would be one (1) story and two (2) stories in overall heights respectively, with a total area of 30,610 square feet (per the approved Site Development Plan).
- d. In 2015, Gardner Capital Development requested a change in the Town Center Plan's Regulating Plan, as well as to the site-specific zoning ordinance, for these same two (2) properties to allow a three-story, senior apartment facility, which would consist of forty-eight (48) total units. These units would be housed in a single building that would be facing Plaza Drive, with parking oriented toward State Route 100. The Department of Planning recommended the change to the Town Center Plan's Regulating Plan not be supported, while also not endorsing any changes to the existing C-8 Planned Commercial District for a number of reasons relating to the impacts of such an action on "Downtown" District designated properties and the proposed design and architecture of the site and associated building. Action was never taken by the Planning and Zoning Commission on this recommendation and, later, the petitioner withdrew the request. It is important to note that, when the Department met with the petitioner, it stated support for a residential project at this specific location could be obtained, if the following components were added to its application: (1.) increasing its density; (2.) adding more structured parking that would also be available to the public; (3.) incorporating additional public space; (4.) adding a commercial component on the street level; and (5.) improving the architecture to the level of existing buildings in the vicinity. The petitioner, again, chose to withdraw the requests versus redesign its components.

<p>Master Plan and Town Center Plan</p>	<p>This site was part of the Master Plan process in 1995-1996. As part of this planning process, the site was designated ‘Town Center Area,’ given its proximity to State Route 100 and the zoning actions by St. Louis County. This designation has not changed, since its initial adoption in February 1996.</p> <p>As part of the development of the Town Center Plan, which began in 1996 and concluded in 1998, the property was designated a range of potential use categories, including Neighborhood Center and General Districts. These designations reflected the size of the tract of land and its location relative to the existing roadway network and frontages thereon.</p> <p>With the update of the Town Center Plan in 2010, Phase II, along with Phase I, of the Wildwood Town Center Project were both designated the newly created Downtown District, which allows for all types of commercial activities, while also allowing building footprints up to forty thousand (40,000) square feet in size. In the past, the current owner of the property had sought the right for drive-through facilities on one (1) of the two (2) lots that form the current subject site, which are now allowed with this Regulating Plan change to Downtown District.</p>
<p>Surrounding land use</p>	<p><u>To the North:</u> Crossing State Route 100 is a series of properties that now form the Villages at Bright Leaf Project, which consists of 194 single family dwellings on individual lots. This property was zoned a mix of zoning district designations, indicative of at least two (2) proposals that were acted upon by St. Louis County or Wildwood. The current proposal changed the existing zoning district designations to the R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD). The request is consistent with the current Regulating Plan designations of the overall tract of land.</p> <p><u>To the East:</u> Abutting in this direction is a portion of the Wildwood Town Center Project, which also includes the City’s public plaza area, parking lots, a vacant site, and a medical/dental office. All of these areas are currently zoned C-8 Planned Commercial District. To the east of the medical/dental office is Fountain Place.</p> <p><u>To the South:</u> Crossing Plaza Drive in this direction is another portion of the Wildwood Town Center Project, which also includes several vacant lots, the parking garage, and the Wildwood Hotel. All of these areas are currently zoned C-8 Planned Commercial District. To the south of these land uses is Main Street.</p>

	<p>To the West: Adjoining in this direction is an area of three (3) acre residential lots, with dwellings located upon them. These lots are served by Crestview Drive and the entire area is zoned NU Non-Urban Residence District. Eatherton Road defines the westernmost end of this specific residential area.</p>
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Current Request -

The petitioner is seeking to develop this approximately 1.65 acre site with a single, three (3) story building that is intended to house up to ninety-five (95), licensed beds for assisted and memory care patients. The building forms an L-shape, with the intersection of its two (2) wings facing toward the southwest corner of the property, and Plaza Drive. Parking is provided on the north side of the building, in the area of those existing limited improvements. A total of fifty-five (55) parking spaces are planned to serve the requested ninety-five (95) units. Of those spaces, three (3) of them are designated for ADA purposes.

All of the units appear to be single occupancy types, and have a total size of approximately six hundred (600) square feet. On the submitted Preliminary Development Plan, the petitioner also notes the following regarding this proposed project:

1. The petitioner indicates a fifteen (15) foot setback is to be provided between the proposed building and the site’s western property line, which abuts a NU Non-Urban Residence District area, which does not meet the required regulation in this regard.
2. The petitioner plans to complete the columns and decorative fencing along the site’s State Route 100 frontage.
3. The petitioner has indicated a trash enclosure off the property’s Plaza Road frontage, with it integrated into the building’s southwest corner, so as to screen it from view. Access to this area will be via a gate, again facing to the southwest, with the planned materials for this screen gate to be consistent with that of the main building.
4. The petitioner notes on the plan that all landscaping and lighting will be in accordance with City regulations and has provided Landscape and Lighting Plans as well, as part of the overall submittal package associated with these requests.
5. The petitioner is providing all utilities to the site.
6. The petitioner is not providing any new public space dedications or roadway improvements, since all were completed with the original Wildwood Town Center Project, but the plan indicates the provision of public art in the main entry area of the parking lot area into the front of the building. Along with this public art, the petitioner is also providing an outdoor gathering area, which is next to Plaza Drive, and offers residents a location to be outdoors and enjoy the street life of Town Center.
7. The building placement relative to the two (2) primary frontages meets the requirements of the Neighborhood Design Standards for the “Neighborhood General” District of the Town Center Plan - zero (0) feet for Plaza Drive and eight (8) feet for State Route 100.

8. The subject site is part of an approved stormwater management plan authorized over ten (10) years ago, but must, and does, provide new improvements to address the Phase II stormwater regulations of the Metropolitan St. Louis Sewer District (MSD). The major feature is a bioretention area by the main entry into the project. Another area of bioretention is provided inside the turning island that offers access to the front of the building.
9. The petitioner provided an architectural rendering of the building, at the public hearing, which is attached to this report (a revised rendering has now been provided indicating the changes to the building along its eastern end).

Analysis -

The Planning and Zoning Commission has considered the request for the Regulating Plan change and the related amendment of the existing planned district zoning designation to allow for the development of this 1.65 acre site for a senior services residential facility by reviewing and analyzing its relevant components. These components that were considered included the following items:

1. The appropriateness of the inclusion of residential uses in the Downtown District Area of Town Center, which requires a change to the Regulating Plan, if determined appropriate.
2. The impact of the allowance of residential uses at this location, without the inclusion of commercial uses as a component of its design.
3. The desirability of the proposed design of the site and its related improvements.
4. The compliance of the design with the general standards and guidelines of the Town Center Plan, including the conditions of the site-specific ordinance that is in place at this time.

In considering these four (4) items, each of them must be favorably addressed, before a positive recommendation can be made in this regard. If all are determined to be consistent with the plan for Town Center, development of this site can be supported.

(1.) The appropriateness of the inclusion of residential uses in this specific location of Town Center, which would require a change to the Regulating Plan, if determined appropriate - The Commission would note the Downtown District does not authorize residential activities within its boundaries due to the desire of the City to build on the development pattern that had emerged in this area with the completion of the two (2) major land use projects, Dierbergs Town Center and Koman's Wildwood Town Center. With these projects, the pattern of all commercial uses was established on these lots and, over the years, retained, despite the latter being authorized for live work and other residential units during the initial rezoning process that began in 2004. However, with the update of the Town Center Plan, the City wanted to protect this pattern and foster its growth over the next ten (10) years of the plan's application.

With the recent action of the Planning and Zoning Commission to not allow residential uses to be considered as permitted types in both the "Downtown and Workplace" Districts, this request for senior housing requires a Regulating Plan change to the "Neighborhood General" District, which allows for the type of activity that is being requested at this location in Town Center. The requested

designation of “Neighborhood General” District allows for a mix of different uses, such as housing, services, and commercial activities. This designation accommodates a full range of uses within the same block, lot, and, in fact, building. In fact, New Urbanism promotes a full range of land uses in the standard neighborhood, which is a one-half mile diameter circle. Within that circle, all uses are encouraged to provide a resident the walkability sought in neo-traditional developments. Therefore, residential and commercial activities were intended to occur on the same block, lot, and, in some instances, the building, i.e. live-work types, as anticipated in the “Neighborhood General” District designation.

Accordingly, early ordinances of the City for projects in the Town Center Area almost always contained some type of residential components, whether live-work types or some others. These residential uses again would form part of the traditional neighborhood and offer a resident of that area all the services such would need for a typical day. Conversely, typical segregation of uses was discouraged, which many post-war zoning ordinances stipulated. Examples of this type of land use plan are the subject site and the surrounding lots that form Koman's Wildwood Town Center Project.

In this case, the western phase, or phase two, of this overall fifteen (15) acre project was intended to include up to one hundred (100) residential units. In fact, the governing ordinance for this part of the project still stipulates that certain allowable buildings within this phase have dedicated residential activities. These buildings included those structures planned on Lots L and M; both in Phase Two again. The subject site is not one (1) of these two (2) mandated locations, but is across Plaza Drive from Lot L. Acknowledging such situation, the Commission believes adding residential uses here would not be inconsistent with the original intent of the Town Center Plan's structure of the typical neighborhood to have residential activities in the vicinity of commercial uses, along with the live-work types as well.

This support, however, would set into place other Regulating Plan changes on the nearby properties to maintain matching land use patterns on both sides of the common streets. The requirement for land use patterns to change behind the street dictates this requirement of accompanying changes to other land use designations in the vicinity of the site to occur as well. These changes would include the property to the south of the subject site, on Plaza Drive. With these changes, other potential impacts would be anticipated on the lot located on the opposite side of the public plaza from the subject tract of land. Therefore, the area between Fountain Place, State Route 100, and Plaza Drive would become a residential area, in principle, if commercial uses are not introduced as part of them. This change in this area would have impacts and those considerations need to be fully understood as well.

These considerations include the reduction in available commercial land area in Wildwood, the integration of these uses, so as all function well with each other, and the adherence to the Master Plan's intent to provide a range of housing types in the community. These factors, and others not specifically identified herein, point out whether the impacts are too great to proceed. In considering them, the Commission does believe the reduction in available commercial space would be problematic and cannot be allowed by the City, without accommodations made elsewhere.

These accommodations would include the inclusion of commercial uses, as part of any residential development, including these current requests. With commercial activities as part of a residential project, the intended neighborhood mix is maintained and business locations are provided where planned.

In terms of the integration of land uses of differing types, the Commission has the opinion that only certain residential uses are most suited for this mixing. The residential uses most suitable for the mixing of activities found in other locations, where New Urbanism has been successful, are generally multiple-family types and not necessarily always owner-occupied. These residential uses can best accommodate the activity levels and characteristics of commercial uses in very close proximity. Therefore, this congregate setting would appear to be appropriate for this location, given the integration of commercial uses within it and the ownership model associated with it.

Since the adoption of the first Master Plan, the document has always contained the policy of providing a range of housing types for existing and future residents of the City. Certainly, over the last twenty (20) years, the City has provided many single family detached dwellings on individual lots, but a limited number of other types. These other types include senior housing. In fact, only one (1) recent development has focused on a group above fifty-five (55) years of age, which is the Meadows of Wildwood. This development was intended to offer a range of housing options to seniors, but, due to unforeseen circumstances, only self-care villas have been constructed, with assistance with daily activities the sole responsibility of each owner of an individual unit. Therefore, for the City of Wildwood, this project would represent the first to address a care setting of a bed-based nature and density.

(2.) The impact of the allowance of residential uses at this location without the inclusion of commercial uses as a component of its design - The conversion of commercially designated property in Town Center to any other use category will have an impact. That impact can be significant, if appropriate accommodations are not made in the design of the primary use that is seeking a change to the Regulating Plan, such as residential activities. To minimize this impact and recognize the limited interest in multiple-story commercial buildings in Wildwood at this time, the Commission believes it is imperative that any residential project that may be considered in an area formerly designated “Downtown” or “Workplace” Districts be first re-designated to “Neighborhood General “ District and always include a ground floor commercial component. The extent of this component of commercial activity must be at a scale sufficient to provide a measurable community benefit and add to the street life of the area. The Commission would not recommend the favorable support for a change in the Regulating Plan to “Neighborhood General” District, without first ensuring the accommodation for commercial uses on the ground floor of the building or buildings.

In this case, the original plans for these two (2) properties did not contain any commercial components in association with them. The plans, the original concept submittal by Gardner Capital Development, and now the other by Stonecrest, indicated all stories of the respective buildings as residential in nature. This approach raised questions at both of the public hearings and led to concerns by the Commission regarding impacts, both now and well into the future. As described in

the zoning history section of this report, the Department noted to Gardner Capital Development’s application that an approach to having the project more compatible and consistent with the Town Center Plan’s standards and guidelines would be the addition of commercial uses on the ground floor of the building. This matter was also discussed with the representatives of Stonecrest at the Department’s first meeting with them as well.

After the public hearing on the Stonecrest request, the petitioner has now changed the design of the ground floor of the building to include a commercial component at the most prominent corner of it, the area of the structure that faces the public plaza and Plaza Drive. This change now adds a commercial component in a very visible location on this street and engages the public space immediately to the east of the subject site. With this modification to the building and its relative use, the Commission believes the change to the Regulating Plan designation of this property to “Neighborhood General” District is appropriate and achieves the best outcome for the Town Center, which is commercial activity on the ground floor part of the building, with all other stories providing a residential type of use not available elsewhere in the City. Therefore, this design and function change offsets the major impact of the Regulating Plan modification associated with this request, while setting the pattern for the development of the remaining lots located on Plaza Drive.

(3.) The desirability of the proposed design of the site and its related improvements - The Commission has reviewed the submitted Preliminary Development Plan and determined that it meets the minimum standards and guidelines of the Town Center Plan, while also providing updated features and improvements that are not currently required in the governing ordinance for the overall Koman Properties’ Wildwood Town Center site. This compliance, plus addressing the new requirements of the Metropolitan St. Louis Sewer District (MSD) and integrating new public space and other improvements, adds a new character to this property that would otherwise not be provided under the old, approved Site Development Section Plan for this tract of land (a Site Development Section Plan for the subject tract of land was approved by the City in the mid-2000’s).

This compliance to the standards and guidelines is described below in the provided comparison:

Standard - Guideline	Requirement of Town Center Plan	Submitted Plan	Commentary
Build-To Line	0 ‘ to 15’	<ul style="list-style-type: none"> • 0’ to Plaza Drive • 0’ feet to State Route 100 	Compliance is met
Setback Areas	<ul style="list-style-type: none"> • 5’ to 15’ for side yard areas • 30’ feet for rear yard areas 	<ul style="list-style-type: none"> • 15’ feet for side yard - west end of the building • 26’ feet for rear yard - east end of the building 	<p>Compliance in most regards, with rear yard area slightly less than required, but abuts a drive aisle, which provides access to the adjoining public plaza.</p> <p>It is important to note the underlying C-8</p>

Standard - Guideline	Requirement of Town Center Plan	Submitted Plan	Commentary
			Planned Commercial District regulations require a minimum forty (40) foot structure/building setback between any property so designated and a site zoned NU Non-Urban Residence District, which exists at this location on the subject site's westernmost boundary. Petitioner's plan indicates a minimum of fifteen (15) feet of distance, which will have to be considered by the City's Board of Adjustment, since the underlying regulation cannot be adjusted via the planned district zoning process.
Building Height	5 stories	3 stories	Compliant
Parking Ratio	1.5 spaces per unit/bed and 2.5 spaces for non-residential	<ul style="list-style-type: none"> • 1 space for every 5 units • 1 space for every 2 employees • 2 visitor spaces 	<p>The type of use assisted/memory care typically does not generate the same type of parking demand as a multiple-family project, which is why the proposed ratio is lower than required by the Town Center Plan. However, the Commission would note that such ratio is consistent with the City's Off-Street Parking and Loading Regulations of the Zoning Ordinance for a skilled care facility of this nature - one (1) space for every five (5) beds.</p> <p>Additionally, this tract of land, like others in the project's boundaries, has rights of use of the on-street parking stalls, the parking garage, and cross-parking agreements with the parking lot to the east. When calculated in total, the Commission does believe the parking requirements for a facility of this size are met.</p>
Parking Location	Behind buildings or along with least visible side of the structure from the principal street	The parking is behind, and to the side, of the building from the perspective of Plaza Drive, which is the primary street, but visible only from State Route 100, the secondary street.	<p>Compliant</p> <p>It is important to note the City made this decision on these streets, when it approved the drive-through facilities for Starbuck's and PNC Bank, in Phase One of the Koman Properties' Wildwood Town Center Project thereby noting the working components of these types of uses would be visible from State Route 100, rather than Plaza Drive.</p>
Access	Off-street parking	Access to the off-street	Compliant

Standard - Guideline	Requirement of Town Center Plan	Submitted Plan	Commentary
	accessed from either secondary streets or service lane	parking area in association with this use is via an existing drive aisle located on Plaza Drive, and to the west of the public plaza, and the existing drive aisles serving the abutting parking lot area to the east.	
Lot Width	20' minimum, with no maximum, but must fit with required block dimension	320'	Compliant
Lot Depth	80' minimum, with no maximum, but must fit with the required block dimension	210'	Compliant
Block Dimension	2000' (maximum)	1000'	Compliant The block dimension was already in place and the lots forming this tract of land established in accordance with the Town Center Plan.
Elevation	<ul style="list-style-type: none"> • 1.5' feet from street elevation • 0' for commercial uses from street elevation, with ADA compliance 	1.15' feet for main entry area to residential use 0' feet to commercial area from sidewalk grade	Compliant for commercial spaces, while residential component is slightly lower, but for this type of use, the Commission believes acceptable to accommodate the age, type, and condition of the planned population to be housed inside the facility.
Interior Floor Height	<ul style="list-style-type: none"> • 12' for commercial spaces • 9' for residential spaces 	Not Provided	Unknown at this time.
Pedestrian	Sidewalks to all	Sidewalks to be added to	Compliant

Standard - Guideline	Requirement of Town Center Plan	Submitted Plan	Commentary
Friendly Design	building entries, along with connections to existing network in the vicinity	accommodate access from all exterior entries/exits from the building, which connect to the surrounding network of existing facilities, including the State Route 100 trail system.	The design provides for a minimum width of 5' for all new sidewalk improvements, while building the intended pedestrian facilities on the east side of the proposed building.
Public Space	Compliance to Public Space Requirements of Zoning Ordinance	The existing site-specific ordinance has a condition that does not require future building development to participate in providing more public space, given the amount originally set aside with the approval of the overall fifteen (15) acre project. However, petitioner is indicating public art at the main entry area into the building, while providing "Best Management Practices" for water quality purposes, which is a creditable improvement for public space in the City of Wildwood.	Compliant
Environmental Preservation	Minimize adverse effects on the natural environment	Utilizing existing lots, which were previously graded to accommodate future building pads.	Compliant
Walls and Fences	Walls and fences to continue building line, where void exists	No voids along Plaza Drive	<p>Compliant</p> <p>Walls and fences not necessary, given current placement of the building does not create a void/space along its Plaza Drive frontage.</p> <p>A retaining wall is indicated along the majority of the site's western boundary to accommodate the building's placement, while offering an area for improved plantings. The wall's design, materials, and colors will have to complement the building's architecture and</p>

Standard - Guideline	Requirement of Town Center Plan	Submitted Plan	Commentary
			colors as well.
Stormwater Management	Current Metropolitan St. Louis Sewer District and City standards - Phase II	Phase II water quality component to be addressed	Compliant

As indicated in the comparison table provided above, the submitted design of the building relative to the 1.65 acre site meets the major standards and guidelines of the Town Center Plan and provides a high level of aesthetics to the abutting street and overall area, as defined by the larger project’s boundaries.

(4.) The compliance of the design with the general standards and guidelines of the Town Center Plan, including the conditions of the site-specific ordinance that is in place at this time -

This subject tract of land, which is the location of these requests, is already governed by a site-specific ordinance that was last amended by the City in 2009. This ordinance addresses not only the subject tract of land, but also the remaining thirteen plus (13+) acres of the development that includes the Wildwood Hotel, the Walgreen’s building, the Starbuck’s location, and many other retail and service users in a total of six (6) existing buildings. This ordinance has also been amended over the last ten (10) years to accommodate changes in design and other considerations, many times in attempting to address the marketability of the overall project and individual items associated with it.

The owners of the project, not the City, primarily initiated these amendments. Often these amendment requests were in response to potential users of the vacant lots and how they might need to be accommodated upon them in terms of their building sizes and designs, along with parking and infrastructure improvements. Over the timeframe, this project has been authorized for development activity, the standard for design and architecture has remained very high due to the protections and requirements provided in the site-specific ordinance, which attests to the need to appropriately amend it for the purposes of this current proposal.

The Commission would note that many of the design and infrastructure conditions contained in the current ordinance were addressed/constructed many years ago and are no longer applicable to the development of the remaining lots. However, this ordinance anticipated up to one hundred (100) residential units and many of its conditions address how they should be developed and the architecture associated with them as well. Therefore the Commission has reviewed this existing ordinance and updated it to reflect the proposed design and other parameters associated with the subject requests. Through this review, the following items have been addressed in this existing ordinance to accommodate the ninety-five (95) units at this senior care facility being proposed in Town Center:

1. The references throughout the current site-specific ordinance to “Neighborhood Center” District are changed to “Downtown” District, except for the two (2) subject lots, which are recommended to be the “Neighborhood General” District.
2. The references to open space, a former land use designation of the Town Center Plan, are now defined as public space, consistent with the City’s Zoning Ordinance.
3. The building requirements are changed to reflect the modifications in the subject tract of land’s recommended use for a senior housing facility.
4. The accommodations for future, additional residential activities on properties located on the opposite side (south side) of Plaza Drive from the subject tract of land are referenced.

The Commission would also state that many of these changes to the governing ordinance would not be necessary, if for, during the update of the Town Center Plan during the period of 2008 to 2012, the land use designations for these two (2) lots, and others in its vicinity, had not been changed from “Neighborhood Center” District to “Downtown” District. This change precluded residential uses in an area previously approved for them, which again necessitates the need to amend the Regulating Plan to better allow the current conditions of the site-specific ordinance to once again be applied with the development of this subject site. The change to the Regulating Plan, as part of the update of the Town Center Plan, was intended to address past requests by the owners and others to have more commercial options on these properties and move away from any live-work type of units or other similar residential activities. However, now with the current proposal being considered by the City Council, and the addition of commercial uses on the proposed building’s ground floor by the petitioner, much is as it was, when the City last acted upon the ordinance in 2009.

Summary of Report’s Findings and Recommendation -

The Planning and Zoning Commission has determined the requests, first to change the Regulating Plan’s designation of this property, is appropriate, given modifications to the planned mix of uses on this subject site, while the amended rezoning is also suitable and consistent at this location. In the report, evidence is provided indicating the requests support the original intent of this area, as defined in the Town Center, prior to its update, while also meeting the key criteria of a current “Neighborhood General” District use. The Commission has also determined the placement and design of the building on this subject tract of land meets many of the Town Center Plan’s standards and guidelines, while appropriate measures have been created within the conditions of this recommendation to improve their application. Based upon this information, the Planning and Zoning Commission is recommending the requests be supported by the City Council and an affirmative action be taken in this regard. This support is premised on the petitioner accepting and adhering to all the development conditions contained in Attachment B of this Information Report.

ATTACHMENT B – CONDITIONS

1. PERMITTED USES

- a. If the developer anticipates the phasing of the permitted uses authorized for this development, and their related improvements, the following requirements and limits shall apply to the number of residential units and commercial square footage (as defined in Conditions 1(b.) and 1(c.) of this ordinance), which can be authorized within a specific phase:

PHASES	USES
One (Amended C-8 District area)	A minimum of five (5) commercial buildings not to exceed 88,300 square feet of gross floor area. Any building housing residential units shall also be required to utilize its first floor for commercial users.
Two (Amended C-8 and C-8 District area)	A maximum of seven (7) Downtown District buildings and one (1) Neighborhood General District building (Lots 1 and 2) nine (9) Neighborhood General Center , with all not to be less than 167,000 square feet of gross floor area including the required live/work units, but not any other residential units added to these existing buildings to accommodate an authorized third or fourth floor option. Any building housing residential units shall also be required to utilize a portion of its first floor for commercial users, as approved by the Planning and Zoning Commission on the Site Development Plan.

No Phase II building permits, nor Phase I occupancy permits, shall be issued, until Main Street construction has substantially commenced, the reimbursement of the City for all of its costs associated with the purchase price of this right-of-way area is complete, and the plat for the roadway has been submitted and approved by the City of Wildwood or an acceptable agreement between the developer and the City has been signed regarding these same items.

- b. The uses allowed in this Amended C-8 Planned Commercial District (Phase I) shall be limited to all permitted ‘**Downtown**’ ~~Commercial and Neighborhood Center~~ District uses, as defined in the Town Center Plan (as amended March **1, 2010** ~~2, 1998~~ and may be modified here and after by applicable ordinance). The C-8 Planned Commercial District (Phase II) portion of this site shall be limited to all permitted ‘**Downtown and Neighborhood General**’ ~~Neighborhood Center and Open Space~~ District uses and may also include a hotel, restaurants (fast-food, but no drive-through facilities), and medical and dental offices, with associated parking, but excluding sewage treatment plants, research laboratories and facilities, and office/warehouse units. **The ‘Neighborhood General’ District designation in the Phase II area is limited to two (2) existing lots (Lots 1 and 2, as indicated on the approved Site Development Plan dated March 15, 2010 in the Department of Planning’s files) and the proposed location of the allowable senior care facility, which shall be limited to no more than ninety-five (95) beds, as may be set forth within the Certificate of Need (CON) approved/issued by the Missouri Health Facilities Review Board, and shall be provided to**

the City of Wildwood's City Attorney for verification and acceptance to form and compliance.

- i. A minimum of ten (10) percent of the residential units in this development shall be live/work types and **shall be located within** the **'Downtown District Center'** area of the Phase II portion of this project. Additional independent dwelling units shall ~~also be authorized~~ **be required** in conjunction with **Buildings G and J/K (Lots 3A and 6) F through N**, but the combined, and total, number of residential units, whether live/work or independent types, **shall be as determined at the time of each Regulating Plan change (Downtown District to Neighborhood General District) and the accompanying amendment of the planned district ordinance for that specific lot or lots being considered for the buildings identified above** ~~not exceed one hundred (100) on the site.~~ These additional dwelling units shall be located within a **'Neighborhood General Center'** District designated portion of Phase II, as defined by this ordinance. Residential units shall occupy at least one (1) floor of **each of the buildings identified above**, unless otherwise authorized on the Site Development Plan.
 - ii. A multiple-level parking structure shall also be constructed in the **'Downtown' District 'Neighborhood Center'** District area of the subject site (western half of property) and provide a minimum of two hundred ninety-four (294) spaces, which shall also be available for public parking purposes, as defined in a separate agreement in terms of the overall number of these stalls and other related items. No more than fifty (50) percent of the building square footage can be constructed in Phase II (as defined in Condition 1(a.)) without the parking garage commencing construction, with its completion no greater than two hundred seventy (270) days from its start. Completion shall be construed as the issuance of a final occupancy permit.
 - iii. Buildings J/K shall contain separate underground parking containing not less than sixty (60) total spaces.
- c. An area of this site, within the Phase II portion of this development, and of a size not less than as shown on the Preliminary Development Plan, and north of the east-west arterial street within the C-8 Planned Commercial District (Phase II), shall be utilized for **'Public Open Space'** District permitted uses only. This area of **'Public Open Space'** District shall incorporate hard and soft improvements in an area of sufficient size to accommodate public events. This area shall be platted and transferred by fee simple title (general warranty deed) to the City of Wildwood, unless otherwise directed by the City Council. The design, improvements, and parking access for this facility shall be acted upon by the Planning and Zoning Commission and Architectural Review Board, as part of the Site Development Plan submittal and review process. The parking lot area located immediately to the north of this public plaza shall be dedicated for public use and access purposes, including by easement to the City of Wildwood in a form acceptable to the City Attorney, thereby granting the City of Wildwood authority to control access and use of such area; provided the fee owner of this area shall maintain any improvements thereon, while retaining the right to use the area for

additional site parking to the extent not inconsistent with the public use as may be authorized by the City.

- ii. The senior care facility shall provide public art pieces, as part of the development of Lots 1 and 2, for the allowable residential uses, which shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Amended Site Development Section Plan required for this area.
- iii. The development of this senior care facility shall also provide a public/private exterior patio/courtyard area along its Plaza Drive frontage. This patio/courtyard area shall be not less than one thousand (1,000) square feet in size and allow for seating of residents within its defined boundaries. Design details shall be reviewed and acted upon by the Planning and Zoning Commission, as part of its review and consideration of the Amended Site Development Section Plan.
- iv. The developer shall construct along the property’s State Route 100 frontage the remainder of the system of fencing and columns that currently defines this area to the east of the subject site. The columns and fencing shall match those structures already in place along this roadway frontage. Design and construction details shall be reviewed and acted upon by the Planning and Zoning Commission, as part of its review and consideration of the Amended Site Development Section Plan.

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

- a. All phases of this development shall be authorized a total of 393,300 square feet of residential and non-residential users in maximum allowable building sizes as follows:

BUILDING IDENTIFIER	SIZE - Commercial (Total square footage)	SIZE – Residential (Total square footage)
Financial Institution with Drive-through facility (Building A)	17,800	
Retail (Building B)	9,900	
Retail (Building C)	5,400	
Mixed-Use/Office/Retail (Building D)	40,000	
Retail with Drive-through facility (Building E)	15,200	
Mixed-Use (Building F)	20,000	
Mixed-Use (Building G)	30,000	
Mixed Use (Building H)	30,000	
Mixed-Use (Building I)	40,000	
Senior Care Facility (no more than 95 beds)	No less than 2,700	No more than 75,000
Mixed-Use (Building J/K)	20,000	60,000
Mixed-Use and/or Hotel (Building L)	85,000	
Mixed-Use (Building M)	20,000	
Child Care Center/Private School (Building N)	10,000	

Total square footage of permitted buildings utilized for commercial uses only shall not to exceed 313,300 square feet in overall gross floor area. If a third and fourth story option is exercised upon Buildings F through N, they shall be residential in use and be approved as part of a Site Development Plan submittal to the Planning and Zoning Commission in terms of size and number of units, provided that required additional parking is provided for such addition stories. Residential square footage in Phase II of this development shall not be more than **seventy-five thousand (75,000)** ~~eighty thousand (80,000)~~ square feet in gross floor area and as approved by the Planning and Zoning Commission on the Site Development Plan **(amended and/or section)**.

- b. A minimum of two (2) buildings, with the option of a third, must be located abutting the Taylor Road right-of-way, with no more than twenty (20) percent of the frontage not occupied by an arcade, porch, or building façade within the Amended C-8 Planned Commercial District portion of this development (Phase I). The orientation of these buildings shall be as shown on the Preliminary Development Plan submitted by the petitioner as part of the rezoning request. These buildings shall be constructed with glazing to provide a minimum of seventy (70) percent transparency along Taylor Road or as approved by the Architectural Review Board.
- c. All buildings and structures located along Main Street and the internal east/west drive shall be placed at the edge of right-of-way. In any instance where a building façade is absent, a garden or screen wall shall be installed. This wall(s) must complement the appearance of the buildings located within the same block in terms of its design, architecture, color, material, and character. All garden or screen walls located within the Amended C-8 Planned Commercial District (Phase I) and C-8 Planned Commercial District (Phase II) portions of this site shall be reviewed and approved by the Architectural Review Board as part of the Site Development Plan submittal process.
- d. Only two (2) docking areas are authorized within the boundaries of this Amended C-8 Planned Commercial District (Phase I) and C-8 Planned Commercial District (Phase II), which shall serve Buildings E and L. Appropriate screen walls or other comparable measures shall be employed as part of these areas to minimize visual intrusions onto adjoining properties and any roadway right-of-way, including the installation of gates at its opening. All screen walls located within the Amended C-8 Planned Commercial (Phase I) portion of this site shall be reviewed and approved by the Architectural Review Board as part of the Site Development Plan submittal process.
- e. Only three (3) drive-through facilities shall be authorized in the Amended C-8 Planned Commercial District (Phase I) portion of this development. These facilities shall be in conjunction with the retail stores (Buildings B and E) and the financial institution (Building A). These facilities shall be oriented toward minor streets or the interior locations of adjoining parking lots. Architectural requirements shall be as established in the Town Center Plan and be reviewed and acted upon by the City's Architectural Review Board.

- f. The integration of a clock tower at the northwest corner of the intersection of Main Street and Taylor Road as a focal point of this development shall be required as part of the construction of Building E and allow for public access and use as part of the public open space/street atmosphere. This architectural feature shall substantially comply with the rendering provided to the Planning and Zoning Commission at its December 18, 2000 Executive Session. The Architectural Review Board shall base approval of the required design upon the character of the proposed built environment within the boundaries of the Amended C-8 Planned Commercial District (Phase I) approved on this site.
- g. No structure or building in Phase I shall exceed two (2) stories in overall height, as measured from final finish grade at the adjoining street, excluding the clock tower, unless residential uses are requested as part of a third and/or fourth floor design, then a maximum of two (2) additional floors may be added. The clock tower shall not exceed a height of sixty (60) feet. This height requirement shall not apply to rooftop architectural treatments, but will be subject to Architectural Review Board approval in terms of this requirement.
- h. All buildings located in Phase II shall be a minimum of two (2) stories in overall height (plus architectural rooftop treatments), as measured from final finish grade at the adjoining street, unless residential uses are requested as part of a third and/or fourth floor design, then a maximum of two (2) additional floors may be added, except as noted below:
 - i. Building F may be reduced to a single story height, if Building A is authorized and constructed at the same reduced height. If Building F is reduced below a two (2) story height, its ultimate design must be considered and acted upon by the Planning and Zoning Commission on the Site Development Plan, along with the Architectural Review Board. The developer/owner of Building F shall be required to meet the following requirements in its design:
 - 1. A continuous pitched or barreled flat roof that meets the Architectural Guidelines of the Town Center Development Manual shall only be authorized on this building, unless otherwise approved by the Architectural Review Board. Minimally, architectural style shingles, standing seam metal, or tiles a white material color shall be required for use on this roof.
 - 2. Brick shall constitute one hundred (100) percent of the material to be used on all four (4) elevations of the building (grade to parapet) and of a complementary color to other buildings within a three hundred (300) foot radius of this property, except grade to the watertable (stone may be considered), glazed areas, guttering, and downspouts.
 - 3. Gables, dormers, and towers shall not be authorized as components of this building, unless otherwise approved by the Architectural Review Board.
 - 4. Roof penetrations shall not be authorized, unless otherwise authorized by the Architectural Review Board.

5. Openings (windows) shall have equally proportioned lights and awnings shall be used over windows abutting Fountain Place and Plaza Drive, unless otherwise acted upon the City's Architectural Review Board.
 6. A porch shall be provided as a component of this building, and it must be a minimum of eight (8) feet in depth and have a metal type of canopy covering it of which its design, extent, and type shall be as reviewed and acted upon by the City's Architectural Review Board (southeast corner facing Plaza Drive and Fountain Place intersection).
- ii. Building I and N may be reduced to a single story height, but incorporate additional roof design elements to complement the surrounding built environment in terms of massing, scale, and character. This height requirement shall be measured from final finish grade at the adjoining street, if applicable.
 - iii. Building L shall be allowed a total of five (5) stories along its Main Street frontage, as measured from the final finish grade of this adjoining street. All other elevation heights shall be no greater than four (4) stories in height. This height requirement shall be measured from final finish grade at the adjoining street, if applicable.
 - iv. Building M shall be a minimum of three (3) stories in height along its Main Street frontage. This height requirement shall be measured from final finish grade at the adjoining street, if applicable.
- i. The area of this Amended C-8 Planned Commercial and C-8 Planned Commercial District (Phases I and II) shall be a minimum of fifteen (15) acres in overall size.
 - j. All residential units within the boundaries of this Amended C-8 Planned Commercial District and C-8 Planned Commercial District (Phases I and II) portions of this site must incorporate a deck, porch, or balcony on their front elevations, except for the proposed live/work units and **senior care facility**, which can be at sidewalk grade.
 - k. The proposed architectural design, character, and style of all buildings 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. Particular attention must be paid to the facades of all building and structures located along the Taylor Road and Main Street frontages and all buildings that front or have visibility from a roadway relative to its building materials, openings, elements, and color to ensure their appearance is consistent with the other elevations. All buildings utilized for 'Commercial or Neighborhood Center' District uses, except those structures abutting Taylor Road (see Condition 2(b.)), must have a minimum of fifty (50) percent glazing at street level or an amount approved by the Architectural Review Board on the required renderings and models. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of these Amended C-8 Planned

Commercial District and C-8 Planned Commercial District (Phases I and II) in terms of material, color, and style.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the date of approval of the Preliminary Development Plan by the City Council and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning and Zoning Commission for a period not to exceed two (2) years. The Site Development Plan shall include, but not be limited to, the following:

- a. Outboundary and legal description of the property.
- b. A location map of generalized nature, north arrow, and plan scale.
- c. Location and size of all proposed structures, including canopies, arcades, business signage, and any garden and screen or retaining walls.
- d. Location and size of all parking areas and corresponding parking calculations.
- e. Existing and proposed contours at two (2) foot intervals.
- f. Roadways and driveways on and adjacent to the property in question including required right-of-way dedication, pavement widening, cross access easement areas, and public green spaces within these areas.
- g. The design, location, and size of all proposed lighting, fences, and dock and trash areas.
- h. A landscape plan including, but not limited to, the location, size, and general type of all plant and other materials to be used. (See Landscape Requirements Section of this Ordinance).
- i. The approximate location of all stormwater and sanitary sewer facilities.
- j. Parking and structure setbacks from adjacent property lines.
- k. Location of all existing and proposed easements.
- l. A description of the area's (all surrounding properties within one hundred (100) feet of the subject site) infrastructure and site improvements of a general nature. Principally, building locations on individual properties, curb cuts, and driveway locations along the right-of-way, as well as other natural and man-made features, must be shown. This representation shall be supplemented by a recent aerial photograph of the area, which shall include all properties within one thousand (1,000) feet of the subject site and at a scale of 1:100.
- m. Cross-sections through all portions of the site, particularly a minimum of two (2) such representations along Taylor Road and Main Street. These cross-sections must include all buildings and structures, including screen and plant walls and any other similar treatments.
- n. All other information not mentioned above, but required on a Preliminary Plat in accord with Chapter 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 Requirements

- a. All buildings or structures, excluding boundary, garden, screen, and/or retaining walls, or fences, shall adhere to the build-to lines therein established by the City of Wildwood's Town Center Neighborhood Design Standards for the '**Downtown and Neighborhood General**' Commercial and Neighborhood Center Districts.

Parking Setbacks

- b. All parking stalls, loading spaces, internal drives, excluding points of ingress and egress and public or private roadways, shall adhere to the City of Wildwood's Town Center Neighborhood Design Standards for the '**Downtown and Neighborhood General**' Commercial and Neighborhood Center Districts, unless as otherwise approved on the Site Development Plan by the Planning and Zoning Commission or as noted below:
 - i. Fifteen (15) feet from the Taylor Road right-of-way line.

Minimum Parking Requirements

- c. Minimum parking requirements as set forth in the City of Wildwood's Town Center Neighborhood Design Standards for the '**Downtown and Neighborhood General**' Commercial and Neighborhood Center Districts and Chapter 415.280 Parking Regulations of the City of Wildwood's Zoning Code, except that three point three (3.3) spaces per one thousand (1,000) square feet of gross floor area shall be allowed for all retail/office uses. The parking reduction associated with this overall site shall not exceed ten (10) percent of the required parking spaces to be constructed and provided for the purposes of compliance to this site-specific ordinance.

Access and Roadway Improvements, including sidewalks

Main Street

- d. The developer's development plan seeks to use, and depends on the use of, the City's property to the south of these districts ("City's Main Street Property") for purpose of access, sidewalks, on-street parking, and other Main Street improvements to which this development is dependent and conditioned. Before the issuance of any building or construction permit, the developer shall have reached a mutually binding development agreement with the City authorizing and providing for the use of the City's property for such purposes and providing the terms, including reimbursement or compensation to the City, for such use. The developer and development authorized by this ordinance shall be responsible for the acquisition of land and installation thereon of the northern one-half (1/2) of the total Main Street improvements (of a one hundred four (104) foot right-of-way or improvement width) adjacent to this development necessary for primary access to the development. These improvements shall be the responsibility of the developer to complete and must conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan as directed and approved by the Department of Public Works, when the

necessary land area for its construction is available for use as required herein. All streetscape requirements (street trees, lights, and signs, waste receptacles, benches, and other items shall consist of approved materials) shall be installed as required by the City of Wildwood's Town Center Plan within the right-of-way of Main Street and be approved by the Department of Public Works. Certain requirements may be escrowed with the City of Wildwood for future installation at the discretion of the Department of Planning and the Department of Public Works. Traffic Generation Assessment Fee credits shall be granted for installation of improvements on the south one-half of Main Street, as such installation may be approved by the City, unless the City and Developer mutually agree to other reimbursement terms for that portion of the improvements. No building permit shall be issued in these districts, until the developer has obtained authority for use of the City's Main Street property by an approved development agreement. In the event the developer is unable or unwilling to enter into a development agreement acceptable to the City authorizing this use of the public property and terms thereof, this zoning approval shall authorize no building construction or other use approved herein until this ordinance has been revised to reflect and authorize a modified development and uses that are not dependent or conditioned on the use or access from the City's Main Street property.

- e. Access to this development from Main Street shall be limited to four (4) curb cuts and two (2) garage entry/exit access points and designed in accordance with the City of Wildwood's Street Specifications of the Town Center and as directed by the Department of Public Works. These access points shall be coordinated with the dedication of roadway right-of-way along the southern property line of this development.

State Route 100

- f. Dedicate all the right-of-way, easements, and licenses within the subject site as necessary for the improvement of State Route 100 and its intersection with the proposed Taylor Road as directed by the Missouri Department of Transportation and the City of Wildwood. Verification of the ownership of any excess right-of-way, which exists along State Route 100 that is to be used as part of this development, must be provided in the form of a Purchase Agreement signed by the Missouri Department of Transportation prior to approval of the Site Development Plan by the Planning and Zoning Commission.
- g. Conform to all of the requirements of the Missouri Department of Transportation and the City of Wildwood regarding the required State Route 100 roadway improvements. Improvements shall be as directed by the Missouri Department of Transportation.
- h. Provide a variable width easement no less than ten (10) foot wide along or within State Route 100 right-of-way, and complete finish grading thereof, for the installation of a multiple use trail which conforms with the City of Wildwood's ADA requirements as directed by the Department of Public Works. The installation of this trail will also be the responsibility of the developer and be reviewed and acted upon as part of the Site Development Plan process. This improvement is considered as one (1) of the green space and public space requirements

of the Town Center Plan's Commercial District and Neighborhood Center District designations and the construction cost will be a creditable charge against the developer's required Traffic Generation Assessment Fee contribution to the East Area Fund of the City of Wildwood for any portion of it located outside the subject site and within the State of Missouri's right-of-way area. Determinations regarding credits shall be made by the Departments of Planning and Public Works and completed prior to the issuance of any building permit for the Phase II portion of this overall project.

- i. No vehicular access shall be allowed from this development to State Route 100, except as directed or previously authorized by the Missouri Department of Transportation and approved by the City of Wildwood.

Taylor Road

- j. Dedicate the remaining portion of an eighty (80) foot right-of-way for Taylor Road and construct said roadway, sidewalks, and improvements in conformance with the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and as directed by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items shall consist of approved materials) shall be installed as required by the City of Wildwood's Town Center Plan within the right-of-way of Taylor Road and be approved by the Department of Public Works.
- k. Access to this development from Taylor Road shall be limited to one (1) commercial entrance 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. This entrance along Taylor Road shall maintain a minimum distance of two hundred twenty (220) feet from State Route 100 (as measured from edge of proposed pavement of State Route 100 to the centerline of the access point) and be restricted to a right-in/right-out configuration.
- l. Dedicate all the right-of-way, easements, and licenses within the subject site as necessary for the improvement of the proposed Taylor Road as directed by the Department of Public Works.
- m. Provide the necessary infrastructure and conduits for the coordination of the traffic signals at the Taylor Road/Main Street intersection as directed by the Department of Public Works. The installation of this equipment and infrastructure will be a creditable charge against the developer's required Traffic Generation Assessment contribution to the East Area Fund of the City of Wildwood and based upon a fair share determination of the overall improvement cost at this intersection.

Miscellaneous Roadway Requirements

- n. Sidewalks shall be required on all public and private 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 and the Architectural Review Board as part of the Site Development Plan review process.

- o. Provide cross access easement and temporary slope construction license, or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties, as directed by the Departments of Planning and Public Works. Any contractor utilizing these easements or license areas shall be required to replace all improvements, plantings, or other items damaged or disturbed to their original condition and restore the entire area to its pre-development condition. This replacement and restoration shall be accomplished in sixty (60) days or less from the completion of construction as determined by the City of Wildwood.
- p. Parking lot aisles, where possible, should intersect the main and minor driveways at right angles and be logically located opposite minor driveways and other parking lot aisles. Minor driveways shall not intersect the main east/west drive aisle closer than two hundred (200) feet of the centerline of the proposed Taylor Road right-of-way.
- q. Installation of identification signage and landscaping shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to installation.
- r. 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 road improvements. All utilities within these districts and on rights-of-way otherwise constructed pursuant to this authorization shall be installed and placed underground in locations as approved by the Director of Public Works.
- s. 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, garden walls, street trees and lights, and pedestrian furniture. If certain streets, drives, or lanes are to be private, an easement shall be provided to the City granting public use of them for pedestrian and vehicular purposes. These easements shall be granted at the time of the Record Plat approval by the City Council.
- t. A traffic circle shall be incorporated into the design of the internal roadway system serving this mixed-use development. The location, design, and appearance of this circle shall be as directed by the Department of Public Works. Final approval of the circle's location, design, and appearance shall be by the Planning and Zoning Commission as part of the Site Development Plan review process. Building placement and design around the circle shall

reflect its character and complement its inclusion. Building placement within the proximity of the traffic circle shall be indicated on the Site Development Plan.

- u. Dedicate a land area, forty (40) feet in width, for public right-of-way purposes along the western boundary of the site, as determined by the Departments of Public Works and Planning on the Site Development Plan for a future “street” at this location. The petitioner/developer shall be responsible to construct the roadway, sidewalk, and other improvements, including on-street parking spaces, within this “street” in conformance with the requirements of the City of Wildwood’s Street Specifications of the Town Center Plan for one-half (1/2) of this public right-of-way area, with all design components reviewed and approved by the Department of Public Works. All streetscape requirements (street trees, lights, signs, waste receptacles, benches), and other items shall consist of approved materials and shall be installed, as required by the City of Wildwood’s Town Center Plan within the right-of-way of “unnamed street,” and also be reviewed and approved by the Department of Public Works. Developer shall also construct the remaining pavement width, including curb and gutter, and on-street parking spaces, within the remaining west one-half (1/2) of the right-of-way of this “unnamed street,” in accord with the requirements of the Town Center Street Specifications and as directed by the Department of Public Works. In regards to the construction of this west one-half (1/2) on the “unnamed street,” streetscape requirements, such as trees, etc., shall not be required.

Landscape Requirements - Specific

- v. Building and parking setbacks shall be landscaped in accordance with Chapter 410 of the City of Wildwood’s Codified Ordinances and its accompanying Tree Manual.
- w. All stormwater facilities shall be appropriately landscaped and comply with the Chapter 410 of the City of Wildwood’s Codified Ordinances and its accompanying Tree Manual. Wetlands plantings must be used at appropriate locations within the basins themselves as directed by the Department of Public Works, if applicable.
- x. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2 1/2) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs - twenty-four (24) inch minimum height.
- y. Replanting of trees shall conform to the requirements of Chapter 410 of the City of Wildwood’s Codified Ordinances and its accompanying Tree Manual to achieve a minimum amount of thirty (30) percent canopy area on this site. Tree selection and location shall be reviewed and acted upon by the Planning and Zoning Commission and the Architectural Review Board as part of the Site Development Plan process. Street tree planting patterns must be based on and comply with the Town Center Streetscape Design.
- z. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Lighting Requirements

- aa. Light standards shall not exceed sixteen (16) feet in height. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of the City of Wildwood's Zoning Ordinance – Chapter 415.450 "Outdoor Lighting Requirements." A Lighting Plan shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location of all light standards and their design and appearance as part of the Site Development Plan review process.

Sign Regulations

- bb. All signage shall be in accordance with the requirements of the City of Wildwood's Town Center Architectural Guidelines, subject to the following:
 - 1. A total of three (3) freestanding monument style signs shall be allowed within the boundaries of the Amended C-8 Planned Commercial District and C-8 Planned Commercial District (Phase I and Phase II combined). One (1) of these signs shall be located at the access point into this development from Taylor Road and cannot exceed fifty (50) square feet in overall size. This Taylor Road sign shall be integrated, and be a part of the gateway structure to be constructed at this authorized access point along the Taylor Road frontage. Two (2) signs shall be authorized along the property's State Route 100 frontage and cannot exceed seventy-five (75) square feet in overall size, nor ten (10) feet in height, as measured from adjoining roadway grade. The location of all signage shall be as approved by the Planning and Zoning Commission on the Site Development Plan.
 - 2. The three (3) authorized monument signs shall additionally comply with the City of Wildwood Zoning Code, Section 1003.168 Sign Regulations for the C-2 Shopping District, where consistent and applicable to this type of signage.
 - 3. Notwithstanding any other approval to the contrary, all wall signs shall additionally comply with the City of Wildwood Zoning Ordinance – Chapter 415.420 Sign Regulations for the C-2 Shopping District, and all signage shall be externally illuminated according to the Town Center Plan's Architectural Guidelines, or may be backlit, if otherwise in compliance with the Town Center Architectural Guidelines. A third wall sign shall be authorized for the commercial building located on the northwest corner of Taylor Road and Main Street. Signs may only be located on the north, south, and east elevations of this building (Building E, as identified by this ordinance).
 - 4. No advertising, temporary, or portable signs shall be authorized in this Amended C-8 District and C-8 District development (Phases I and II). No other signs shall be authorized,

except as may comply with the C-2 Shopping District Regulations of the City of Wildwood Zoning Ordinance and the Town Center Plan's Architectural Guidelines.

Miscellaneous Conditions

- cc. All trash areas shall be enclosed with a six (6) foot high sight-proof wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The location and design of these enclosures shall be shown on the Site Development Plan and approved by the Planning and Zoning Commission and the Architectural Review Board. The design of this enclosure shall reflect the appearance, character, and style, in terms of its color, material, and composition, of the approved architecture of the individual building it serves and adjoins in terms of location.
- dd. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.
- ee. All rooftop mechanical equipment shall be screened from view on all sides of the building's facade in an architecturally consistent manner in terms of color and style of the individual buildings where they are to be constructed. Screening shall be reviewed and considered by the Architectural Review Board at the time of the renderings submittal.
- ff. The design, color, material, and location of all garden and screen walls or fences 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.
- gg. All deliveries and trash pick-up vehicles must access the site from State Route 100, not Manchester Road. No deliveries or trash pick-up shall occur between the hours of 11:00 p.m. and 6:00 a.m., seven (7) days per week.
- hh. 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.
- ii. The developer shall grant the right to the City of Wildwood to utilize areas, buildings, and structures for the installation of wireless antenna and related equipment through the granting of appropriate easements for service to this site.

5. TRAFFIC GENERATION ASSESSMENT FEE CONTRIBUTION

The developer shall contribute to the East Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City's Codified Ordinances. This contribution shall not

exceed an amount established by multiplying the proposed parking spaces by the following rate schedule.

Type of Development	Required Contribution
Apartments/Condominiums	\$485.09/Parking Space
Senior Housing	\$485.09/Parking Space
General Office	\$741.06/Parking Space
Quality Restaurant	741.06/Parking Space
General Retail	\$2,223.29/Parking Space
Shopping Centers	\$2,223.29/Parking Space
High-Turnover, Sit-Down Restaurants	\$2,223.29/Parking Space
Bank	\$4,446.75/Parking Space
Medical Offices	\$2,223.29/Parking Space
Hotel	\$1,482.25/Parking Space
Loading Space	\$3,3638.14/Loading Space

(Parking space as required by Chapter 415.280 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

A minimum of two hundred twenty-six (226) parking spaces within Phase I of this overall project shall be assessed the required Traffic Generation Assessment Fee under the schedule described above for the East Area Corridor Traffic Generation Assessment Trust Fund. A minimum of six hundred six (606) parking spaces within Phase II of this overall project shall be assessed the required Traffic Generation Assessment Fee under the schedule described above for the East Area Corridor Road Traffic Generation Assessment Road Trust Fund. Allocations of these spaces shall be based upon the required parking ratios for building square footage and types of uses. Changes in uses may require reallocation or different parking requirements. Any final parking allocation shall be further reflected on the final site plan and subdivision plats, including any cross-access easements or other recording of parking rights and responsibilities as may be required due to location of required off-site parking as to a subdivided lot within this development.

Building Id.	Required Parking Spaces (per City Code)	Location(s) of Parking Spaces	TGA Parking Spaces	TGA Credit
F	24	Off-Street (24)	24	To be Determined at Zoning Authorization
G	67	On-Street (4)/Off-Street (63)	63	To be Determined at Zoning Authorization

H	78	On-Street (5)/Off-Street (73)	73	To be Determined at Zoning Authorization
I	18	Off-Street (18)	18	To be Determined at Zoning Authorization
J/K	166	Underground (68)/Parking Garage (86)/Off-Street (12)	166	To be Determined at Zoning Authorization
L	228	Parking Garage (189)/On-Street (39)	189	To be Determined at Zoning Authorization
M	61	Parking Garage (32)/On-Street (29)	32	To be Determined at Zoning Authorization
N	28	On-Street (15)/Off-Street (13)	13	To be Determined at Zoning Authorization
Total	670	Underground Parking (68)/Parking Garage (307)/On-Street Parking (92)/Off-Street Parking (231)	578	

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 road 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 accordance with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater

- a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works and the Metropolitan St. Louis Sewer District (MSD) 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 Metropolitan St. Louis Sewer District (MSD) Standards.
 - 2. All stormwater shall be discharged at an adequate natural discharge point.

3. Detention or differential runoff of stormwater is at the discretion of Metropolitan St. Louis Sewer District and the City of Wildwood. If required by Metropolitan St. Louis Sewer District (MSD) and the Department of Public Works, it shall be provided in permanent detention/retention facilities, such as: dry reservoirs, ponds, or another acceptable alternative. These detention/retention facilities shall be completed and in operation prior to paving of any driveways or parking areas, within any phase of the development where construction activity is authorized.
- b. The approved stormwater management plan for this development may include the use of off-site, regional facilities in terms of the retention/detention of runoff from this site, unless otherwise authorized by the Department of Public Works on the Site Development Plan. The developer(s) shall be responsible for all costs associated with the construction and modifications to existing facilities to accomplish this regional stormwater management requirement, if applicable.

Geotechnical Report

- c. 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.

7. RECORDING

Within sixty (60) 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 BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

Notification of Department of Planning

- a. Prior to issuance of foundation or building permits, all approvals from the Department of Public Works, the Missouri Department of Transportation, the Missouri Department of Natural Resources, the U.S. Army Corp. of Engineers (if applicable), the Metro West Fire Protection District and the Metropolitan St. Louis Sewer District (MSD) must be received by the Department of Planning.

Certification of Plans

- b. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans.

Traffic Generation Assessment Contribution

- c. Traffic generation assessment contribution shall be deposited with City of Wildwood in the form of cash prior to the issuance of building permits.

9. VERIFICATION PRIOR TO OCCUPANCY PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any occupancy permit, the following requirement shall be met:

Roadway Improvements

- a. Road improvements and right-of-way dedication shall be completed, or the appropriate escrow established, prior to the issuance of an occupancy permit. If development phasing is anticipated, said work, right-of-way dedications, and/or escrow agreements shall be based upon those areas of the defined phases where construction is authorized. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

10. GENERAL DEVELOPMENT CONDITIONS

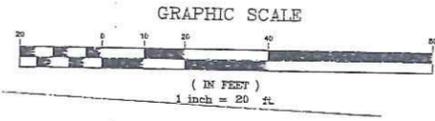
- a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required.
- b. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced 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.
- c. 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.
- d. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

- e. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Wildwood Planning and Zoning Commission.
- f. 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 Amended C-8 Planned Commercial and C-8 Planned Commercial 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.
- g. Substantial construction shall begin within twenty-four (24) months of the approval of the Site Development Plan for the parcel of ground governed by this Amended C-8 Planned Commercial District and C-8 Planned Commercial District ordinance. Construction shall be deemed to have commenced with the final grading for and installation of roadways necessary for the first approved plat or phase of construction and commencement of installation of the sanitary and storm sewers.
- h. As portions of the Main Street roadway improvements may require the acquisition of additional right-of-way and easement from private property, the normal sequence of design, right-of-way acquisition, and construction shall commence immediately on approval of the requested rezoning. If the developer is unable to acquire the necessary right-of-way and easements through negotiation with the particular property owners involved, the City of Wildwood may, at its sole discretion, authorize the acquisition of the same through eminent domain proceedings. The costs of appraisals, negotiations, administrations, court proceedings, and associated costs incurred by the City of Wildwood shall be paid by the developer.
- i. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision and Development Regulations, 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 the Amended C-8 Planned Commercial and C-8 Planned Commercial District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.
- j. The passage and approval of this ordinance shall constitute the necessary development approval authorizing the Director of Public Works to issue a grading permit in accordance with the procedure and requirements of Chapter 425 of the City's Municipal Code, but not before Condition 1 (c.) has been met by the developer.
- ~~k. The developer shall provide justification to the City, acceptable to the City Attorney and the City Council, indicating the reasons why a payment in lieu of taxes (PILOT) shall not be required of this project. If these reasons are determined not to be satisfactory, an agreement shall be established between the developer of the site and the City of~~

~~Wildwood, Missouri for the payment in lieu of taxes (PILOT), which is satisfactory to the City Attorney in terms of form and content, so as the City will received appropriate compensation in this regard. This agreement must be in place, before any permits can be issued by the City of Wildwood, Missouri for this project. In lieu of this agreement, if determined necessary for this project, the developer can increase the amount of commercial square footage associated with this building's ground floor level from its current area.~~

ATTACHMENT C
Plan Sheets

HWY 100 EAST BOUND
(PUBLIC VARIABLE WIDTH)



STOCK & ASSOCIATES
Consulting Engineers, Inc.

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- NOTES PARKING SPACES
- GUY MIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM
- PROPOSED SANITARY

ABBREVIATIONS

- ATC - ADJUST TO GRADE
- B.C. - BACK OF CURB
- C.O. - CLEANOUT
- DE. - DEED BOOK
- E. - ELECTRIC
- F.C. - FACE OF CURB
- FL - FLOWLINE
- FT - FEET
- FND. - FOUND
- G. - GAS
- M.H. - MANHOLE
- N/F - NOW OR FORMERLY
- PL. - PLAT BOOK
- PR. - PROPOSED
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - RIBBON CONCRETE PIPE
- SO. - SQUARE
- T. - TELEPHONE CABLE
- TBR. - TO BE REMOVED
- UP. - USE IN PLACE
- V.C.P. - VITRIFIED CLAY PIPE
- W. - WATER
- (85'W) - RIGHT-OF-WAY WIDTH TO BE REMOVED & REPLACED

PARKING DATA

PROPOSED ASSISTED LIVING FACILITY	19 P.S.
24 EMPLOYEES * 1 SPACE/2 EMPLOYEES	12 P.S.
2 VISITORS	2 P.S.
TOTAL REQUIRED:	33 P.S.
PROVIDED PARKING (ON LOT)	16 P.S.
PROVIDED PARKING (PLAZA DRIVE)	7 P.S.
PROVIDED PARKING (PUBLIC PLAZA)	32 P.S.
TOTAL	55 P.S. TOTAL

PERTINENT DATA

SITE AREA: 1648 Acres ± (CONSOLIDATED LOT 1)
 EXISTING ZONING: AMENDED C-8 (PLANNED COMMERCIAL DISTRICT)
 LOCATOR NO: 23V220194 and 23V220208
 SUBDIVISION: WILDWOOD TOWN CENTER PLAT 3
 ADDRESS: 231 and 231 PLAZA DR. WILDWOOD, MO 63040
 FIRE DISTRICT: METRO WEST
 SCHOOL DISTRICT: METROPOLITAN ST. LOUIS SEWER DISTRICT
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DISTRICT
 WATER SHED: CAULK'S CREEK WATERSHED
 FEMA MAP: 22180C0285 H, DATE: 09/02/85
 ELECTRIC COMPANY: AMEREN UE
 GAS COMPANY: LACLEDE GAS COMPANY
 PHONE COMPANY: AT&T
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

STORMWATER DETENTION PROVIDED FOR IN OFFSITE BASIN APPROVED UNDER P# 25457

PROPERTY DESCRIPTION

A TRACT OF LAND BEING ADJUSTED LOT 1 AND ADJUSTED LOT 2 OF "WILDWOOD TOWN CENTER PLAT TWO", A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 356, PAGES 485 AND 486 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 11 IN TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF ADJUSTED LOT 1 OF "WILDWOOD TOWN CENTER PLAT TWO"; A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 356, PAGE 485 AND 486 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE WESTERN LINE OF SAID ADJUSTED LOT 1 NORTH 00 DEGREES 50 MINUTES 00 SECONDS EAST, 211.49 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERN LINE OF ADJUSTED LOT 1 AND ADJUSTED LOT 2 THE FOLLOWING: SOUTH 83 DEGREES 02 MINUTES 27 SECONDS EAST, 52.39 FEET TO A POINT; THENCE SOUTH 87 DEGREES 16 MINUTES 21 SECONDS EAST, 319.04 FEET TO THE NORTHEAST CORNER OF ADJUSTED LOT 2; THENCE ALONG THE EASTERN LINE OF ADJUSTED LOT 2 SOUTH 02 DEGREES 41 MINUTES 39 SECONDS WEST, 111.43 FEET TO A POINT; THENCE NORTH 87 DEGREES 18 MINUTES 21 SECONDS WEST, 48.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 41 MINUTES 39 SECONDS WEST, 98.00 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF PLAZA DRIVE; THENCE ALONG SAID NORTHERN RIGHT-OF-WAY LINE NORTH 87 DEGREES 18 MINUTES 21 SECONDS WEST, 316.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 71,801 SQUARE FEET OR 1.648 ACRES MORE OR LESS AS PER CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING

PROPOSED 3-STORY ASSISTED LIVING BUILDING
 F.F. = 756.00
 251 PLAZA DRIVE
 CONSOLIDATED LOT 1: 1648 AC.

LOT 4
 9,213 SQ. FT. ±
 OR
 0.211 ACRES ±
 221 PLAZA DRIVE
 PB. 353 PGS. 646-647
 LOC. # 23V 31 0163
 ZONE C8

PLAZA DRIVE
 (34' w ROW)
 (24' w ASPHALT PAVEMENT)

BENCHMARK
 THE CONTOUR LINES SHOWN HEREON IS 1929 NATIONAL GEODETIC VERTICAL DATUM BASED ON METROPOLITAN ST. LOUIS SEWER DISTRICT BENCH MARK.
 MSD BENCH MARK NO. 18-109; ELEV. = 794.70
 "L" ON THE WEST SIDE OF A CONCRETE PORCH OF BUILDING AT #16857 MANCHESTER ROAD; 21' EAST OF THE CENTERLINE OF EATHERTON ROAD AND 35' NORTH OF THE CENTERLINE OF MANCHESTER ROAD.

ORIGINAL LOT 1: 0.424 AC.
 N/W WILDWOOD CROSSING, INC.
 LOC # 23V 22 0194
 251 PLAZA DRIVE, WILDWOOD, MO
 ZONE C8
 ORIGINAL LOT 2: 1146 AC.
 N/W WILDWOOD CROSSING, INC.
 LOC # 23V 22 0206
 251 PLAZA DRIVE, WILDWOOD, MO
 ZONE C8

SITE BENCHMARK
 SITE BENCH MARK; ELEV. = 756.55
 "O" IN THE WORD "OPEN" ON FIRE HYDRANT; APPROXIMATELY 25 FEET WEST OF A GRAVEL DRIVEWAY AT #16904 CRESTVIEW.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

PREPARED BY:

PRELIMINARY DEVELOPMENT PLAN FOR:
 STONECREST AT WILDWOOD
 251 PLAZA DR.
 WILDWOOD MO

DATE:



GEORGE M. STOCK - E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000966

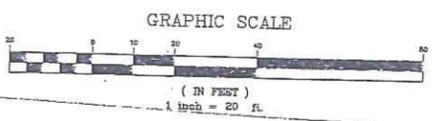
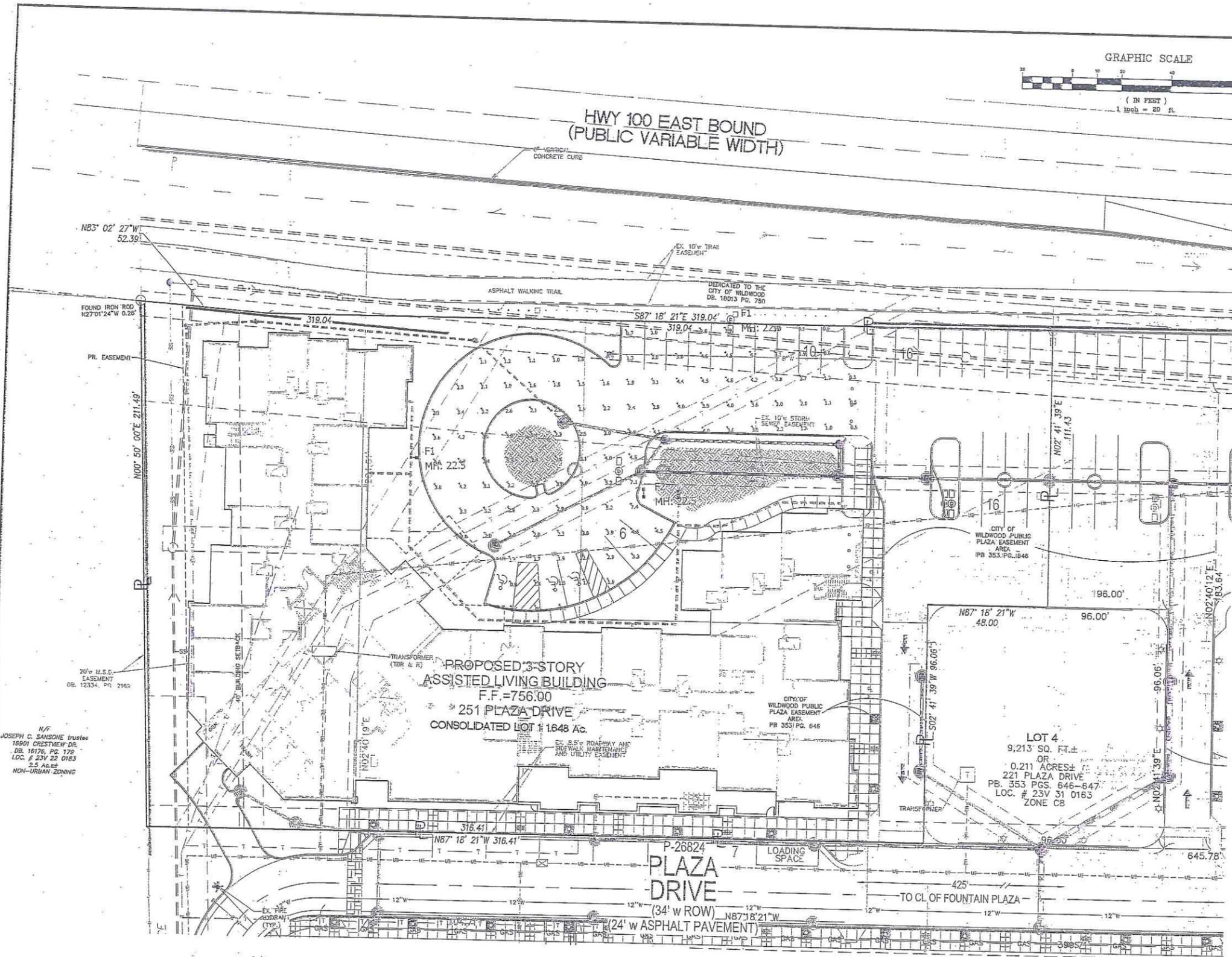
REVISIONS:

1	CITY COMMENTS	04/15/16
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DATE:	03.04.16	DESIGNED BY:	G.M.S.
SCALE:	AS SHOWN	CHECKED BY:	216-5763
SHEET NO.:		DATE:	

SHEET TITLE:
 PRELIMINARY DEVELOPMENT PLAN

SHEET NO.: 31



FIXTURES MOUNTED ON 20' POLE & 2.5' BARS - LIGHT LEVEL CALCULATED ON THE GROUND

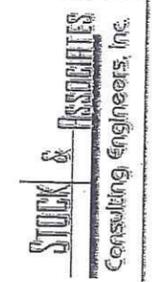
Label	Qty	Unit	Av. Ht.	Max. Ht.	Min. Ht.	Footcandle	Footcandle
ST1E	1	Fixture	22.5'	22.5'	18.5'	15.0'	14.0'

Label	Qty	Unit	Av. Ht.	Max. Ht.	Min. Ht.	Footcandle	Footcandle
ST1E	1	Fixture	22.5'	22.5'	18.5'	15.0'	14.0'

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

N/A
JOSEPH C. SANSONE trustee
16901 CRESTVIEW DR.
DB. 16176, PG. 178
LOC. # 23V 22 0163
2.5 AC ±
NON-URBAN ZONING

PREPARED BY:



PRELIMINARY DEVELOPMENT PLAN FOR:

STONECREST AT WILDWOOD

251 PLAZA DR.
WILDWOOD MO

DATE:



GEORGE M. STOCK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000995

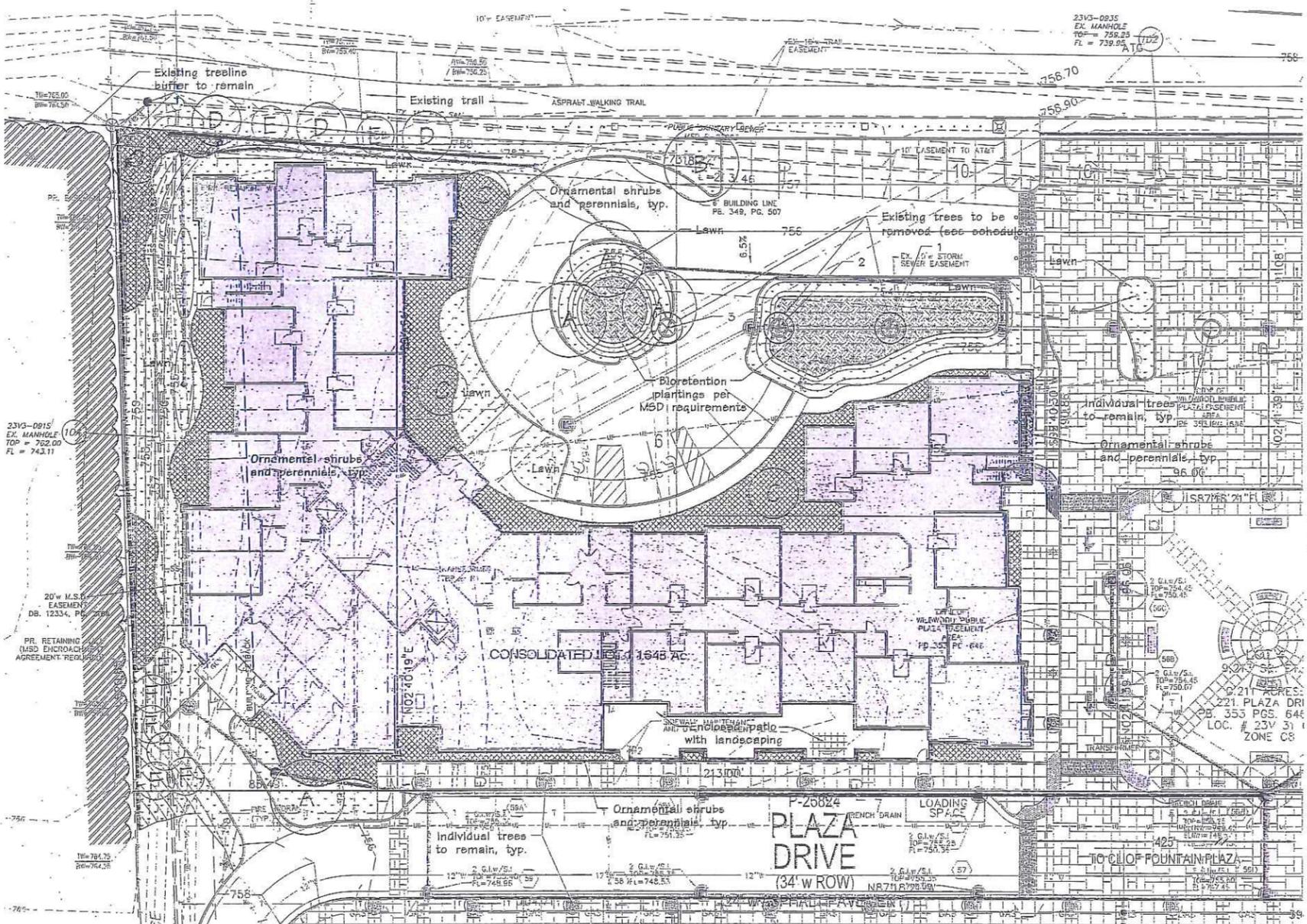
REVISIONS:

1	CITY COMMENTS	04/15/16
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DATE:	03.04.16	JOB NO.:	216-5763
SCALE:	AS SHOWN	DATE:	04/15/16
SCALE:	AS SHOWN	DATE:	04/15/16

SHEET TITLE:
LIGHTING PLAN

SHEET NO.:

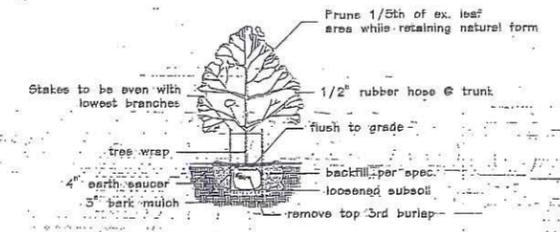


LANDSCAPE PLAN
SCALE 1"=20'

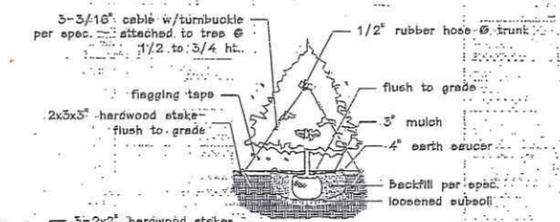
PLANTING SCHEDULE				
TREES				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	REMARKS
A	4	Acer rubrum 'Frank J.'	Redpointe Maple	2.5" cal B&B
B	1	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" cal B&B
C	4	Cercis canadensis	Eastern Redbud	2" cal B&B
D	3	Cornus kousa (clump)	Kousa Dogwood	7-8" B&B
E	2	Pinus strobus	Eastern White Pine	6" B&B
F	6	Picea abies	Norway Spruce	5" B&B
SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS				
#800sf Mix of deciduous and evergreen shrubs, ornamental grasses, and flowering perennials varies				
BIORETENTION PLANTINGS				
#1820sf Water quality plantings per MSD requirements				1 gal

EXISTING TREES TO BE REMOVED		
#	TYPE	COMMENTS
1	Green Ash	
2	Green Ash	
3	Green Ash	Dead
4	Green Ash	

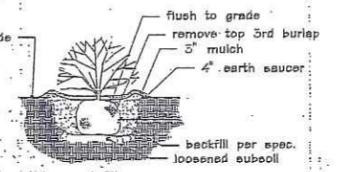
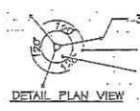
- EXISTING TREE KEY**
- Existing tree to remain
 - Existing tree to be removed
 - Existing dead tree to be removed



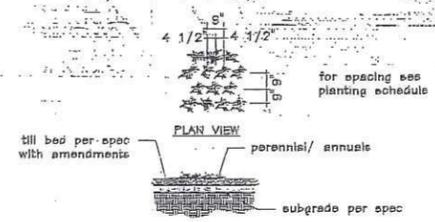
CANOPY TREE PLANTING



TYPICAL EVERGREEN PLANTING



TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING



Consultants:

Stonecrest at Wildwood
251 Plaza Drive, Wildwood MO

Revisions:

Date	Description	No.

Drawn: LWH
Checked: JAS

loomisassociates

landscape architects/planners
207 Suite 40 Park Drive, Suite B5
Overland Park, Missouri 66205-1894
616.919.5669 Fax 616.919.0797
e mail: info@loomisassociates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #0000189

Sheet Title: Landscape Plan
Sheet No: L-1
Date: 04/15/16
Job #: 813.046

City of Wildwood's Town Center Plan within the right-of-way of Taylor Road and be approved by the Department of Public Works.

1. Access to this development from Taylor Road shall be limited to one (1) commercial entrance 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. This entrance along Taylor Road shall maintain a minimum distance of two hundred twenty (220) feet from State Route 100 (as measured from edge of proposed pavement of State Route 100 to the centerline of the access point) and be restricted to a right-in/right-out configuration.

1. Dedicate all the right-of-way, easements, and licenses within the subject site as necessary for the improvement of the proposed Taylor Road as directed by the Department of Public Works.

2. Provide the necessary infrastructure and conditions for the coordination of the traffic signals at the Taylor Road/Main Street intersection as directed by the Department of Public Works. The installation of this equipment and infrastructure will be a creditable charge against the developer's required Traffic Generation Assessment contribution to the East Area Fund of the City of Wildwood and based upon a fair share determination of the overall improvement cost at this intersection.

Miscellaneous Roadway Requirements

1. Sidewalks shall be required on all public and private 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 Element of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission and the Architectural Review Board as part of the Site Development Plan review process.

2. Provide cross access easement and temporary slope construction license, or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties, as directed by the Department of Planning and Public Works. Any easement utilizing these easements or license areas shall be required to replace all improvements, plantings or other items damaged or disturbed to their original condition and restore the entire area to its pre-development condition. This replacement and restoration shall be accomplished in sixty (60) days or less from the completion of construction as determined by the City of Wildwood.

3. Parking lot aisles, where possible, should intersect the main and minor driveways at right angles and be logically located opposite minor driveways and other parking lot aisles. Minor driveways shall not intersect the main driveway drive aisle closer than two hundred (200) feet to the centerline of the proposed Taylor Road right-of-way.

4. Installation of identification signage and landscaping shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to installation.

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4. Installation of identification signage and landscaping shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to installation.

1. All stormwater facilities shall be appropriately landscaped and comply with the Chapter 410 of the City of Wildwood's Ordinance and its accompanying Tree Manual. Weinstock plantings must be used at appropriate locations within the easement themselves as directed by the Department of Public Works, if applicable.

2. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2 1/2) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height and Shrub - twenty-four (24) inch minimum height.

3. Retention of trees shall conform to the requirements of Chapter 410 of the City of Wildwood's Ordinance and its accompanying Tree Manual to achieve a minimum amount of thirty (30) percent canopy area on this site. Tree selection and location shall be reviewed and noted prior to the Planning and Zoning Commission and the Architectural Review Board as part of the Site Development Plan process. Street tree planting patterns must be based on and comply with the Town Center Streetscape Design.

4. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Lighting Requirements

1. Light standards shall not exceed sixteen (16) feet in height. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadway. Illumination levels shall comply with the provisions of the City of Wildwood's Ordinance - Chapter 415.040 "Outdoor Lighting Requirements." A Lighting Plan shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location of all light standards and their design and appearance as part of the Site Development Plan review process.

Sign Regulations

1. All signage shall be in accordance with the requirements of the City of Wildwood's Town Center Architectural Guidelines, subject to the following:

1. A total of three (3) freestanding monument style signs shall be allowed within the boundaries of the Amended C-8 Planned Commercial District and C-8 Planned Commercial District (Phase I and Phase II combined). One (1) of these signs shall be located at the access point into this development from Taylor Road and cannot exceed fifty (50) square feet in overall size. This Taylor Road sign shall be integrated, and be a part of the gateway structure to be constructed at this authorized access point along the Taylor Road frontage. Two (2) signs shall be freestanding along the property's State Route 100 frontage and cannot exceed seventy-five (75) square feet in overall size, nor ten (10) feet in height, as measured from adjoining roadway grade. The location of all signage shall be as approved by the Planning and Zoning Commission on the Site Development Plan.

2. The three (3) authorized monument signs shall additionally comply with the City of Wildwood Zoning Code, Section 1003.168 Sign Regulations for the C-3 Shopping District, where consistent and applicable to this type of signage.

3. Non-illuminating any other approval to the contrary, all wall signs shall additionally comply with the City of Wildwood Zoning Ordinance - Chapter 415.420 Sign Regulations for the C-2 Shopping District, and all signage shall be externally illuminated according to the Town Center Plan's Architectural Guidelines, or may be backlit, if otherwise in compliance with the Town Center Architectural Guidelines. A third wall sign shall be authorized for the commercial building located on the northeast corner of Taylor Road and Main Street. Signs may only be located on the north, south, and east elevations of this building (Building E, as identified by this ordinance).

4. No advertising, temporary, or portable signs shall be authorized in this Amended C-8 District and C-8 Planned Commercial District. No wall signs shall be authorized, except as may comply with the C-3 Shopping District Regulations of the City of Wildwood Zoning Ordinance and the Town Center Plan's Architectural Guidelines.

Miscellaneous Conditions

1. All trash areas shall be enclosed with a six (6) foot high solid-proof wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The location and design of these enclosures shall be shown on the Site Development Plan and approved by the Planning and Zoning Commission and the Architectural Review Board. The design of this enclosure shall reflect the appearance, character, and style, in terms of the color, material, and composition, of the approved architecture of the individual building's exterior in terms of location.

2. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Zoning Code.

3. All rooftop mechanical equipment shall be screened from view on all sides of the building's facade in an architecturally consistent manner in terms of color and style of the individual buildings where they are to be constructed. Screening shall be reviewed and considered by the Architectural Review Board at the time of the rendering permit.

4. The design, color, material, and location of all garden and screen walls or fences 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 review by the Planning and Zoning Commission and the Architectural Review Board.

5. All driveways and trash pick-up vehicles must access the site from State Route 100, not Main Street Road, no driveways or trash pick-up access between the hours of 11:00 p.m. and 6:00 a.m., seven (7) days per week.

6. 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.

The developer shall grant the right to the City of Wildwood to utilize areas, buildings, and structures for the installation of wireless antennas and related equipment through the granting of appropriate easement for service to this site.

TRAFFIC GENERATION ASSESSMENT FEE CONTRIBUTION

The developer shall contribute to the East Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City's Ordinance. This contribution shall not exceed an amount established by multiplying the proposed parking spaces by the following rate schedule:

Type of Development	Required Contribution
Apartment/Condominiums	\$376.42/Parking Space
General Office	\$575.04/Parking Space
Quality Restaurant	\$575.04/Parking Space
General Retail	\$1,725.20/Parking Space
Shopping Center	\$1,725.20/Parking Space
High-Turnover, Sit-Down Restaurants	\$1,725.20/Parking Space
Bank	\$3,450.53/Parking Space
Medical Office	\$1,725.20/Parking Space
Hotel	\$1,150.11/Parking Space
Loading Space	\$2,625.00/Loading Space

(Parking space as required by Chapter 415.280 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

A minimum of two hundred twenty-six (226) parking spaces within Phase I of this overall project shall be provided in accordance with the required Traffic Generation Assessment Fee under the schedule described above for the East Area Corridor Traffic Generation Assessment Road Trust Fund. A minimum of six hundred six (606) parking spaces within Phase II of this overall project shall be provided in accordance with the required Traffic Generation Assessment Fee under the schedule described above for the East Area Corridor Traffic Generation Assessment Road Trust Fund. Allocations of these spaces shall be based upon the required parking rates for building square footage and types of uses. Changes in use may require reallocation or different parking requirements. Any final parking allocation shall be further reflected on the final site plan and subdivision plans, including any cross-access easements or other recording of parking rights and responsibilities as may be required due to location of required off-site parking as a subdivided lot within this development.

Building Id.	Required Parking Spaces (per City Code)	Location(s) of Parking Spaces	TGA Credits	TGA Credits
E	24	Off-Street (24)	24	To be Determined at Zoning Authorization
G	63	On-Street (49) Off-Street (63)	63	To be Determined at Zoning Authorization
H	76	On-Street (50) Off-Street (73)	73	To be Determined at Zoning Authorization
J	12	Off-Street (12)	12	To be Determined at Zoning Authorization
K	166	Underground (68) Parking (69) Off-Street (72)	166	To be Determined at Zoning Authorization
L	226	Parking Garage (23) On-Street (29)	189	To be Determined at Zoning Authorization
M	61	Parking Garage (23) On-Street (29)	32	To be Determined at Zoning Authorization
N	20	On-Street (20) Off-Street (13)	13	To be Determined at Zoning Authorization
Total	670	Underground Parking (68) Parking Garage (307) On-Street Parking (657) Off-Street Parking (233)	574	

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 road improvements required by this development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2010, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

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

2. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and Metropolitan St. Louis Sewer District Standards.

3. All stormwater shall be discharged at an adequate natural discharge point.

4. Location of differential runoff of stormwater is at the discretion of Metropolitan St. Louis Sewer District and the City of Wildwood. If required by Metropolitan St. Louis Sewer District and the Department of Public Works, it shall be provided in permanent detention/retention facilities, such as dry reservoirs, ponds, or another acceptable alternative. These detention/retention facilities shall be completed and in operation prior to paving of any driveways or parking areas, within any phase of the development where construction activity is authorized.

5. The approval stormwater management plan for this development may include the use of off-site, regional facilities in terms of the retention/detention of runoff from this site, unless otherwise authorized by the Department of Public Works on the Site Development Plan. The developer shall be responsible for all costs associated with the construction and modifications to existing facilities to meet this regional stormwater management requirement, if applicable.

6. 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 suitability of grading and improvements with soil and geologic conditions, which are susceptible to soil erosion, landslides, and/or other areas. 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.

7. RECORDING

Within sixty (60) 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 BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

1. Notification of Department of Planning

a. Prior to issuance of foundation or building permits, all approvals from the Department of Public Works, the Missouri Department of Transportation, the Missouri Department of Natural Resources, the U.S. Army Corp. of Engineers (if applicable), and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

2. Certification of Plans

a. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans.

3. Traffic Generation Assessment Contribution

a. Traffic generation assessment contribution shall be deposited with City of Wildwood in the form of cash prior to the issuance of building permits.

9. VERIFICATION PRIOR TO OCCUPANCY PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any occupancy permit, the following requirements shall be met:

1. Roadway Improvements

a. Road improvements and right-of-way dedication shall be completed, or the appropriate easement established, prior to the issuance of an occupancy permit. If development planning is anticipated, said work, right-of-way dedications, and/or easement agreements shall be based upon those areas of the divided phases where construction is authorized. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvement.

10. GENERAL DEVELOPMENT CONDITIONS

1. A grading permit is required prior to any grading on the site. No change in water levels shall be permitted. Interim stormwater drainage control on the form of siltation control measures is required.

2. Provide adequate temporary off-street parking for construction employees. Parking on non-paved 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.

1. If not met and all 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.

2. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Department or Commission.

3. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Wildwood Planning and Zoning Commission.

4. Any water applicable zoning, subdivision or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or at any time thereafter, shall apply in the development of this project as authorized by this Amended C-8 Planned Commercial and C-8 Planned Commercial 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 otherwise.

5. Substantial construction shall begin within twenty-four (24) months of the approval of the Site Development Plan for the parcel of ground governed by this Amended C-8 Planned Commercial and C-8 Planned Commercial District ordinance. Construction shall be deemed to have commenced with the final grading for and installation of roadways necessary for the first approved phase or phase of construction and commencement of installation of the sanitary and storm sewers.

6. As portions of the Main Street roadway improvements may require the acquisition of additional right-of-way and easement from private property, the normal expense of design, right-of-way acquisition, and construction shall commence immediately on approval of the requested rezoning. If the developer is unable to acquire the necessary right-of-way and easements through negotiation with the particular property owners involved, the City of Wildwood may, at its sole discretion, authorize the acquisition of the same through eminent domain proceedings. The costs of appraisal, negotiation, administration, court proceedings, and associated costs incurred by the City of Wildwood shall be paid by the developer.

7. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision and Development Regulations, 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 Amended C-8 Planned Commercial and C-8 Planned Commercial District ordinance, except where this ordinance has been modified with regulations by reference to the applicable provision authorizing such modification.

8. The passage and approval of this ordinance shall constitute the necessary development approval authorizing the Director of Public Works to issue a general planning in accordance with the procedure and requirements of Chapter 425 of the City's Municipal Code, but not before Condition 1 (C) has been met by the developer.

Note: Changes in the current ordinance language are shown in bold and underlined type. Deletions are shown by a double-strike through line.

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 11th day of September, 2009 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.

Attest:

City Clerk: *Shawnna Fritter*
City Clerk

Mayor: *Timothy W. Meyer*
Mayor

This plan was approved by the City of Wildwood's Planning and Zoning Commission in accordance with the provisions of Section _____ of the Zoning Code. This plan shall be developed under the conditions herein prescribed by Ordinance _____ which was approved by the City Council of the City of Wildwood, Missouri on _____.

Joe Vujnich, Director of Planning

Date: _____

Lynne Greene-Beldner, City Clerk of the City of Wildwood, St. Louis County, Missouri do hereby certify the Partially Amended Site Development Plan submitted for this commercial development is required under Ordinance _____ which was approved by the City Council on _____. Said ordinance of the same appears on record in my office as testimony whereof, I hereunto now set my hand and affix the official seal of the City of Wildwood, Missouri, St. Louis County on this _____ day of _____, 20____.

Lynne Greene-Beldner, City Clerk

Owner's Script: _____
(Owners Name)

In connection with a change in zoning for the following described property from _____ to _____
(Prior zoning) (Present Zoning)

for and in consideration of being granted a permit to develop said property under the provisions of Section _____ (applicable subsection) of the City's Zoning Code and the _____ (present zoning), do hereby agree, declare, and covenant that from the date of recording of this plan, the property shall be developed only as shown herein. This covenant shall run with the land, and shall be enforceable pursuant to Sections 67.670 through 67.900 R.S. Mo. by the City of Wildwood or its successor as a plan of development adopted by the City of Wildwood's Planning and Zoning Commission to promote orderly development. This plan may be amended or supersede by the Planning and Zoning Commission or modified by the Department of Planning or voided by order of the City of Wildwood's City Council, each as more particularly authorized by the City of Wildwood's Zoning Code now and hereafter in effect.

Signature: _____

In connection with a change in zoning for the following described property from _____ to _____

Owner's Script: _____
(Owners Name)

In connection with a change in zoning for the following described property from _____ to _____
(Prior zoning) (Present Zoning)

for and in consideration of being granted a permit to develop said property under the provisions of Section _____ (applicable subsection) of the City's Zoning Code and the _____ (present zoning), do hereby agree, declare, and covenant that from the date of recording of this plan, the property shall be developed only as shown herein. This covenant shall run with the land, and shall be enforceable pursuant to Sections 67.670 through 67.900 R.S. Mo. by the City of Wildwood or its successor as a plan of development adopted by the City of Wildwood's Planning and Zoning Commission to promote orderly development. This plan may be amended or supersede by the Planning and Zoning Commission or modified by the Department of Planning or voided by order of the City of Wildwood's City Council, each as more particularly authorized by the City of Wildwood's Zoning Code now and hereafter in effect.

Signature: _____

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS.

On this _____ day of _____, 20____, before me personally appeared ED GRUNLOH, who being by me duly sworn, did say he is the OWNER of _____, a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name: _____

My commission expires: _____

GEOTECHNICAL ENGINEER'S STATEMENT

Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. My signature and seal are intended to confirm only my personal review and professional opinion that these plans, comply with the Geotechnical Report for the project, dated July 2008, and are compatible with the soil and geologic conditions at the site, as anticipated from the exploration data.

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and implementation of our recommendations relative to construction. Construction means and methods shall be left to the Contractor.

SCI ENGINEERING, INC.

SHAWNNA FRITTER, P.E.

Date: _____

PROPERTY DESCRIPTION

A tract of land being Adjusted Lot 1 and Adjusted Lot 2 of Wildwood Town Center Plat Two, a subdivision filed for record in Plat Book 358, Pages 485 and 486 of the St. Louis County, Missouri records, and being part of the Southeast Quarter of Section 11 in Township 44 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Southwest corner of Adjusted Lot 1 of Wildwood Town Center Plat Two, a subdivision filed for record in Plat Book 358, Pages 485 and 486 of the St. Louis County Records; thence along the Western line of said Adjusted Lot 1 North 00 degrees 50 minutes 00 seconds East, 211.49 feet to the 52.38 feet to a point; thence South 87 degrees 18 minutes 21 seconds East, 310.04 feet to the Northeast corner of Adjusted Lot 2; thence along the Eastern line of Adjusted Lot 2 South 02 degrees 41 minutes 39 seconds West, 111.43 feet to a point; thence North 87 degrees 18 minutes 21 seconds East, 48.00 feet to a point; thence South 02 degrees 41 minutes 39 seconds West, 96.05 feet to a point on the Northern right-of-way line of Plaza Drive; thence along said Northern right-of-way line North 87 degrees 18 minutes 21 seconds West, 316.41 feet to the Point of Beginning and containing 71,801 square feet or 1.646 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during February, 2010.

PRELIMINARY DEVELOPMENT PLAN FOR:

STONECREST AT WILDWOOD

251 PLAZA DR.
WILDWOOD, MO

DATE: _____

GEORGE M. STOCK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1	CITY COMMENTS	04/15/16
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DRAIN DE: _____ R.E.S. _____ DESIGNED BY: G.M.S.

DATE: 03.04.16 216-5763

SHEET NO.: _____

MO-00-
PRELIMINARY DEVELOPMENT PLAN

SHEET NO.: _____

C4

251 Plaza Drive, Wildwood, MO 64690
TEL: 417-335-1000 FAX: 417-335-3000
www.stockandassociates.com

PREPARED BY: **STOCK & ASSOCIATES** Consulting Engineers, Inc.

PRELIMINARY DEVELOPMENT PLAN FOR: **STONECREST AT WILDWOOD**
251 PLAZA DR.
WILDWOOD, MO

DATE: _____

GEORGE M. STOCK
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SHEET NO.: _____

MO-00-
PRELIMINARY DEVELOPMENT PLAN

SHEET NO.: _____

C4



ATTACHMENT D
Background Information



WILDWOOD

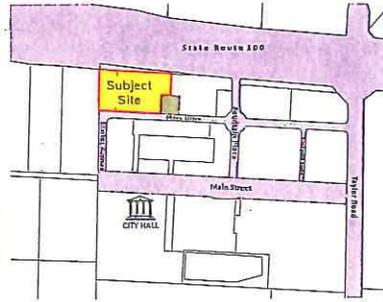
16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission

Monday, June 6, 2016, at 7:00 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 1,500 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Addresses of Subject Site:
251 and 261 Plaza Drive

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on May 2, 2016. You and many of your neighbors may have expressed interest in its outcome and the Commission is scheduled to take action upon this item at its upcoming meeting. If inclined, the Commission encourages you to attend this meeting and hear the Department of Planning's recommendation on this matter and participate in its discussion. The meeting will be held on **Monday, June 6, 2016, at 7:00 p.m.**, in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 5 and 5(a)-16, Stonecrest at Wildwood, NorthPoint Development, 5015 Northwest Canal Street, Suite 200, Riverside, Missouri, Missouri 64150 – A request for the modification of the Town Center Plan's Regulating Plan for two (2) lots that are a 1.6 acre area of the Phase II portion of the Wildwood Town Center Project, thereby altering their current designation from "Downtown District" to "Neighborhood General District" to accommodate a change in zoning from the C-8 Planned Commercial District to the Amended C-8 Planned Commercial District for this site, all being located on the south side of State Route 100, north of Plaza Drive, and west of Fountain Place (Locator Numbers 23V220242 and 23V220233/Street Addresses 251 and 261 Plaza Drive). Proposed Use: A three (3), story senior housing facility, which would allow a maximum of eighty one (81) units. (Ward Eight)

Please note, as of June 6, 2016, all Planning and Zoning Commission meetings will begin at 7:00 p.m.

***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 hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

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 interest in this matter.



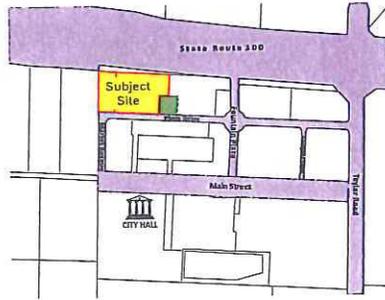
WILDWOOD

16860 Main Street
Wildwood, MO 63040

**CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING**
before the Planning and Zoning Commission
Monday, May 2, 2016, at 7:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 1,500 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Addresses of Subject Site:
251 and 261 Plaza Drive

THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **Monday, May 2, 2016, at 7:30 p.m.**, in the **City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at www.cityofwildwood.com/comment. The following request will be considered at this time:

P.Z. 5 and 5(a)-16, Stonecrest at Wildwood, NorthPoint Development, 5015 Northwest Canal Street, Suite 200, Riverside, Missouri, Missouri 64150 – A request for the modification of the Town Center Plan's Regulating Plan for two (2) lots that are a 1.6 acre area of the Phase II portion of the Wildwood Town Center Project, thereby altering their current designation from "Downtown District" to "Neighborhood General District" to accommodate a change in zoning from the C-8 Planned Commercial District to the Amended C-8 Planned Commercial District for this site, all being located on the south side of State Route 100, north of Plaza Drive, and west of Fountain Place (Locator Numbers 23V220242 and 23V220233/Street Addresses 251 and 261 Plaza Drive). **Proposed Use: A three (3), story senior housing facility, which would allow a maximum of eighty one (81) units. (Ward Eight)**

***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>.
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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 interest in this matter.

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
May 2, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, May 2, 2016, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

Chair Bopp requested a roll call be taken. The roll call was taken, with the following results:

PRESENT – (10)

Chair Bopp
Commissioner Lee
Commissioner Archeski
Commissioner Bauer
Commissioner Gragnani
Commissioner Liddy
Commissioner Kohn
Council Member Manton
Mayor Bowlin

ABSENT – (0)

Other City officials present: Director of Planning Vujnich, Director of Public Works Brown, Planner Newberry, and City Attorney Golterman.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the March 21, 2016 Meeting

A motion was made by Council Member Manton, seconded by Commissioner Archeski, to approve the minutes from the April 18, 2016 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, and with one (1) abstention by Mayor Bowlin, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

Commission Members and Director Vujnich welcomed Mayor Bowlin as a member of the Planning and Zoning Commission.

V. Public Hearings – Two (2) Items for Consideration

Chair Bopp read the public hearing guidelines into the record and requested the item be read by the Department.

- a) **P.Z. 27, 28, and 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017** – A request for a change to the Master Plan's Conceptual Land Use Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area. Accompanying this Master Plan change would also be an amendment to the City's Comprehensive Zoning Plan of the Charter, which is the Master Plan's Conceptual Land Use Categories Map. Additionally, requests for a change in zoning from the NU Non-Urban Residence District to the R-1 one (1) Acre Residence District, with an application of a Planned Residential Development Overlay District (PRD), have been submitted for a 124 acre tract of land that is located west side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U520284, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quaethem Drive). **Proposed Use: A total of one hundred sixteen (116) individual lots, with common ground, and required public space areas. (Ward Two)**

Planner Newberry read the request into the record.

Director Vujnich submitted into the record the Master Plan, City Charter, the City's Zoning Regulations (Chapter 415), and the Department of Planning's file on the request.

Motion by Commissioner Gragnani, seconded by Commissioner Archeski, to accept the documents the Department of Planning submitted into the record. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

Director Vujnich shared a slideshow of photographs showing the characteristics of the subject site including: the existing driveway, stub streets in the Brentmoor Place Subdivision, and the overhead utility lines. He outlined the process undertaken by the Master Plan Advisory Committee as it considered, and ultimately denied, a change to the Master Plan's Conceptual Land Use Categories Map regarding the subject site. He provided a summary of the current request.

Chair Bopp invited Mr. George Stock, Stock and Associates Consulting Engineers, Inc., representative of Pulte Homes of St. Louis, L.L.C., to address the Commission.

Mr. Stock gave a presentation outlining the proposal and provided information about the developer, Pulte Homes. Mr. Stock discussed the surrounding zoning district designations, the application of the Planned Residential Development Overlay District (PRD), and provided a comparison of this proposal to a previous submittal on the subject site in 2005/2006 timeframe.

Chair Bopp invited members of the public to comment on the item.

Robert Kipp, 2479 Peppermill Ridge Drive, stated his opposition to connecting the stub streets in the Brentmoor Place Subdivision to the proposed Valley Road Subdivision. He stated his concern with the proposed density of the development and his belief that it is not an accurate representation to compare this proposed subdivision to surrounding developments, particularly in regards to density.

Neil Burns, 2500 Pepperfield Court, stated his concern with the extent of the buffer yards along the southeast boundary of the proposed development. He also expressed his concerns regarding tree removal; the character of the proposed homes; the density of the proposed development; and increased traffic.

Mike Rusert, 2562 Valley Oaks Estates Drive, expressed his concerns with the proposed entrance off Valley Road, specifically regarding sight distance, increased traffic, and school busses. He also expressed his concerns regarding stormwater management.

Ed Hugil, 16354 Peppermill Drive, expressed his concern with increased traffic and the potential impact on the safety of people riding bicycles on Valley Road. He also expressed his concern with the performance of the bio-retention areas over time. He stated it was his belief future homeowners in the proposed Valley Road Subdivision will be confused about which fire protection district services them.

H.W. Schmid, 16228 Bear Valley Road, stated his concern regarding the proposed stormwater management techniques, and their potential impact on the Valley Farms Subdivision. He also discussed existing stormwater management issues in the Valley Farms Subdivision, including his private street.

David Coulter, 20 Peppermill Court, expressed his belief the Valley Road Subdivision is inconsistent with the Master Plan and it should not be changed.

Mike Bolin, 2333 Valley Road, stated his concern with increased traffic on Valley Road and the existing conditions along it.

Frank Gervasio, 16225 Peppermill Drive, stated his concern the traffic study completed, as part of this proposal, may be inaccurate. He also stated his concern with traffic safety along Valley Road.

Erica Sprunger, 1548 Pond View Drive, stated her belief the City should not consider proposals such as this type.

Neal Brunkhorst, 1135 Eagle Creek Road, noted his concern about the proposed Valley Road Subdivision and its impact on his home, particularly in regard to the viewshed, stormwater issues, a negative impact on wildlife, existing private septic tanks, and drinking water wells.

Don Barker, 16338 Peppermill Drive, asked for clarification on the process undertaken by the Master Plan Advisory Committee regarding the subject site.

Colleen Lawler, 2404 Powders Mill Drive, did not wish to speak at tonight's meeting, but would like the following comment to be included in the official record: "Commissioners, just look at the density of this proposed development compared to all surrounding subdivisions – it does not fit with even the surrounding suburban! Much less, why did we just update the Master Plan? What does it stand for if not the people of Wildwood?"

Dale Rees, 2172 Wildwood Meadows Court, did not wish to speak at tonight's meeting, but would like the following comment to be included in the official record: "Has an environmental assessment been performed for this? If so, what is the expected impact on the already significant erosion in, and around, Caulk's Creek near Wildwood Meadows and Quaethem Subdivisions off Strecker? If not, this should be required and mitigated."

Discussion was held among Commission Members regarding the traffic study that was completed; the developer's rationale behind this proposal; the connection of the stub streets in Brentmoor Place Subdivision into the proposed Valley Road Subdivision; the existing stormwater issues in the Valley Farms Subdivision; the process undertaken by the Master Plan Advisory Committee; the extent of the proposed buffer areas; the belief this proposal is not transitional in nature; and if there are any plans to improve Valley Road in the future.

Motion by Commissioner Archeski, seconded by Commissioner Liddy, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

- b) **P.Z. 5 and 5(a)-16 Stonecrest at Wildwood, NorthPoint Development, 5015 Northwest Canal Street, Suite 200, Riverside, Missouri, 64150** – A request for the modification of the Town Center Plan's Regulating Plan for two (2) lots that are a 1.6 acre area of the Phase II portion of the Wildwood Town Center Project, thereby altering their current designation from "Downtown District" to "Neighborhood General District" to accommodate a change in zoning from the C-8 Planned Commercial District to the Amended C-8 Planned Commercial District for this site, all being located on the south side of State Route 100, north of Plaza Drive, and west of Fountain Place (Locator Numbers 23V220242 and 23V220233/Street Addresses 251 and 261 Plaza Drive). **Proposed Use: A three (3), story senior housing facility, which would allow a maximum of eighty-one (81) units. (Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich submitted into the record the Master Plan, City Charter, the City's Zoning Regulations (Chapter 415), and the Department of Planning's file on the request. Director Vujnich shared a slideshow of photographs showing the characteristics of the subject site. He summarized the proposal, the zoning history of the site, and the current Town Center District designation of the site.

Chair Bopp invited representatives of the petitioners to address the Commission, including: George Stock, Stock and Associates Consulting Engineers, Inc., 257 Chesterfield Business Parkway St. Louis, Missouri; Don Roseman, Roseman and Associates, PC, 160 North Meramec Clayton, Unit #200, Clayton, Missouri; Bill Bierman and Dan Thies, petitioners, 1795 Clarkson Road, Suite 190, Chesterfield, Missouri.

The group provided a presentation that outlined the proposal for this senior living facility; the elevations of the proposed building; the anticipated economic impact the proposed facility will have on the area; the anticipated staffing levels at the proposed facility; and the average number of emergency calls for facilities of this nature, which is eight (8) per month.

Chair Bopp invited members of the public to comment on the item.

Mike Rusert, 2562 Valley Oaks Estate Drive, expressed his concerns with the ambulance and fire service access; the impact on the walkability of the Town Center; the staffing levels at the facility; and the tax revenue a facility such as this generates.

Greg Alexander, Council Member Ward Six (6), 3904 Tamara Trail, stated he does not support this proposal and his concerns about the loss of an important commercial lot.

Erica Sprunger, 1548 Pondview Drive, expressed her concern this proposed facility would have an impact on future City-sponsored events, which are often held near and on the subject site. She also expressed her concerns with parking and the economic impact this proposed facility would have on the City's Town Center.

Discussion was held among Commission Members about what the facility would be converted into, in the instance the proposed use failed; whether or not there would be the inclusion of ground-floor retail; the location of the proposed facility in the City's Town Center; the need for a facility in Wildwood providing services such as this for the elderly; a comparison of this proposal to the recently withdrawn Gardner Capital submittal; and the concern with losing a commercial lot in the City's Town Center.

Motion by Commissioner Gragnani, seconded by Commissioner Lee, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

VI. Old Business – Three (3) Items for Consideration

Letters of Recommendation – One (1) Item for Consideration

- a) **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)**

Planner Newberry read the request into the record.

Director Vujnich outlined the proposal and the characteristics of the subject site and the proposed large water feature. He explained the Commission had voted favorably on the Department of Planning's Information Report on April 18, 2016. He presented the draft Letter of Recommendation to the City Council, with associated conditions.

Chair Bopp invited the petitioner and her legal counsel, Hal Burroughs, Brian Cave, to address the Commission.

Mr. Burroughs expressed his opposition to the inclusion of a seven (7) year renewal period on the Conditional Use Permit (CUP), along with stating his belief this condition would impact the salability of the property. Ms. Taylor described an option available to her through the Missouri Department of Natural Resources to have the dam periodically inspected, free of charge. She explained she planned to take advantage of this service.

Discussion was held among Commission Members about potentially removing the condition requiring the seven (7) year renewal period and alternative options; the potential precedent such an action would set; possibly requiring inspection reports be provided to the Department of Planning, instead of the seven (7) year renewal period; and the reluctance to rely on an organization outside of the City to provide inspection reports.

A motion by Commissioner Lee, seconded by Commissioner Archeski, to amend the Letter of Recommendation to remove Condition 8. J – the condition requiring a seven (7) year renewal period – and to require inspection reports be provided to the City on a monthly basis.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Renner, Commissioner Lee, and Commissioner Archeski

Nays: Commissioner Bauer, Commissioner Gragnani, Commissioner Kohn, Commissioner Liddy, Council Member Manton, Mayor Bowlin, and Chair Bopp

Absent: None

Abstain: None

Whereupon, Chair Bopp declared the motion failed by a vote of 3-7.

Further discussion was held among Commission Members about other requirements in the draft Letter of Recommendation that may be redundant; whether there are any conditions regarding the quality of the water in the lake; possibly postponing the item to allow for further research; the reluctance to eliminate the use of renewal periods in this Conditional Use Permit (CUP), and the impact of such an action on future proposals.

A motion by Commissioner Bauer, seconded by Mayor Bowlin, to accept the Letter of Recommendation with an amendment to require inspection reports be provided to the City by the property owner on an annual basis.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Renner, Commissioner Lee, and Commissioner Archeski Commissioner Bauer, Commissioner Gragnani, Commissioner Kohn, Commissioner Liddy, Council Member Manton, Mayor Bowlin, and Chair Bopp

Nays: None

Absent: None

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 10-0.

A motion by Commissioner Gragnani, seconded by Commissioner Bauer, to take a short break before moving forward with the next agenda item. A voice vote was taken regarding the motion to take a short break. Hearing no objections, Chair Bopp declared the motion approved.

At the request of the petitioner, Director Vujnich respectfully requested the Planning and Zoning Commission postpone **P.Z. 8-16 James Thurman**, until the May 16, 2016 meeting of the Planning and Zoning Commission.

A motion by Commissioner Gragnani, seconded by Commissioner Archeski. A voice vote was taken regarding the motion to postpone the item. Hearing no objections, Chair Bopp declared the motion approved.

Additionally, given the lateness of the evening, Director Vujnich respectfully requested the Planning and Zoning Commission postpone **P.Z. 5-16 City of Wildwood Planning and Zoning Commission**, until the May 16, 2016 meeting of the Planning and Zoning Commission.

A motion by Commissioner Renner, seconded by Commissioner Archeski. A voice vote was taken regarding the motion to postpone the item. Hearing no objections, Chair Bopp declared the motion approved.

A motion by Council Member Manton, seconded by Commissioner Liddy, to extend the meeting after 10:00 p.m. A voice vote was taken regarding the motion to extend the meeting. Hearing no objections, Chair Bopp declared the motion approved.

Information Reports – Two (2) Items for Consideration

- b) **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)**

Planner Newberry read the request into the record.

Director Vujnich presented Addendum Two to the Department of Planning's Information Report and outlined the information acquired from the Missouri Department of Natural Resources regarding all wastewater treatment facilities in the City of Wildwood. He described the current condition of wastewater facilities such as proposed here, and outlined the Department's next steps to addressing the issues raised by this inquiry. Director Vujnich explained the timeline of this proposal before the Planning and Zoning Commission and highlighted the several changes that have been made to the original plan, each to address the concerns of the Commission, the Departments of Planning and Public Works, and citizens. Director Vujnich stated the Department of Planning is recommending approval of the application of a Planned Residential Development Overlay District (PRD) for this site in the NU – Non-Urban Residence District.

Chair Bopp invited Tom Cummings, representative of Payne Family Homes, to address the Commission.

Mr. Cummings outlined the changes that have been made to the original proposal, based on feedback from the Planning and Zoning Commission and neighbors. He stated it was his belief this proposal is an appropriate application of the Planned Residential Development Overlay District (PRD). Mr. Cummings requested the Commission consider the following changes to the Department's Information Report:

1. Allow for excess Traffic Generation Assessment fees to be credited to the construction of the multiple use trail.
2. Consider reducing the thirty (30) foot wide easement for the multiple use trail.
3. Consider allowing the inclusion of a twenty-sixth (26th) lot.

Chair Bopp invited members of the public to comment on the item.

Tom Smith, 17221 Portland Crest Court, expressed his concern with the size of the proposed lots and his opposition to the application of the Planned Residential Development Overlay District (PRD). He also asked where the school busses would pick up children that would live in the proposed development.

Stephany Finochio, 1633 Pond Road, expressed her concerns with the size of the proposed lots; increased traffic; and the number of dwellings that will be visible from State Route 100.

Erica Sprunger, 1548 Pond View Drive, expressed her appreciation regarding the change in location of the wastewater treatment facility and the construction of the landscaped berm on Lot 2. She expressed her belief this proposal is not consistent with the Master Plan. Ms. Sprunger expressed her concerns regarding the application of the Planned Residential Development Overlay District (PRD); the size of the proposed lots; the newly proposed wastewater treatment facility; increased traffic; proposed street lights; visibility of proposed dwellings from Pond Road; and the extent to which common ground is taxed.

Greg Alexander, Council Member Ward Six (6), 3904 Tamara Trail, stated it was his belief that a portion of the subject site is in a floodplain and his concern with the architectural diversity of the proposed dwellings.

Arnie Sprunger, 1548 Pond View Drive, was not able to attend tonight's meeting, but a letter he composed was read on his behalf. Mr. Sprunger expressed his concern with the landscaped berm provided on Lot 2; the newly proposed wastewater treatment facility; proposed lighting; and the extent to which common ground is taxed.

Josh Sprunger, 1548 Pond View Drive, expressed his appreciation to Payne Family Homes for making changes to the plan, based on feedback from neighbors. Mr. Sprunger expressed his concerns with the visibility of dwellings from Pond Road; the entrance to the proposed development off Pond Road; the proposed density of the lots; and the extent to which common ground is taxed.

Discussion was held among Commission Members about the newly proposed wastewater treatment facility; the number of proposed lots; the visibility of the dwellings from State Route 100 and Pond Road; and the extent to which common ground is taxed; the likelihood of Metropolitan St. Louis Sewer District (MSD) extending its jurisdictional boundaries; and the school bus pick-up point.

A motion by Mayor Bowlin, seconded by Commissioner Liddy, to end the discussion. A voice vote was taken regarding the motion to end the discussion. Hearing no objections, Chair Bopp declared the motion approved.

A motion by Mayor Bowlin, seconded by Council Member Manton, to deny the Department of Planning's Information Report, thereby not recommending the application of the Planned Residential Development Overlay District (PRD).

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Liddy, Commissioner Bauer, Commissioner Renner, Commissioner Kohn, Council Member Manton, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: None

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 10-0.

- c) **P.Z. 5-16 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri** – A request to review and consider the addition of residential land uses as permitted activities within the ‘Downtown and Workplace Districts’ designation under the ‘Regulating Plan’ of the City’s Town Center Plan. Currently, these two (2) land use designations do not allow residential uses, whether single family or multiple family types. Recently, a number of inquiries have been made about this change. (Wards One, Four, Five, Seven, and Eight) – **POSTPONED**

VII. New Business – One (1) Item for Consideration

Correspondence Items – One (1) Item for Consideration

- a) **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**, 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) – **POSTPONED**

VIII. Site Development Plans-Public Space Plans-Record Plats – No Items for Consideration

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

Director Vujnich asked the Commission if it would like to schedule a Work Session, before a future meeting, to discuss the application of a Planned Residential Development Overlay District (PRD) in the NU – Non-Urban Residence District. Discussion was held and Commission members reached a consensus to schedule such a Work Session for a future date.

Motion by Council Member Manton, seconded by Commissioner Gragnani, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting on Tuesday, May 3, 2016, at 12:15 a.m.

Approved by: R. Jim Basse
Chair – City of Wildwood Planning and Zoning Commission

Note: Recordation of the opinions, statements, and/or other meeting participation in these minutes shall not be deemed to be an acknowledgement or endorsement by the Commission of the factual accuracy, relevance, or propriety thereof.

* If comment cards were submitted indicating they did not wish to speak at tonight's meeting, they have been attached and made part of the official record.

P.Z. Number(s): _____
(as assigned by department)

PETITION

before the
**CITY OF WILDWOOD'S
PLANNING AND ZONING COMMISSION**

FOR THE PURPOSE OF HEARING REQUESTS
FOR ONE OR A COMBINATION OF THE FOLLOWING:
(PLEASE CHECK THOSE ITEMS WHICH ARE APPLICABLE)



- Change in Zoning
- Conditional Use Permit
- Approval of a Planned District or other special procedure (C-8/M-3/PRD)

APPLICANT/OWNER INFORMATION

Applicant's Name: NorthPoint Development
Mailing Address: 5015 NW Canal Street, Suite 200
Riverside, MO 64150
Telephone Number, with Area Code: (816) 888-7391
Fax Number, with Area Code: _____
E-Mail Address: mark@northpointkc.com
Interest in Property (Owner or Owner Under Contract):
Owner under Contract

If owner under contract, please attach a copy of the contract.

Owner's Name (if different than applicant):
Wildwood Crossing, Inc.
Address: 8027 Forsyth Blvd.
Saint Louis, MO 63105
Telephone Number, with Area Code: 314-727-8881

SITE INFORMATION

Postal Address of the Petitioned Property(ies):

251 and 261 Plaza Dr.

Wildwood, MO 63040

Locator Number(s) of the petitioned Property(ies):

23V220194 and

Total Acreage of the Site to the Nearest Tenth of an Acre:

Consolidated Lot 1: 1.6 Ac.

Current Zoning District Designation: C-8 Planned Commercial District

Proposed Zoning District Designation: Amended C-8 Planned Commercial

Proposed Planned District or Special Procedure:

USE INFORMATION

Current Use of Petitioned Site:

Vacant

Proposed Use of Site:

Residence

Proposed Title of Project: Stonecrest at Wildwood Town Center

Proposed Development Schedule (include approximate date of start and completion of the project):

Construction Schedule: 07/01/16 to 07/01/17

CONSULTANT INFORMATION

Engineer's/Architect's Name: Stock & Associates Consulting Engineers, Inc.

Address: 257 Chesterfield Business Parkway

Chesterfield, MO 63005

Telephone Number, with area code: (636) 530-9100

Fax Number, with area code: (636) 530-9130

E-Mail Address: ryan.schriber@stockasoc.com

Soil Scientist/Forester's Name: SCI Engineering, Inc.

Address: 130 Point West Blvd.

St. Charles, MO 63301

Telephone Number, with area code: (636) 949-8200

Fax Number, with area code: (636) 949-8269

E-Mail Address: serter@sciengineer.com

ACKNOWLEDGEMENT INFORMATION

The petitioner(s) state(s) they (he) (she) will comply with all the requirements of the city of wildwood with regard to the procedures relating to its administration of land use and development controls within its boundaries, including the payment of all applicable fees.

The petitioner(s) further represent(s) and agree(s) that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Wildwood with respect to this application.

The petitioner(s) hereby certify(ies) that (indicate one):

- () I (we) have a legal interest in the hereinabove described property.
- (X) I am (we are) the duly appointed agent of the petitioner(s) and that all information given and represented on this application is an accurate and true statement of fact. Any misrepresentation of information on this application or accompanying information shall constitute grounds for the City of Wildwood, Missouri to terminate review of this petition and return all materials, minus any fees, associated with its review up to and through that point.

SIGNATURE: [Handwritten Signature]

NAME (PRINTED): GEORGE H STOCK

ADDRESS: 257 Chesterfield Business Parkway
Chesterfield, MO 63005

TELEPHONE NUMBER: (636) 530-9100

[PLEASE NOTE: THE ABOVE NAMED PERSON SHALL RECEIVE ALL OFFICIAL NOTICES REGARDING THIS REQUEST, INCLUDING THE PUBLIC HEARING NOTICE.]

SUBSCRIBED AND SWORN BEFORE ME THIS
34 DAY OF March, 2016.

SEAL:

SIGNED: [Handwritten Signature]
(NOTARY PUBLIC)

NOTARY PUBLIC Daniel JSM
STATE OF MISSOURI.

MY COMMISSION EXPIRES 3/17/17

FOR OFFICE USE ONLY

1ST SUBMITTAL DATE: _____

FEE: _____; RECEIVED BY: _____

PRELIMINARY DEVELOPMENT PLAN: YES NO

PACKET COMPLETE: YES NO

2ND SUBMITTAL DATE: _____

PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____

PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____

PACKET COMPLETE: YES NO



DANIEL JOSEPH STOCK
My Commission Expires
March 17, 2017
St. Louis County
Commission # 3486125

STOCK & ASSOCIATES

Consulting Engineers, Inc.

257 Chesterfield Business Parkway
 Chesterfield, MO 63005
 (636) 530-9100 FAX (636) 530-9130
 E-mail: ryan.schriber@stockassoc.com

LETTER OF TRANSMITTAL

DATE: 03/04/16	JOB NO. 215-5763
ATTENTION: Mr. Joe Vujnich – Director of Planning	
RE: Stonecrest at Lot 1 & 2 of Wildwood Town Center	
Wildwood, MO	

TO: City of Wildwood
 183 Plaza Dr.
 Wildwood, MO 63040

CITY OF WILDWOOD
 MAR 07 2016
 DEPT OF PLANNING & PARKS

WE ARE SENDING YOU: Attached Under Separate cover via Delivery the following items:

- Shop Drawings Prints Plans Samples Specifications
 Copy of Letter Change Order _____

Copies	Date	No.	Description
3	03/04/16	C1-C4	Preliminary Development Plan
1	03/04/16	3 pgs.	Rezoning Application
1	03/04/16		Rezoning Fee - Forthcoming
3	03/04/16	Sheet 1	Consolidation Plat
1	03/04/16	4pgs	Plat Application
1	03/04/16	Ck # 20711	\$300.00 Processing Fee - B.A.P.
1		7 pgs.	Title Commitment #1600678

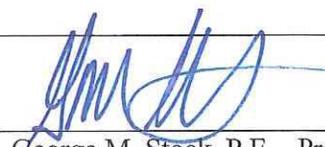
THESE ARE TRANSMITTED as checked below:

- For Approval Approved as Submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 20 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Joe, per our meeting last week enclose is the submission package to commence the process. Should you have any questions or comments, please advise. Sincerely

SIGNED: _____



George M. Stock, P.E. - President

COPY TO:

- Mr. Mark Pomeranke– Northpoint Development(mpomeranke@northpointkc.com) via email w/submittal
- Mr. Bill Biermann – Wm. Biermann Co. (bill@wmbiermannco.com) via email w/submittal
- Mr. Scott Haley – KP Development (shaley@kpstl.com) via email w/submittal
- Mr. Don Rosemann – Rosemann & Associates (drosemann@rosemann.com) via email w/submittal
- Mr. Ryan Schriber, P.E. - Associate

STOCK & ASSOCIATES
Consulting Engineers, Inc.

April 13, 2016

Via E-Mail: (joe@cityofwildwood.com)

City of Wildwood
16860 Main Street
Wildwood, MO 63040

Attention: Mr. Joe Vujnich, Director-Department of Planning & Parks

Re: City Review Letter for 251 and 261 Plaza Drive – (Lots 1 and 2 of
Wildwood Town Center-Plat Two) (Stonecrest at Wildwood) – Ordinance #1175
(Stock Project No. 216-5763)

Dear Joe:

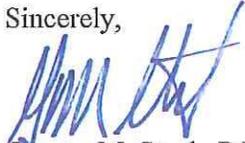
Pursuant to your Departmental Letter dated April 5, 2016 and our subsequent meeting on
Monday, April 11, 2016, we offer the following:

Comment 1 requests a letter:

On behalf of the Petitioner, we respectfully request that the City of Wildwood Planning and
Zoning Commission consider a change to the “Regulating Plan” for Town Center from
“Downtown District” to “Neighborhood General District” for 251 and 261 Plaza Drive / Lots 1
and 2 of the Wildwood Town Center Plat Two, recorded in Plat Book 356, Pages 485 and 486.
The “Neighborhood General District” allows residential living, and was at one time the District
covering the subject property.

Should you have any questions or comments, please feel free to contact me at (636) 530-9100.

Sincerely,



George M. Stock, P.E., President

CC: Mr. Travis Newberry – City Planner – City of Wildwood (travis@cityofwildwood.com)
Mr. Mark Pomerence – VP-Operations (mpomerence@northpointkc.com)
Mr. Bill Biermann – Stonecrest Senior Living, LLC (bill@wmbiermannco.com)
Mr. Scott Haley – KP Development Scott Haley (shaley@kpstl.com)
Mr. Donald Rosemann, President/CEO – Rosemann (drosemann@rosemann.com)
Mr. Ryan Schriber, P.E., Associate (ryan.schriber@stockassoc.com)

257 CHESTERFIELD BUSINESS PARKWAY • ST. LOUIS, MO 63005 • (636) 530-9100
Fax (636) 530-9130 • E-MAIL ADDRESS: general@stockassoc.com





WILDWOOD

April 5, 2016

NorthPoint Development
Attn: Mark Pomeranke
5015 Northwest Canal Street
Suite 200
Riverside, Missouri 64150

Re: Initial Review Application Packet for 251 and 261 Plaza Drive, in Wildwood Town Center

Dear Mr. Pomeranke:

The Department of Planning has completed its initial review of the Preliminary Development Plan for the planned development of these two (2) lots in the Town Center Area of Wildwood. These two (2) lots are located on the north side of Plaza Drive, at Market Avenue. The plan was compared to the Zoning Ordinance requirements for a residential project seeking a Planned Residential Development Overlay District (PRD), the Town Center Plan, and the existing site-specific ordinance that governs these two (2) lots, along with the remainder of the development site. The results of this review indicated a number of items that need to be addressed and include the following:

1. Please be advised a letter must be submitted to the Planning and Zoning Commission requesting a Regulating Plan change to the Town Center Plan, since the properties' current designation is "Downtown District", which does not allow residential uses, to the "Neighborhood General District". The "Neighborhood General District" does authorize this type of building and associated units.
2. Please address the following items, highlighted on the attached sheet:
 - A. Please consider providing access control here during City events.
 - B. Please clarify what occurs in this space between the building and the parking island. In this clarification, consider how a pedestrian might interact with this space.
 - C. Please extend the pedestrian improvements to the edge of the building here.
 - D. Please describe and identify the use of the space behind the garden wall here.
3. Please be advised these two (2) lots are part of the Crossings Community Improvement District and have different taxing and assessment requirements than other properties located elsewhere in the City's Town Center Area. If you should have any questions in this regard, the Wildwood City Attorney, Rob Golterman, can assist. Mr. Golterman can be reached at 314-444-7600.
4. Please relocate the building, dumpster, and drive aisle, so they are not located in the forty foot (40') side yard setback.
5. Please clarify if any public use areas are planned for the site.
6. Please add corresponding outboundary survey measurements, referenced in the property description, to the plan.
7. Please provide dimensions for all parking spaces, including the accessible parking provided as a component of the circular drive.
8. Please provide dimensions for the radius of the circular drive and landscaped island.
9. Please indicate the extension of the fence and columns, along the norther boundary of the site, are to match the existing fence and columns to the east.
10. Please indicate the height and materials for all proposed retaining walls and garden walls, including the color of the block.

11. Please provide dimensions and typical cross-section, including radius and taper details, for the proposed curb cut and drive aisle accessing the dumpster area.
12. Please clarify if any services, other than the trash service, will be utilizing the drive aisle accessing the dumpster area.
13. Please provide a "Lighting Plan" for the new parking areas and circular drive, and note the plan will meet the City of Wildwood's Outdoor Lighting Requirements.
14. Please provide a "Landscape Plan", prepared by a certified landscape architect.
15. Please provide a gated screen for the dumpster, constructed of materials consistent with the primary structure.
16. Please correct the Parking Data Table to identify on-street on Plaza Drive, and not Main Street.
17. Please provide comments on this Preliminary Development Plan from the Missouri Department of Transportation (MODOT).
18. Please provide comments on this Preliminary Development Plan from the Metro West Fire Protection District.
19. Please provide comments on this Preliminary Development Plan from the Metropolitan St. Louis Sewer District (MSD), including verification of Permit #25457, referenced on Sheet C1, regarding offsite stormwater detention.

Once the comments relating to the Preliminary Development Plan have been addressed with the requested revisions, please resubmit three (3) copies of it, and email a PDF version, to the Department of Planning for further review. Please note additional comments may follow in this regard, once the City again reviews the revised plan sheets. If you should have any questions in this regard, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your interest in the City of Wildwood.

Sincerely,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning and Parks

Cc: The Honorable Timothy Woerther, Mayor
The Honorable City Council of the City of Wildwood
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
George Stock, Stock and Associates

STOCK & ASSOCIATES

Consulting Engineers, Inc.

257 Chesterfield Business Parkway
 Chesterfield, MO 63005
 (636) 530-9100 FAX (636) 530-9130
 E-mail: ryan.schriber@stockassoc.com

LETTER OF TRANSMITTAL

DATE: 04/15/16	JOB NO. 215-5763
ATTENTION: Mr. Joe Vujnich – Director of Planning	
RE: Stonecrest at Lot 1 & 2 of Wildwood Town Center	
Wildwood, MO	

TO: City of Wildwood
 183 Plaza Dr.
 Wildwood, MO 63040

WE ARE SENDING YOU: Attached Under Separate cover via _____ Delivery _____ the following items:

- Shop Drawings Prints Plans Samples Specifications
 Copy of Letter Change Order _____

Copies	Date	No.	Description
3	04/15/16	C1-C5	Preliminary Development Plan
3	04/15/16	L-1	Landscape Plan
3	04/15/16	4 pgs.	Comment Response Letter
1	03/15/16	1 pg.	MoDOT Response Letter
1	03/31/16	3 pgs.	MSD Response Letter
1	04/07/16	1 pg.	Metro West Fire Protection District Response Letter
1	03/10/16	1 pg.	Spirit of St. Louis Airport Response Letter

THESE ARE TRANSMITTED as checked below:

- For Approval Approved as Submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 20 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO:

SIGNED:

Ryan Schriber, P.E. - Associate

- Mr. Mark Pomerence– Northpoint Development(mpomerence@northpointkc.com) via email w/submittal
 Mr. Bill Biermann – Wm. Biermann Co. (bill@wmbiermannco.com) via email w/submittal
 Mr. Scott Haley – KP Development (shaley@kpstl.com) via email w/submittal
 Mr. Don Rosemann – Rosemann & Associates (drosemann@rosemann.com) via email w/submittal
 Mr. George M. Stock, P.E. - President

STOCK & ASSOCIATES
Consulting Engineers, Inc.

April 15, 2016

Via E-Mail: (joe@cityofwildwood.com)

City of Wildwood
16860 Main Street
Wildwood, MO 63040

Attention: Mr. Joe Vujnich, Director-Department of Planning

Re: Initial Review Application Package for 251 & 261 Plaza Drive, Wildwood Town Center
(Stock Project No. 216-5763)

Dear Mr. Vujnich:

The following are written responses to your comments regarding your initial review of Preliminary Development Plan for the above-referenced project dated April 5, 2016.

Comment 1. Please be advised a letter must be submitted to the Planning and Zoning Commission requesting a Regulating Plan change to the Town Center Plan, since the properties' current designation is "Downtown District", which does not allow residential uses, to the "Neighborhood General District". The "Neighborhood General District" does authorize this type of building and associated units.

Response: Letter provided via email on 4/13/16.

Comment 2. Please address the following items, highlighted on the attached sheet:

A. Please consider providing access control here during City events.

Response: Sign provided "Reserved for Stonecrest Senior Living". Please consider a request for signage in the parking garage denoting 20 stalls for Stonecrest Senior Living.

B. Please clarify what occurs in this space between the building and the parking island. In this clarification, consider how a pedestrian might interact with this space.

Response: The intent is to provide an exterior landscape area to connect and interact with the City Plaza Area for the general public. This area will be planned to include areas which encourage public/private use of sidewalks with benches/seating and landscape the area to provide relief to the hardscape. This

portion of the plan will become an architectural design feature at the corner of the building to both anchor and invite the public onto the development.

C. Please extend the pedestrian improvements to the edge of the building here.

Response: The intent is to extend the pedestrian improvements along the eastern edge of the entire building edge.

D. Please describe and identify the use of the space behind the garden wall here.

Response: This area will be a public/private exterior patio/courtyard. The area will be designed to allow for casual seating, lounging, use of exterior fireplace with arbor. It will serve as an amenity area and in general extend the interior space for exterior enjoyment.

Comment 3. Please be advised these two (2) lots are part of the Crossings Community Improvement District and have different taxing and assessment requirements than other properties located elsewhere in the City's Town Center Area. If you should have any questions in this regard, the Wildwood City Attorney, Rob Golterman, can assist. Mr. Golterman can be reached at (314) 444-7600.

Response: Noted.

Comment 4. Please relocate the building, dumpster, and drive aisle, so they are not located in the forty foot (40') side yard setback.

Response: City to initiate setback modification.

Comment 5. Please clarify if any public use areas are planned for the site.

Response: A public/private exterior patio/courtyard is proposed.

Comment 6. Please add corresponding out boundary survey measurements, referenced in the property description, to the plan.

Response: Comment addressed and shown on C1.

Comment 7. Please provide dimensions for all parking spaces, including the accessible parking provided as a component of the circular drive.

Response: Comment addressed.

Comment 8. Please provide dimensions for the radius of the circular drive and landscaped island.

Response: Comment addressed.

Comment 9. Please indicate the extension of the fence and columns, along the northern boundary of the site, are to match the existing fence and columns to the east.

Response: Comment addressed.

Comment 10. Please indicate the height and materials for all proposed retaining walls and garden walls, including the color of the block.

Response: Comment addressed and details of the retaining wall have been added to C2. Two (2) modular block retaining walls and one (1) garden wall are proposed. The low wall along the southern edge of the project will be constructed of masonry veneer in color to match the brick utilized on the building. The wall height is proposed to be approximately thirty (30") inches above the sidewalk edge.

Comment 11. Please provide dimensions and typical cross-section, including radius and taper details, for the proposed curb cut and drive aisle accessing the dumpster area.

Response: Details added to C2

Comment 12. Please clarify if any services, other than the trash service, will be utilizing the drive aisle accessing the dumpster area.

Response: Comment addressed. The proposed use for the drive aisle along the southwesterly portion of the site will be exclusively for both trash/recycle pick up and for temporary parking of delivery vehicles providing goods and services to the project. The utilization of this drive will eliminate and reduce both congestion and ensure clearance for all vehicles and emergency personnel as required to serve the entire Wildwood community at the corner of Plaza Drive.

Comment 13. Please provide a "Lighting Plan" for the new parking areas and circular drive, and note the plan will meet the City of Wildwood's Outdoor Lighting Requirements.

Response: Provided.

Comment 14. Please provide a "Landscape Plan", prepared by a certified landscape architect.

Response: Provided.

Comment 15. Please provide a gated screen for the dumpster, constructed of materials consistent with the primary structure.

Response: Provided and shown on C1. The project will have a pair of four (4') foot gate doors constructed of steel support with wood stained panels mounted on the front. The pair of gate doors will have latches both in the bottom of the doors into the concrete pad and at the center styles. The gate doors will be a minimum of six (6') feet in height to screen the dumpsters. Details will be provided by Architect at time of building permit application.

Comment 16. Please correct the Parking Data Table to identify on-street on Plaza Drive, and not Main Street.

Response: Comment addressed.

Comment 17. Please provide comments on this Preliminary Development Plan from the Missouri Department of Transportation (MODOT).

Response: Provided.

Comment 18. Please provide comments on this Preliminary Development Plan from the Metro West Fire Protection District.

Response: Provided

Comment 19. Please provide comments on this Preliminary Development Plan from the Metropolitan St. Louis Sewer District (MSD), including verification of Permit #25457, referenced Sheet C1, regarding offsite stormwater detention.

Response: Provided.

Should you have any further comments and/or questions, please feel free to contact me.

Sincerely,

Ryan Schriber

Ryan E. Schriber, P.E.,
Associate

CC:

Mr. Mark Pomeranke– Northpoint Development(mpomeranke@northpointkc.com) via email w/submittal

Mr. Bill Biermann – Wm. Biermann Co. (bill@wmbiermannco.com) via email w/submittal

Mr. Scott Haley – KP Development (shaley@kpstl.com) via email w/submittal

Mr. Don Rosemann – Rosemann & Associates (drosemann@rosemann.com) via email w/submittal

Mr. George M. Stock, P.E. - President

Zach Stutz

Subject: RE: 03-15-16 - Stonecrest at Wildwood - MoDOT comments

From: JOHN "JAY JAY" BRADEN [<mailto:John.Braden@modot.mo.gov>]

Sent: Tuesday, March 15, 2016 10:56 AM

To: Ryan Schriber

Cc: Federico Lagos

Subject: 03-15-16 - Stonecrest at Wildwood - MoDOT comments

Importance: High

Ryan,

After review of your proposed preliminary plans for Stonecrest at Wildwood on route 100, located in St. Louis County, we find the proposal to be feasible. Final approval will be in the form of a permit issued from this office subject to the following items:

- Show the property line along MO 100.
- Fill out the attached *request for permit v3.pdf* and return it to me.
- A separate permit will be required for the water & sewer taps and they need to be applied for through the plumber.
- MoDOT will not allow pavement cuts for utility connections.
- If there is going to be a tower crane on site for the completion of this building we will need to enter into an airspace agreement which we will need:
 - a. Proof of Insurance for the required coverage amount, naming MHTC as an additional insured
 - b. Copy of the request from leasee/licensee – to be over our right of way. Loads are not permitted to be swung over MoDOT right of way but due to the nature of tower cranes needing to be placed in weather vane mode (no brake) during times of nonuse it is possible the crane will end up over MoDOT right of way.

Please revise your plans and send us two hard copies and a pdf copy of your detailed plans for further review. Should you have any questions or comments, you may contact me at via email at john.braden@modot.mo.gov.

Jay-Jay Braden

Missouri Department of Transportation

Sr. Traffic Specialist - SW St. Louis County

601 Salt Mill Road, Chesterfield, MO 63017

Fax: 573.522.6491 Mobile: 314.380.0074

www.modot.mo.gov/stlouis/news_and_information/Permits.htm



**Metropolitan St. Louis
Sewer District**

2350 Market Street
St. Louis, MO 63103

March 31, 2016

Stock and Associates
Attn: Mr. Ryan Schriber, P.E.
257 Chesterfield Business Parkway
St. Louis, MO 63005

RE: Stonecrest at Wildwood
261 Plaza Dr. (Loc# 23V220233)
251 Plaza Dr. (Loc# 23V220242)
Preliminary Development Plan

Dear Mr. Schriber,

MSD has reviewed the Preliminary Development Plan dated 3/4/16 for the above referenced site and offers the following preliminary comments:

- Formal MSD review, approval, and permits are required prior to construction.
- Detention for the 2yr 24 hour and 100yr 24 hour storms has been provided for the site in an existing offsite basin approved and permitted by MSD under Ref# P-25457-00 in 2004. However, Channel Protection (extended detention of the 1yr-24 hour storm) adopted into MSD's Rules and Regulations in 2006 was not factored into the design of the existing offsite basin at the time of its design, and will need to be addressed for this project's improvement area, likely in an onsite facility.
- If the project's disturbed area equals or exceeds one acre, post construction Best Management Practices (BMPs) for water quality are required to treat the extents of the disturbed area. BMPs that provide a volume reduction component (such as bioretention, pervious pavements, soil amendments, etc.) should be the emphasis of the post construction water quality strategy, and applied to the maximum extent practicable. Water Quality and Channel Protection volumes may be nested within the same volume reducing BMPs. Non-volume reducing BMPs may be implemented on the site if it would reduce the extents of the project's disturbed area or if unfavorable topography or insurmountable utility conflicts factor in.
- Existing sewers and easements may need to be relocated and/or vacated under this currently proposed site configuration. Current mapping records indicate that

the western wing of the proposed building would encroach upon an existing 8" public sanitary sewer and other easements. Please field-verify the location of the existing sanitary sewer. Encroachments shall be avoided.

- Based on the property line configuration depicted on the plan, the existing storm sewer system upstream from EX56G may revert to a private storm sewer system since it will only serve the assisted living center's property. MSD would vacate its rights and interests in the existing easement upstream of the structure after construction approval of this project.
- Peak and average daily sanitary flow estimates should be provided with formal plan review. MSD will evaluate planning models for capacity during formal plan review. Downstream improvements may be required of the developer if current capacity levels within the existing sanitary sewer system cannot accommodate the additional sanitary loading generated by the development.

This review is subject to the requirements of detailed formal review of final design plans and is subordinate to the review and approval of final design plans. Please call me at (314) 768-2773 if you have any questions.

Sincerely,



Jason Peterein, P.E.
Principal Engineer
Engineering/Planning-Development Review

Zach Stutz

From: Dave Phipps [<mailto:daveph@metrowest-fire.org>]

Sent: Thursday, April 07, 2016 9:24 AM

To: Zach Stutz

Subject: RE: Stonecrest @ Wildwood Review

The Bureau of Fire Prevention has reviewed Stonecrest and there are no additional fire district requirements.

David E. Phipps

Fire Marshal

Metro West Fire Protection District

(636) 821-5806

216-5763



**Of St. Louis
Airport**

SINCE 1964

**Business Aviation
Center of the U.S.**

Steven V. Stenger
County Executive

John D. Bales, C.M.
Director of Aviation

March 10, 2016

RECEIVED

MAR 14 2016

**Stock and Associates
Consulting Engineers, Inc**

Stock and Associates, Inc
Attn.: Ryan Schriber, P.E.
257 Chesterfield Business Parkway
Chesterfield, MO 63005

RE: Preliminary Development Plan – Stone crest at Wildwood, 251 Plaza Drive

Dear Mr. Schriber,

We have reviewed the above referenced documents dated 03/08/16 and have no objections. No further review is required by the Airport.

Feel free to call should you need further information.

Sincerely,

SPIRIT OF ST. LOUIS AIRPORT

Robert S. Heine, P.E.
Airport Engineer

CC John D. Bales, CM, Director of Aviation
David Schubert, Deputy Director of Aviation
File



BILL NO.: 2188

ORDINANCE NO.: 2188

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2080 TO ALLOW FRONT-ENTRY GARAGE DESIGNS. (Ward Eight)

WHEREAS, on January 26, 2015, the City Council, pursuant to Ordinance #2080 approved a Planned Residential Development Overlay District for a proposed three (3) lot residential subdivision in the City's Town Center Area pursuant to a request from Manlin Development Company (the "Developer"); and

WHEREAS, the Developer has submitted plans and building elevations for review by the City; and

WHEREAS, subsequent to consideration of such plans and elevations by the Planning and Zoning Commission's Site Plan Subcommittee, the Developer requested amendments to Ordinance #2080 to allow for front-entry garages, in lieu of side-entry garages provided for therein, and to modify construction material requirements; and

WHEREAS, the Planning and Zoning Commission considered the requested amendment at a meeting on April 4, 2016, and recommended no change to Ordinance # 2080, the specifics of such recommendation being set forth in the recommendation of the Planning and Zoning Commission submitted to the City Council dated April 4, 2016, and regarding PZ 15, 16 and 14-17, a copy of which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the City Council held a public hearing to consider the amendment on May 23, 2016, at which interested persons were offered an opportunity to speak; and

WHEREAS, at its meeting on May 23, 2016, the City Council directed the Department of Planning to prepare draft legislation amending Ordinance #2080 for consideration by the City Council.

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

Section One. That Ordinance #2080 of the City of Wildwood, Missouri, be and is hereby amended by deleting Sections One and Two thereof in their entirety and enacting, in lieu thereof, new Sections One and Two, to read as follows:

Section One. The City of Wildwood's Zoning Ordinance and Official Zoning District Maps, all made a part thereof and incorporated herein, are hereby amended relative to the property legally described in this Section One, along with the accompanying Amended Planned Residential Development Overlay District on the same site, while the Regulating Plan of the Town Center and

Comprehensive Zoning Plan of the Charter remain unchanged by this action (Town Center “Neighborhood Edge”):

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 of the City Council from its public hearing discussion held on May 23, 2016, 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 across at least twenty percent (20%) of the façade's elevation facing the frontage line, at a minimum depth of no less than **seven point five (7.5) six (6) feet from its street-side edge to the front of the garage doors.** 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, while the garages on each of the units ~~shall~~ may be **front** side-entry designs ~~only~~, but must be carriage types as well, 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 established curb line and** edge of the 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, 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:

<i>Type of Development</i>	<i>Required Contribution</i>
Single Family Dwelling (detached)	\$1,085.70 /Parking Space

(Section 415.280 of the City of Wildwood Zoning Code defines a parking space)

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

Section Three. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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, or in full, two (2) times prior to its passage.

Presiding Officer

The Honorable James R. Bowlin, Mayor

ATTEST:

ATTEST:

City Clerk

City Clerk

Editor's Note: Changes to Ordinance #2080 are indicated by **red, bolded type**, while deletions are shown by a single, strike-through line.

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE AN AGREEMENT BY AND AMONG THE CITY OF ELLISVILLE, MISSOURI, THE CITY OF WILDWOOD, MISSOURI, AND ST. LOUIS COUNTY, MISSOURI, RELATING TO DESIGN SERVICES FOR IMPROVEMENTS TO OLD STATE ROAD.

WHEREAS, the provisions of Sections 70.210 to 70.325 inclusive, RSMo., as amended, empower cities to contract and cooperate with other political subdivisions for planning, development, construction, acquisition or operation of any public improvement or for a common service; and

WHEREAS, Old State Road is a St. Louis County maintained Arterial Roadway which provides a direct connection between State Road 100 (Manchester Road) and State Route 109, within the Cities of Wildwood and Ellisville; and

WHEREAS, the City of Ellisville, Missouri (“Ellisville”), the City of Wildwood, Missouri (“Wildwood”), and St. Louis County, Missouri (“County”), wish to enter a cooperative funding agreement (“Agreement”) for design services for improvements to Old State Road, from Old State Spur to 320 feet south of Pierside Lane (“Project”).

WHEREAS, County intends to enter into a contract with a qualified engineering firm (“Consultant”) to provide design services for the Project; and

WHEREAS, the City Council desires to enter into the Agreement to provide financial assistance for said Project.

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

Section One. That the form, terms, and provisions of the Agreement by and among the City of Ellisville, Missouri, the City of Wildwood, Missouri, and St. Louis County, Missouri, relating to design services for improvements to Old State Road, attached hereto, marked as **Exhibit A**, and incorporated by reference herein (the “Agreement”), be and they hereby are approved and the Mayor is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Agreement in substantially the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Agreement and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the Agreement and this Ordinance.

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

Section Three. Nothing contained herein shall in any manner be deemed or construed to alter,

modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

Presiding Officer
ATTEST:

The Honorable James R. Bowlin, Mayor
ATTEST:

City Clerk

City Clerk

EXHIBIT A

AGREEMENT BETWEEN CITY OF ELLISVILLE, MISSOURI, CITY OF WILDWOOD, MISSOURI AND ST. LOUIS COUNTY, MISSOURI RELATING TO DESIGN SERVICES FOR IMPROVEMENTS TO OLD STATE ROAD

WHEREAS, City of Ellisville, Missouri (“Ellisville”), City of Wildwood, Missouri (“Wildwood”) and St. Louis County, Missouri (“County”) wish to enter a cooperative funding agreement (“Agreement”) for Engineering Services related to development of a conceptual design to improve Old State Road, AR-788(B), from Old State Spur to 320 feet west of Pierside Lane (“Project”).

WHEREAS, County recognizes the public benefit to be derived from said Project, and wishes to forward fund and administer the Project, and

WHEREAS, County intends to enter into a contract with a qualified engineering firm (“Consultant”) to provide design services for the Project; and

WHEREAS, Ellisville and Wildwood recognize the public benefit to be derived from the Project, and wish to provide financial assistance for said Project, and

WHEREAS, this Agreement is authorized by Ellisville Ordinance _____.

WHEREAS, this Agreement is authorized by Wildwood Ordinance _____.

WHEREAS, this Agreement is authorized by County Ordinance _____.

NOW, THEREFORE, in consideration of the premises, and the promises and covenants herein, Ellisville, Wildwood and County agree to the following:

1. County will select the Consultant and negotiate a contract to provide the design services in accordance with RSMo 8.285 through 8.291. Ellisville and Wildwood may provide comments to County with respect to Consultant selection, but County shall make final selection of Consultant.
2. County shall pay the Consultant’s progress invoices throughout the duration of the contract.
3. After County makes final payment to the Consultant, County will invoice Wildwood and Ellisville for reimbursement of a portion of the actual costs.

4. Ellisville shall reimburse County in the amount of 15% of actual costs incurred for Project, not to exceed \$9,000, within thirty (30) days of receipt of an invoice submitted to Ellisville by County.
5. Wildwood shall reimburse County in the amount of 35% of actual costs incurred for Project, not to exceed \$21,000, within thirty (30) days of receipt of an invoice submitted to Wildwood by County.
6. Any remaining amount owed to the Consultant is the County's sole responsibility.
7. Other than the obligation to fund their respective portions of the contract amount, Ellisville and Wildwood assume no other obligations or liabilities with respect to the contract or the Project.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below:

Executed by Ellisville this _____ day of _____, 20____
 Executed by Wildwood this _____ day of _____, 20____
 Executed by County this _____ day of _____, 20____

CITY OF ELLISVILLE, MISSOURI

CITY OF WILDWOOD, MISSOURI

 Mayor

 Mayor

ATTEST:

ATTEST:

 City Clerk

 City Clerk

COUNTY OF ST. LOUIS

By: _____
Steven V. Stenger, County Executive

ATTEST:

Approved as to Legal Form

County Clerk

County Counselor

Approved:

Director, Highways & Traffic

I hereby certify that unencumbered balances sufficient to pay the contract sum remain in the appropriation accounts against which this obligation is to be charged.

Accounting Officer

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A CONTRACT WITH HR GREEN, INC., FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE PLANNING, DESIGN AND CONSTRUCTION OF THE ROUTE 109 PEDESTRIAN TUNNEL PROJECT.

WHEREAS, the City Council of the City of Wildwood, Missouri, desires to enter into a Contract with HR Green, Inc., for professional engineering services related to the planning, design and construction of a pedestrian tunnel across Route 109; and

WHEREAS, the City Council finds and determines that entering into the Contract serves a public purpose and is to the benefit of the City.

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

Section One. That the form, terms, and provisions of the Contract with HR Green, Inc., for professional engineering services related to the planning, design and construction of a pedestrian tunnel across Route 109, attached hereto, marked as **Exhibit A**, and incorporated by reference herein (the “Contract”), be and they hereby are approved and the Mayor is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Contract in substantially the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Contract and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the Contract and this Ordinance.

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

Section Three. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

This Bill was passed and approved this _____ day of _____, 2016, by the City Council of the City of Wildwood 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:

ATTEST:

City Clerk

City Clerk

EXHIBIT A

[attach Contract]

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A CONTRACT WITH HR GREEN, INC., FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE PLANNING, DESIGN AND CONSTRUCTION OF THE ROUTE 109 PEDESTRIAN TUNNEL PROJECT.

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This Bill was passed and approved this _____ day of _____, 2016, by the City Council of the City of Wildwood 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:

ATTEST:

City Clerk

City Clerk

EXHIBIT A

[attach Contract]

Exhibit A

SPONSOR: City of Wildwood, Missouri
LOCATION: Route 109 Pedestrian Tunnel
PROJECT: TAP-5602(623)

THIS CONTRACT is between the City of Wildwood, Missouri, hereinafter referred to as the "Local Agency", and HR Green, Inc. hereinafter referred to as the "Engineer".

INASMUCH as funds have been made available by the Federal Highway Administration through its Transportation Alternatives Program (TAP) coordinated through the Missouri Department of Transportation, the Local Agency intends to construct a pedestrian tunnel under Route 109 to replace an existing at-grade crossing, and requires professional engineering services. The Engineer will provide the Local Agency with professional services hereinafter detailed for the planning, design and construction inspection of the desired improvements and the Local Agency will pay the Engineer as provided in this contract. It is mutually agreed as follows:

ARTICLE I – SCOPE OF SERVICES

A. PROJECT LOCATION

This project includes the preparation of preliminary, right-of-way and final design plans for a much safer crossing across Route 109 for the Wildwood Greenway by constructing a precast box culvert pedestrian tunnel under Route 109 replacing an existing at-grade crossing. The Wildwood Greenway runs along Route 100 between Pond Road to the west and to the east now terminates (with the recent Great Streets improvements) at Old State Road in Ellisville. The tunnel will be designed to accommodate a future roundabout and associated improvements at the intersection of Route 109 and the eastbound Route 100 Ramps.

B. GENERAL

The Engineer will develop detailed plans, job special provisions, and an opinion of estimated construction cost for the improvements. This scope of services includes the completion of five (5) tasks as detailed below. Plans will be developed in accordance with the procedures required by MoDOT's Engineering Policy Guide (EPG) and Local Public Agency (LPA) Requirements. The Engineer will develop plans for the following submittals to MoDOT and the Local Agency:

1. Preliminary Plan Phase
2. Right-of-Way Plan Phase
3. Final Design Plan Phase
4. Bidding Phase

C. PROJECT ASSUMPTIONS

The following assumptions were made in developing this scope of services:

1. Right-of-Way: For the purposes of this scope of service, it is assumed that the project will require easement documents from two (2) properties in order to construct new trail connections. The acquisition of new easements for this project will be completed by the

Local Agency. Additionally, it is assumed that the existing sidewalks in front of the gas stations are on private property, and going forward, the public sidewalk/trail will reside in either public right of way, or a permanent easement will be acquired under the trail.

2. Surveying: Topographic and right of way surveys have already been procured for this site through previous surveying for the eastbound Route 100 at Route 109 roundabout project. If additional survey is required due to findings of the initial survey or because the survey did not anticipate all of the requirements of this work, such work may require a supplemental agreement.
3. Bidding Documents: The Engineer will not provide duplication of bid documents. The Engineer will provide one reproducible and one PDF copy of all bid documents to the Local Agency, who will be responsible for reproduction of the bidding documents.
4. Public Meeting: Because of the nature of this work as a maintenance activity, no public involvement is warranted nor will any public meetings be conducted.

D. EXCLUSIONS

Exclusions to the scope of services include the following:

1. Pavement design
2. Traffic modeling
3. Roadway lighting
4. Condemnation proceedings or title work
5. Design of utility adjustments or preparation and negotiation of utility agreements
6. Acquisition of new right of way or easements
7. Construction inspection or administration
8. No NEPA documentation other than Section 106 Form submittal
9. Permitting other than that described herein will be the responsibility of the Local Agency

E. TASK 1: PROJECT MANAGEMENT

In order to provide client service and meet the needs of this project, Project Management activities will include the following:

1. External Progress Meetings – The Engineer will maintain communications with the Local Agency as needed to review progress, discuss specific elements of the project, and determine future needs and activities. It is assumed that one meeting will occur during each phase of the project for a total assumed number of three (3) meetings. An average of two (2) members of the Engineer’s staff will attend each meeting. The Engineer will prepare minutes of meetings and keep documentation of other communications.
2. Internal Team Meetings – Internal team meetings will be held as needed to ensure each team member (prime and subconsultant team members alike) are operating under the same directions and following the same guidance for the project.
3. Invoicing – Invoices and progress reports will be prepared monthly for the duration of the project (assume 12 months). The invoices will be prepared by the Engineer in accordance with the standard MoDOT Consultant Invoice as referenced and found in the Engineering Policy Guide (EPG). Subconsultants will prepare monthly invoices for their work and submit the invoices to HR Green, who will summarize all the monthly labor costs, expenses and fixed fees into one comprehensive invoice.

4. Geotechnical Report – The Engineer’s subconsultant will complete a geotechnical evaluation of the project. A geotechnical investigation report will be prepared which will document the course of the investigation, the field exploration and laboratory programs, and will present the boring logs, laboratory test data, and a description of the subsurface conditions encountered. The report will provide geotechnical conclusions and recommendations for the design and construction of the project specifically focused on the tunnel crossing. Recommendations will be given for a bearing capacity for foundation or wall design, and geotechnical design parameters will be provided for the foundation soils and the retained materials. The report will also provide a settlement estimate as well as a global stability analysis for the new retaining walls.
5. Quality Control – The Engineer will establish review and checking procedures for the project deliverables. Quality Assurance (or the process of executing the established Quality Control procedures) will be included in each individual task items and will be completed at appropriate points in time for that specific task. However, for major deliverables that require assembling data from many different tasks or delivery teams, an additional review will be completed by the Project Manager or his assigned Quality representative. It is anticipated that these reviews will be completed prior to submittal of the following deliverables:
 - a. Preliminary Plans
 - b. Right of Way Plans
 - c. Final PS&E

F. TASK 2: PRELIMINARY DESIGN PHASE

The following scope items will be necessary to complete this work:

1. Field Checks – The Engineer, in the company of the Local Agency, will complete a general field check to review existing topographic conditions and review the topographic survey already performed prior to this contract. Additionally during this site visit, the Engineer will review the existing site for deficiencies that could be remedied through the completion of the project if budget is available.
 - a. Report – After the completion of the field check, the Engineer will compile a technical memorandum documenting the known deficiencies, and initially ranking them in order of importance.
2. Title Sheet – The Engineer will complete a preliminary title sheet for the project.
3. Typical Section Sheets – The Engineer will prepare preliminary typical section sheets. One (1) sheet is assumed.
4. Reference Tie / Project Control Sheet – The Engineer will prepare a preliminary tie and control sheet using information provided by the surveyor.
5. Develop Plan Over Profile Sheets – The Engineer will prepare preliminary plan and profile sheets based on a 20 scale in plan, and a 20-inch horizontal / 5-inch vertical scale in profile. The plan/profile sheet will cover the tunnel area as well as new trail connections and retaining walls to be constructed. One (1) sheet is estimated.
6. Preliminary Structure Design –The Engineer will prepare a 1”=20’ scale Type, Size, and Location (TS&L) plan for the proposed structure/tunnel. The TS&L includes a general plan and elevation consisting of a longitudinal section along the structure, roadway horizontal curve, and profile data along with a structure plan. In addition, preliminary MSE wall sheets will be prepared in conjunction with the tunnel design to hold back existing material

near the crossing. One (1) sheet is assumed for the TS&L, and one (1) sheet is assumed for the retaining wall sheet.

7. Cross Sections – Cross sections for Route 109 and the trail alignments will be shown at fifty-foot intervals along the proposed centerline of the alignments, drawn at a scale of 1” equals 5’ both horizontally and vertically. For the preliminary cross sections, only existing features and proposed pavement will be shown to generate construction limits (no labeling). Ten (10) sheets are assumed for this work.
8. Regulatory Approvals – The Engineer will submit the Section 106 form to the MoDNR for approval.
9. Utility Coordination – The Engineer will coordinate utility company activities for the project by providing a preliminary plan submittal to utility providers, including a PDF of the following sheets: cover sheet, typical section sheets, plan sheets, and cross section sheets. Upon request, AutoCAD copies of the plans can be made available to the utilities for their use. Additionally, as a part of this work, the Engineer will attend one (1) Utility Coordination Meeting at the completion the preliminary design phase of the project to discuss existing facilities, and impacts and possible relocation corridors for impacted facilities.
10. Prepare Engineer’s Estimate of Probable Cost – The Engineer will, based on the preliminary plans, complete a preliminary engineer’s estimate of probable cost utilizing historical unit bid prices for construction.
11. Drainage Design – In order for an accurate and complete picture of the right of way needs for the project, the drainage design will be expedited and taken to a point where a submittal to the Metropolitan St. Louis Sewer District (MSD) can be made. This submittal will occur once the Preliminary Plans have been approved by the Local Agency and MoDOT, and after the public meeting has occurred. The drainage design will include:
 - a. Assessment of the existing and proposed watershed and drainage areas.
 - b. Assessment of the existing storm sewer drainage network (condition, location, capacity, etc.) to determine the extent it can be reused.
 - c. Type, size, and location of the necessary drainage features for the project, including enclosed drainage features (inlets and pipes).
 - d. Preliminary stormwater pipe profiles (culvert sections)
 - e. Proposed water quality measures will be suggested for the overall project but not in conjunction with this specific (first) piece. Engineer will meet with MSD to defend this position and make recommendations about future swap areas and solutions.
 - f. Design memorandum will be submitted and approvals will be acquired through MSD.
12. Submit Preliminary Plans – The Engineer will submit an electronic copy of the Preliminary Plans to the Local Agency and MoDOT for review and approval. One (1) half-size hard copy of the plan set will be submitted to the Local Agency. The Preliminary Plan submittal will include: Title Sheet, Typical Section Sheet, Plan/Profile Sheet, TS&L / Retaining Wall Sheets, and Cross Sections.

G. TASK 3: RIGHT OF WAY PHASE

After review of the preliminary plan comments from from the Local Agency and MoDOT’s review, the Engineer will modify the plans to correspond to Local Agency driven changes and proceed towards final design of the project. At this point, the Engineer will begin the preparation of Right of Way Plans.

The Right of Way Phase shall include development of detailed Right of Way Plans for the new pedestrian tunnel. The development of Right of Way Plans is based on the assumption that no more than two (2) parcels will require new easements. If it is determined that more than two (2) parcels will require new easements, the Engineer will complete this additional work by way of supplemental agreement.

The Engineer shall provide the Local Agency with documentation to enable the Local Agency to request an A-Date in accordance to most current version of the Missouri Department of Transportation (MoDOT) standard LPA Manual.

For this project, all property takings and easement acquisition will be completed by the Local Agency, using the Right of Way Plans prepared by the Engineer as follows:

1. Right of Way Plans – The Engineer will prepare Right of Way Plans, which may be separate drawings from those used for design and construction details. The Right of Way Plans will show alignment, geometric design, removal of improvements, drainage facilities, property lines and ownership, other land survey information, street lines and existing right of way and existing easements. The Engineer will also include plan details, which will require additional right of way or easements during the construction phase of the project such as temporary pavement, temporary erosion control, etc. Right of Way Plans include title sheet, typical sections, and split plan over profile sheets. Areas of new right of way, permanent easements and/or temporary easements required from each individual property owner will be shown in tabular form on the respective sheets.
2. Preliminary Right of Way Plans will be submitted to the Local Agency for review and approval. The Right of Way Plans will be at the same scale as the construction plans. The Right of Way Plans will include design details that will control the width of right of way and necessary easements.
 - a. New Right of Way lines and new easements shall be dimensioned by bearings and distances.
 - b. The following minimum design features shall be included on the Right of Way Plans:
 - i. Title sheet with the appropriate project limits, access note and traffic data completed.
 - ii. Typical section sheet
 - iii. Plan/Profile sheet containing the following: drainage facilities; entrances and their reference location, width and type; property owners, with areas of new right of way, easements and remaining property; centerline bearing, existing known utility locations, easements, and horizontal curvature information.
 - iv. Township, Range, Section and/or U.S. Survey.
3. Engineer's Estimate of Probable Cost – The Engineer will revise the Engineer's Estimate of Probable Cost based on updated plan changes occurring between the Preliminary Plans and submittal of the Right of Way Plans.
4. Submit Right of Way Plans – The Engineer will submit an electronic copy of the Right of Way Plans to the Local Agency and MoDOT for review and approval. One (1) half-size hard copy of the plan set will be submitted to the Local Agency. The Right of Way Plan

submittal will include: Title Sheet, Typical Section Sheet, Plan/Profile Sheet and Exhibits/Descriptions described later in this section.

In addition to the specific Right of Way Plans requirements, the following items and assumptions are also included in this phase of work:

5. The Engineer will provide individual Exhibits for each parcel requiring a temporary or permanent taking, and individual legal descriptions by parcel to accompany any exhibits required for temporary or permanent takings. The following assumptions are made in the estimation of the fee for this task:
 - a. It is assumed that all work on or along existing sidewalks in front of gas stations will be completed by either property acquisition or permanent easement under the public sidewalk / trail.
 - b. The Engineer will obtain Title Commitments for the two (2) properties identified as needing exhibit preparation work. Title work shall be limited to these parcels only.
 - c. The total number of exhibits shall be limited to two (2) for this contract. The total number of legal descriptions written shall be limited to two (2) for this contract.
6. The following exclusions to the Right of Way Phase are made:
 - a. Any work required for condemnation of property, once the Right of Way Plans have been submitted and approved, is excluded from this scope of services.
 - b. All work under this phase will be completed under the direction and control of a Missouri Licensed Professional Land Surveyor. All exhibits and legal descriptions for permanent easement of ROW acquisition will be sealed by a Professional land Surveyor licensed in the State of Missouri.
 - c. The Engineer will not be responsible for the preparation of any Certified Land Corner documents.
 - d. The Engineer will not be responsible for the physical monumentation of any proposed right of way or property corners, or the re-establishment of existing corners which may have been damaged, removed, or not found for this project.

H. TASK 4: FINAL DESIGN PHASE

The Final Design Phase shall include final design of the project as approved in the Right-of-Way Plans. The Engineer will undertake the following tasks in the final development of the plans.

1. Title Sheet – The Engineer will make final revisions to the title sheet.
2. Tabulation of Quantities - The Engineer will tabulate all quantities. The tabulation will be created in Excel spreadsheets. Overall quantity sheets will be summarized on an A-sheet, and subsequent sheets will break down how each quantity was tabulated by sheet and station range. Two (2) sheets are estimated.
3. Typical Section Sheet – The Engineer will detail and finalize the typical section sheet. One (1) sheet is estimated.
4. Reference Tie / Project Control Sheet – The Engineer will make final revisions to the tie and control sheet.
5. Plan Over Profile Sheet - The Engineer will finalize the plan/profile sheet by providing details and notes as necessary for the final design plans. One (1) sheet is estimated.

6. Pipe Profiles – The Engineer will detail and dimension the storm sewer (culvert) sections for all storm water drainage pipes and structures. Profiles for storm sewer pipe to be drawn at a scale of 1" equals to 20' horizontally and 1" equals 5' vertically. No budget is set aside for the detailing of water quality features per Task 2.11.e.
7. Force Main Relocation Sheet – The Engineer will complete plans for the relocation of the existing force main running parallel to western side of Route 109 which will be in conflict with the new box culvert (tunnel). The relocation will be submitted as a part of the package submitted to MSD for approval under the same P number pulled for stormwater.
8. Striping, Signage and Erosion Control – The Engineer will complete plans for new pavement markings (and signing where applicable). Existing signs should be used in place unless they do not meet the current retroreflectivity requirements of the MUTCD. These plans will indicate the relocation of existing signs where necessary due to new trail, tunnel, or grading work. Signing cross sections or quantity sheets will not be provided. In addition, the Engineer will include typical detail sheets for temporary erosion control installation around areas of new construction. The typical details and temporary erosion control will be shown on this sheet and no specific sheets will be created. Two (2) sheets at 20 scale are estimated.
9. Traffic Control Plan Sheets – The Engineer will develop traffic control plans sheets for maintaining traffic during construction. The plans will generally include standard details for lane drops or closures, as well as a detailed Traffic Control Plan indicating signage or striping for phasing and sequencing. Three (3) sheets are estimated.
10. Precast Pedestrian Tunnel Detail Sheets – The Engineer will develop specific structural sheets for inclusion in the final design plan set. Structural sheets include the following:
 - a. General Plan and Elevation (1 sheet)
 - b. Summary of Quantities and General Notes (1 sheet)
 - c. MSE Wall Details (3 sheets)
 - d. Lighting Details (4 sheets)
 - e. Boring Logs (1 sheet)
11. Cross Sections – The Engineer will finalize the roadway cross sections included final design details and notes. Earthwork quantities and cross sections for the mainline and trails shall be provided at fifty-foot intervals along the proposed centerline of the alignments. Cross sections will be drawn at a scale of 1" equals 5' both horizontally and vertically. For each cross section, right of way, easement, and utility information will be graphically shown. Ten (10) sheets are assumed.
12. Prepare Engineer's Estimate of Probable Cost – The Engineer will update the engineer's estimate of probable cost based on the final design plans.
13. Utility Coordination – The Engineer will coordinate utility company activities for any adjustments required to be included in the final design plans, including a PDF submittal to each utility company with facilities within the project corridor. Upon request, AutoCAD copies of the plans will be made available to the utilities for their use, if required.
 - a. The Engineer will incorporate all necessary utility plan adjustments into the final plans, however actual design of relocated or adjusted utility facilities (excluding storm sewers and sanitary sewer adjustments) is excluded from the scope.
 - b. The Local Agency or MoDOT will be responsible for the preparation, negotiation and execution of all utility agreements as may be required to adjust existing utilities as a result of this project.

- c. The Engineer will attend one (1) a Utility Coordination Meeting in conjunction with the Final Design Plans.
- 14. Job Special Provisions – The Engineer will complete all Job Special provisions as necessary to supplement the standard specifications. For this project the standard specifications to be adopted shall be the Missouri Department of Transportation’s Standard Specifications for Highway Construction, current edition.
- 15. Develop Project Manual/Bid Documents – The Engineer will use MoDOT’s Federal Boiler Plate Front End documents and make all changes needed to conform to the requirements of this project. The project manual will include all required MoDOT and Federal provisions as well as specialized JSP’s as described in the item above.
- 16. Submit 95% Draft Package/Plan Set for Review – The Engineer will submit a Draft PS&E package to the Local Agency and to MoDOT. This submittal will include two (2) hard copies of the plans in 11”x17” format with a hard copy of the Project Manual and Engineer’s Estimate of Probable Cost for each agency, plus and electronic PDF copy as needed.
- 17. Complete Final Revisions – The Engineer will complete revisions to the Draft PS&E in accordance with the review comments received from the final plan review by the Local Agency and by MoDOT.
- 18. Submit Revised PS&E to MoDOT – After revising the Draft PS&E, the Engineer will resubmit two (2) final copies of the PS&E to MoDOT and the Local Agency.

I. TASK 5: BIDDING PHASE

Bidding Services for this project will include the following:

- 1. Addenda, Clarifications or Requests for Information – The Engineer will provide written clarifications in response to RFI’s (in the form of addenda to the advertisement for bids).
- 2. Pre-Construction Meeting – The Engineer will attend one (1) preconstruction conference to be held by the Local Agency. The meeting will be arranged by the Local Agency and held at a facility chosen by the Local Agency. The Engineer will be on hand to answer questions about the construction, but the meeting will be run by the Local Agency.
- 3. Site Visits – The Engineer will make periodic site visits to the site to observe work progress and answer specific questions about design intent. Three (3) visits are assumed over the duration of the construction work.
- 4. Shop Drawings – The Engineer will review shop drawings for design intent and compliance to the specifications of the project. Shop drawing review will be limited to box culvert (tunnel), lighting, wall, and drainage structure submittals. The Local Agency will handle all other submittal reviews.

ARTICLE II – DISADVANTAGED BUSINESS ENTERPRISE (DBE) REQUIREMENTS:

- A. DBE Goal: The following DBE goal has been established for this Agreement. The dollar value of services and related equipment, supplies, and materials used in furtherance thereof which is credited toward this goal will be based on the amount actually paid to DBE firms. The goal for the percentage of services to be awarded to DBE firms is 6 % of the total Agreement dollar value.

- B. DBE Participation Obtained by Engineer: The Engineer has obtained DBE participation, and agrees to use DBE firms to complete, 9 % of the total services to be performed under this Agreement, by dollar value. The DBE firms which the Engineer shall use, and the type and dollar value of the services each DBE will perform, is as follows:

<u>DBE FIRM NAME, STREET AND COMPLETE MAILING ADDRESS</u>	<u>TYPE OF DBE SERVICE</u>	<u>TOTAL \$ VALUE OF THE DBE SUBCONTRACT</u>	<u>CONTRACT \$ AMOUNT TO APPLY TO TOTAL DBE GOAL</u>	<u>PERCENTAGE OF SUBCONTRACT DOLLAR VALUE APPLICABLE TO TOTAL GOAL</u>
TSi Engineering, Inc. 5850 Arsenal St. St. Louis, MO 63139	Geotechnical Investigations and Reporting	\$9,656.00	\$9,656.00	100 %

ARTICLE III – ADDITIONAL SERVICES

The Local Agency reserves the right to request additional work, and changed or unforeseen conditions may require changes and work beyond the scope of this contract. In this event, a supplement to this agreement shall be executed and submitted for the approval of MoDOT prior to performing the additional or changed work or incurring any additional cost thereof. Any change in compensation will be covered in the supplement.

ARTICLE IV – RESPONSIBILITIES OF LOCAL AGENCY

The Local Agency will cooperate fully with the Engineer in the development of the project, including the following:

- A. make available all information pertaining to the project which may be in the possession of the Local Agency;
- B. provide the Engineer with the Local Agency's requirements for the project;
- C. make provisions for the Engineer to enter upon property at the project site for the performance of his duties;
- D. examine all studies and layouts developed by the Engineer, obtain reviews by MoDOT, and render decisions thereon in a prompt manner so as not to delay the Engineer;
- E. designate a Local Agency's employee to act as Local Agency's Person in Responsible Charge under this contract, such person shall have authority to transmit instructions, interpret the Local Agency's policies and render decisions with respect to matters covered by this agreement (see EPG 136.3);
- F. perform appraisals and appraisal review, negotiate with property owners and otherwise provide all services in connection with acquiring all right-of-way needed to construct this project.

ARTICLE V – PERIOD OF SERVICE

The Engineer will commence work within two weeks after receiving notice to proceed from the Local Agency. The general phases of work will be completed in accordance with the following schedule:

- A. PS&E Approval by MODOT shall be completed on February 16, 2018.
- B. Construction Phase shall be completed 60 days after construction final completion schedule.

The Local Agency will grant time extensions for delays due to unforeseeable causes beyond the control of and without fault or negligence of the Engineer. Requests for extensions of time shall be made in writing by the Engineer, before that phase of work is scheduled to be completed, stating fully the events giving rise to the request and justification for the time extension requested.

ARTICLE VI – STANDARDS

The Engineer shall be responsible for working with the Local Agency in determining the appropriate design parameters and construction specifications for the project using good engineering judgment based on the specific site conditions, Local Agency needs, and guidance provided in the most current version of EPG 136 LPA Policy. If the project is on the state highway system or is a bridge project, then the latest version of MoDOT's Engineering Policy Guide (EPG) and Missouri Standard Specifications for Highway Construction shall be used (see EPG 136.7). The project plans must also be in compliance with the latest ADA (Americans with Disabilities Act) Regulations.

ARTICLE VII – COMPENSATION

For services provided under this contract, the Local Agency will compensate the Engineer as follows:

- A. For design services, including work through the construction contract award stage, the Local Agency will pay the Engineer the actual costs incurred plus a predetermined fixed fee of \$11,029.03, with a ceiling established for said design services in the amount of \$99,952.88, which amount shall not be exceeded.
- B. For construction inspection services, the Local Agency will pay the Engineer the actual costs incurred plus a predetermined fixed fee of \$0.00, with a ceiling established for said inspection services in the amount of \$0.00, which amount shall not be exceeded.
- C. The compensation outlined above has been derived from estimates of cost which are detailed in Attachment B. Any major changes in work, extra work, exceeding of the contract ceiling, or change in the predetermined fixed fee will require a supplement to this contract, as covered in Article III - ADDITIONAL SERVICES.
- D. Actual costs in Sections A and B above are defined as:
 - 1. Actual payroll salaries paid to employees for time that they are productively engaged in work covered by this contract, plus
 - 2. An amount calculated at 44.24% of actual salaries in Item 1 above for payroll additives, including payroll taxes, holiday and vacation pay, sick leave pay, insurance benefits, retirement and incentive pay, plus
 - 3. An amount calculated at 123.26% of actual salaries in Item 1 above for general administrative overhead, based on the Engineer's system for allocating indirect costs in accordance with sound accounting principles and business practice, plus

4. Other costs directly attributable to the project but not included in the above overhead, such as vehicle mileage, meals and lodging, printing, surveying expendables, and computer time, plus
 5. Project costs incurred by others on a subcontract basis, said costs to be passed through the Engineer on the basis of reasonable and actual cost as invoiced by the subcontractors.
- E. The rates shown for additives and overhead in Sections VII. D.2 and VII. D.3 above are the established Engineer's overhead rate accepted at the time of contract execution and shall be utilized throughout the life of this contract for billing purposes.
- F. The payment of costs under this contract will be limited to costs which are allowable under 23 CFR 172 and 48 CFR 31.
- G. **METHOD OF PAYMENT** - Partial payments for work satisfactorily completed will be made to the Engineer upon receipt of itemized invoices by the Local Agency. Invoices will be submitted no more frequently than once every two weeks and must be submitted monthly for invoices greater than \$10,000. A pro-rated portion of the fixed fee will be paid with each invoice. Upon receipt of the invoice and progress report, the Local Agency will, as soon as practical, but not later than 45 days from receipt, pay the Engineer for the services rendered, including the proportion of the fixed fee earned as reflected by the estimate of the portion of the services completed as shown by the progress report, less partial payments previously made. A late payment charge of one and one half percent (1.5%) per month shall be assessed for those invoiced amount not paid, through no fault of the Engineer, within 45 days after the Local Agency's receipt of the Engineer's invoice. The Local Agency will not be liable for the late payment charge on any invoice which requests payment for costs which exceed the proportion of the maximum amount payable earned as reflected by the estimate of the portion of the services completed, as shown by the progress report. The payment, other than the fixed fee, will be subject to final audit of actual expenses during the period of the Agreement.
- H. **PROPERTY ACCOUNTABILITY** - If it becomes necessary to acquire any specialized equipment for the performance of this contract, appropriate credit will be given for any residual value of said equipment after completion of usage of the equipment.

ARTICLE VIII – COVENANT AGAINST CONTINGENT FEES

The Engineer warrants that he has not employed or retained any company or person, other than a bona fide employee working for the Engineer, to solicit or secure this agreement, and that he has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this contract. For breach or violation of this warranty, the Local Agency shall have the right to annul this agreement without liability, or in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee, plus reasonable attorney's fees.

ARTICLE IX – SUBLETTING, ASSIGNMENT OR TRANSFER

No portion of the work covered by this contract, except as provided herein, shall be sublet or transferred without the written consent of the Local Agency. The subletting of the work shall in no

way relieve the Engineer of his primary responsibility for the quality and performance of the work. It is the intention of the Engineer to engage subcontractors for the purposes of:

Sub-Consultant Name	Address	Services
TSi Engineering, Inc.	5850 Arsenal Street St. Louis, MO 63139	Geotechnical Investigations and Reporting

ARTICLE X – PROFESSIONAL ENDORSEMENT

All plans, specifications and other documents shall be endorsed by the Engineer and shall reflect the name and seal of the Professional Engineer endorsing the work. By signing and sealing the PS&E submittals the Engineer of Record will be representing to MoDOT that the design is meeting the intent of the federal aid programs.

ARTICLE XI – RETENTION OF RECORDS

The Engineer shall maintain all records, survey notes, design documents, cost and accounting records, construction records and other records pertaining to this contract and to the project covered by this contract, for a period of not less than three years following final payment by FHWA. Said records shall be made available for inspection by authorized representatives of the Local Agency, MoDOT or the federal government during regular working hours at the Engineer's place of business.

ARTICLE XII – OWNERSHIP OF DOCUMENTS

Plans, tracings, maps and specifications prepared under this contract shall be delivered to and become the property of the Local Agency upon termination or completion of work. Basic survey notes, design computations and other data prepared under this contract shall be made available to the Local Agency upon request. All such information produced under this contract shall be available for use by the Local Agency without restriction or limitation on its use. If the Local Agency incorporates any portion of the work into a project other than that for which it was performed, the Local Agency shall save the Engineer harmless from any claims and liabilities resulting from such use.

ARTICLE XIII – SUSPENSION OR TERMINATION OF AGREEMENT

- A. The Local Agency may, without being in breach hereof, suspend or terminate the Engineer's services under this Agreement, or any part of them, for cause or for the convenience of the Local Agency, upon giving to the Engineer at least fifteen (15) days' prior written notice of the effective date thereof. The Engineer shall not accelerate performance of services during the fifteen (15) day period without the express written request of the Local Agency.
- B. Should the Agreement be suspended or terminated for the convenience of the Local Agency, the Local Agency will pay to the Engineer its costs as set forth in Attachment B including actual hours expended prior to such suspension or termination and direct costs as defined in this Agreement for services performed by the Engineer, a proportional amount of the fixed fee based upon an estimated percentage of Agreement completion, plus reasonable costs incurred by the Engineer in suspending or terminating the services. The payment will make no other allowances for damages or anticipated fees or profits. In the event of a suspension of the services, the Engineer's compensation and schedule for performance of services hereunder

- shall be equitably adjusted upon resumption of performance of the services.
- C. The Engineer shall remain liable to the Local Agency for any claims or damages occasioned by any failure, default, or negligent errors and/or omission in carrying out the provisions of this Agreement during its life, including those giving rise to a termination for non-performance or breach by Engineer. This liability shall survive and shall not be waived, or estopped by final payment under this Agreement.
 - D. The Engineer shall not be liable for any errors or omissions contained in deliverables which are incomplete as a result of a suspension or termination where the Engineer is deprived of the opportunity to complete the Engineer's services.
 - E. Upon the occurrence of any of the following events, the Engineer may suspend performance hereunder by giving the Local Agency 30 days advance written notice and may continue such suspension until the condition is satisfactorily remedied by the Local Agency. In the event the condition is not remedied within 120 days of the Engineer's original notice, the Engineer may terminate this agreement.
 - 1. Receipt of written notice from the Local Agency that funds are no longer available to continue performance.
 - 2. The Local Agency's persistent failure to make payment to the Engineer in a timely manner.
 - 3. Any material contract breach by the Local Agency.

ARTICLE XIV – DECISIONS UNDER THIS CONTRACT

The Local Agency will determine the acceptability of work performed under this contract, and will decide all questions which may arise concerning the project. The Local Agency's decision shall be final and conclusive.

ARTICLE XV – SUCCESSORS AND ASSIGNS

The Local Agency and the Engineer agree that this contract and all contracts entered into under the provisions of this contract shall be binding upon the parties hereto and their successors and assigns.

ARTICLE XVI – COMPLIANCE WITH LAWS

The Engineer shall comply with all federal, state, and local laws, ordinances, and regulations applicable to the work, including Title VII of the Civil Rights Act of 1964 and non-discrimination clauses incorporated herein, and shall procure all licenses and permits necessary for the fulfillment of obligations under this contract.

ARTICLE XVII – RESPONSIBILITY FOR CLAIMS AND LIABILITY

The Engineer agrees to save harmless the Local Agency, MoDOT and FHWA from all claims and liability due to his negligent acts or the negligent acts of his employees, agents or subcontractors.

ARTICLE XVIII – NONDISCRIMINATION

The Engineer, with regard to the work performed by it after award and prior to completion of the contract work, will not discriminate on the ground of race, color or national origin in the selection and retention of subcontractors. The Engineer will comply with Title VII of the Civil Rights Act of 1964, as amended. More specifically, the Engineer will comply with the regulations of the Department of Transportation relative to nondiscrimination in federally assisted programs of the Department of Transportation, as contained in 49 CFR 21 through Appendix H and 23 CFR 710.405 which are herein incorporated by reference and made a part of this contract. In all solicitations either by competitive bidding or negotiation made by the Engineer for work to be performed under a subcontract, including procurements of materials or equipment, each potential subcontractor or supplier shall be notified by the Engineer's obligations under this contract and the regulations relative to non-discrimination on the ground of color, race or national origin.

ARTICLE XIX – LOBBY CERTIFICATION

CERTIFICATION ON LOBBYING: Since federal funds are being used for this agreement, the Engineer's signature on this agreement constitutes the execution of all certifications on lobbying which are required by 49 C.F.R. Part 20 including Appendix A and B to Part 20. Engineer agrees to abide by all certification or disclosure requirements in 49 C.F.R. Part 20 which are incorporated herein by reference.

ARTICLE XX – INSURANCE

- A. The Engineer shall maintain commercial general liability, automobile liability, and worker's compensation and employer's liability insurance in full force and effect to protect the Engineer from claims under Worker's Compensation Acts, claims for damages for personal injury or death, and for damages to property arising from the negligent acts, errors, or omissions of the Engineer and its employees, agents, and Subconsultants in the performance of the services covered by this Agreement, including, without limitation, risks insured against in commercial general liability policies.
- B. The Engineer shall also maintain professional liability insurance to protect the Engineer against the negligent acts, errors, or omissions of the Engineer and those for whom it is legally responsible, arising out of the performance of professional services under this Agreement.
- C. The Engineer's insurance coverage shall be for not less than the following limits of liability:
 - 1. Commercial General Liability: \$500,000 per person up to \$3,000,000 per occurrence;
 - 2. Automobile Liability: \$500,000 per person up to \$3,000,000 per occurrence;
 - 3. Worker's Compensation in accordance with the statutory limits; and Employer's Liability: \$1,000,000; and
 - 4. Professional ("Errors and Omissions") Liability: \$1,000,000, each claim and in the annual aggregate.
- D. The Engineer shall, upon request at any time, provide the Local Agency with certificates of insurance evidencing the Engineer's commercial general or professional liability ("Errors and Omissions") policies and evidencing that they and all other required insurance are in effect as to the services under this Agreement.

- E. Any insurance policy required as specified in (ARTICLE XX) shall be written by a company which is incorporated in the United States of America or is based in the United States of America. Each insurance policy must be issued by a company authorized to issue such insurance in the State of Missouri.

ARTICLE XXI – ATTACHMENTS

The following exhibits are attached hereto and are hereby made part of this contract:

- Attachment A – Subconsultant Scope of Service
- Attachment B – Estimate of Cost
- Attachment C – Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions.
- Attachment D – Certification Regarding Debarment, Suspension, and Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions.
- Attachment E – DBE Contract Provisions
- Attachment F – Fig. 136.4.15 Conflict of Interest Disclosure Form

Executed by the Engineer this ____ day of _____, 2016.

Executed by the County/City this __ day of _____, 2016.

FOR: The CITY of WILDWOOD, MISSOURI

BY: _____
Mayor James R. Bowlin

ATTEST: _____
Ms. Elizabeth Weiss
City Clerk

FOR: HR GREEN, INC.

BY: _____
David F. Maxwell, PE
Operations Director

ATTEST: _____

I hereby certify under Section 50.660 RSMo there is either: (1) a balance of funds, otherwise unencumbered, to the credit of the appropriation to which the obligation contained herein is chargeable, and a cash balance otherwise unencumbered, in the Treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation contained herein; or (2) bonds or taxes have been authorized by vote of the people and there is a sufficient unencumbered amount of the bonds yet to be sold or of the taxes levied and yet to be collected to meet the obligation in case there is not a sufficient unencumbered cash balance in the treasury.

Ms. Elizabeth Weiss
City Clerk

ATTACHMENT A
(TSi ENGINEERING SUBCONSULTANT SERVICES)



April 28, 2016

Mr. Jason S. Dohrmann, PE
HOWARD R. GREEN, INC.
16020 Swingley Ridge Road, Suite 120
St. Louis, Missouri 63017-2085

**Re: Proposal for Subsurface Exploration and Geotechnical Engineering Evaluation
Route 109 Pedestrian Tunnel
Wildwood, Missouri
TSi Proposal No. SLM16040.00**

Dear Mr. Dohrmann:

TSi Geotechnical, Inc. (TSi) is pleased to submit this proposal to Howard R. Green, Inc., (HR Green) to perform a subsurface exploration and geotechnical engineering evaluation for the design and construction of the Route 109 Pedestrian Tunnel project on Route 109 in Wildwood, Missouri.

PROJECT DESCRIPTION

The following understanding of the project is based on information from HR Green concerning the proposed tunnel, and previous TSi projects in the area. The general site area lies in the city of Wildwood, roughly bounded on the north by Route 100, on the south by Hawthorne Village Parkway and Cambury Lane, on the east by Eatherton Road and on the west by Pond Road. This project consists of the construction of a new pedestrian tunnel to cross underneath Route 109 that will replace an at grade crossing to connect an existing pedestrian trail. This will require approximately 114 feet of tunnel underneath Route 109 along with new mechanically stabilized earth (MSE) retaining walls at both ends of the tunnel.

SCOPE OF SERVICES

In order to provide geotechnical data and assessments for the design of the project, TSi proposes to provide the following scope of services:

1. Perform a site reconnaissance and review of previous projects performed in the vicinity of the project site.
2. Clear utilities at boring locations approved by HR Green and staked in the field by TSi.

1340 North Price Road

St. Louis, MO 63132

314.644.3134 T

314.644.3135 F

tsi-engineering.com

PROFESSIONAL SERVICES SINCE 1989

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3. Complete a drilling program of 2 borings to a depth of approximately 20 feet each or to auger refusal, whichever occurs first. If limestone bedrock is encountered above 20 feet then the limestone will be cored for a depth of approximately 10 feet in only one of the borings, using NX-size diamond bit rock coring methods. The borings will be drilled with an all-terrain or truck mounted drill rig, using hollow stem auger drilling equipment. Standard Penetration Test (ASTM D 1586) and Shelby tube (ASTM D 1587) samples will be recovered in the borings on 2.5- to 5-foot intervals, with sampling at 2.5-foot spacing in the lower 10 feet. In addition, a bulk sample will be obtained in a 5-gallon bucket from one of the borings. TSi plans to drill one of the borings in the roadway which will require traffic control.
4. Laboratory testing of soil samples recovered from the borings that may include the following tests:
 - visual classification;
 - moisture content;
 - Atterberg limits;
 - grain size analyses, if appropriate;
 - soil unit weight;
 - unconfined compressive strength of soil; and
 - standard Proctor moisture-density.
5. Geotechnical engineering evaluation and report preparation.

GEOTECHNICAL REPORTS

TSi will prepare a geotechnical study report that will contain the boring logs and laboratory test results for the project, a description of the field exploration and laboratory test procedures, and a discussion of the site geology and the subsurface conditions encountered. The report will present our conclusions and recommendations for the design and construction of the tunnel, including:

- Subsurface conditions at the bridge, including material types at each boring location;
- Laboratory test results for soil samples;
- Foundation support for the tunnel and retaining wall structures, with recommendations for allowable bearing pressures and depths for the foundations;
- Estimated settlement of the foundations, based on the general character of the supporting materials and anticipated structural loads;
- The influence of groundwater on the project;

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- Lateral earth pressure recommendations for design of the tunnel and MSE retaining walls;
- Global stability analyses for MSE retaining walls. The analysis for MSE walls would be preliminary, made using assumed lengths for the reinforcement zone;
- General construction considerations; and
- Recommendations for fill and backfill materials, placement, and compaction.

ESTIMATED COST

TSi's work will be performed on a lump sum basis. Based on the proposed scope of work and assuming no unanticipated subsurface conditions are encountered, our fee for the geotechnical study for the project will be \$9,656. If site conditions are encountered during exploration that warrant additional work, we will notify you and discuss the necessary scope modification. However, the fee will not be exceeded without your authorization.

SCHEDULE OF WORK

TSi anticipates that fieldwork could begin within 3 weeks of authorization to proceed, depending on receipt of permits. We anticipate that 1 working day will be required to complete the field investigation for the site. A written report of our findings for the study will be issued within approximately 3 weeks after the completion of the field work. Verbal recommendations can be provided as soon as data is available and analyses are complete.

ASSUMPTIONS\CLARIFICATIONS

In preparing this scope of services and cost estimate, TSi has made the following assumptions:

1. HR Green will provide any available information regarding the location of subsurface utilities, at least one week prior to the start of field work. TSi will contact Missouri One-Call utility location service, but cannot be responsible for unmarked or mislocated utilities.
2. TSi will field-locate the borings. HR Green will provide TSi with ground surface elevations at the boring locations after the drilling is complete
3. The borings will be backfilled with auger cuttings and/or sand. Borings drilled in pavement areas will be patched with bagged premix concrete.
4. TSi will obtain appropriate permits from MoDOT and will use traffic control signs and devices to provide the proper traffic control for drilling one of the borings on the paved roadway.
5. TSi's drill crews are not union-affiliated, and the costs for a union operator and laborer are not included in the proposed fee. It is rare for union issues to arise during a program of geotechnical drilling.

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LIMITATIONS

TSi will perform only those services outlined herein. HR Green and TSi may subsequently agree in writing to provide additional services under this agreement for additional compensation. Services provided by TSi will be consistent with the engineering standards prevailing at the time and in the area that the work is performed. No other warranty, expressed or implied, is intended. If this proposal is acceptable to you, please sign in the space provided below and return the original to us.

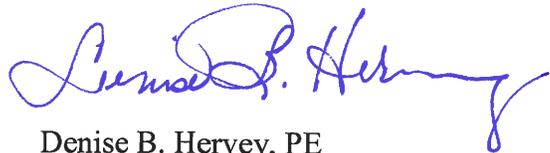
Please feel free to call us if you have any questions or if you wish to discuss this proposal in greater detail. We appreciate the opportunity to present this proposal to Howard R. Green, Inc., and look forward to working with you on this project.

If this proposal meets with your approval, please complete the authorization below and return one copy to TSi's office with HR Green's subconsultant agreement.

Respectfully submitted,
TSI GEOTECHNICAL, INC.



Matthew D. Ehlen, EI
Project Manager



Denise B. Hervey, PE
Principal

Attachments: Detailed Cost Estimate

Accepted by:
HOWARD R. GREEN, INC.

Printed Name

Date

Signature

Title

NOTE: The contents of this proposal are confidential and shall not be distributed to any person(s) other than those for whom this proposal was intended.

Geotechnical Study Cost Estimate 2016

Proposal No.: SLM16040.00 Date: 4/27/2016 p. 1 of 2
 Project Name: Route 109 Pedestrian Tunnel By: MDE
 No. Borings: 2 borings to 20 ft., 10 ft of rock core

PLANNING/START UP	Principal	Grp. Mgr.	Engr. VI	Engr. II	Eng I/Tech	Clerical	Fee
				5		1.5	\$0.00

FIELD INVESTIGATION

Engineering

Meetings - Scope, Various		0.5		1			
Review Info and Utilities				1.5			
Site Visit and Boring Location				0.5	3		
Drilling Supervision/Observation				0.5	10		
Mileage	110 @	0.54				Subtotal	\$59.40

Unit Drilling Prices

Drill Rig and Crew, Detailed Estimate on Sheet 2							\$1,868.75
City Permit (Verify Cost) @ \$150.00 each							\$0.00
MoDNR Piezo Permit @ \$135.00 each							\$0.00
Piezo/Well Protector @ \$168.00 each for stick up							\$0.00
Piezo/Well Protector @ \$300.00 each for flush mount							\$0.00
MoDOT Permit 1 @ \$300.00 each							\$300.00
Safety Cones and Signage @ \$200.00 per day							\$0.00
Traffic Con : Per MoDOT Std 1 @ \$2,000.00 day							\$2,000.00
Subtotal Drill + Markup						0%	\$4,168.75

LABORATORY TESTING

Supervision

				1			
Classification 12 @ \$5.00							\$60.00
Moisture Content 12 @ \$4.50							\$54.00
Penetrometer @ \$4.00							\$0.00
Extrusion 2 @ \$15.00							\$30.00
Unit Weight 2 @ \$25.00							\$50.00
Unconfined Compression 2 @ \$55.00							\$110.00
Atterberg Limits 1 @ \$70.00							\$70.00
Sieve (no hydrometer) @ \$70.00							\$0.00
Standard Proctor (A or B) 1 @ \$180.00							\$180.00
% Passing #200 1 @ \$30.00							\$30.00
Rock - Unconfined Compr. @ \$65.00							\$0.00
Core Photos @ \$35.00							\$0.00
Subtotal/Lab:							\$584.00

ANALYSIS AND REPORT PREPARATION

Report Documents

Vicinity Map				0.25	1		
Site and Boring Location Plan				0.25	1.75		
Boring Logs				0.25	1		
Subsurface Profiles (gINT)							
Tables							

Analysis

Foundations		0.25		1.5			
Settlement				0.5			
Slope Stability				0.5	6		
Lateral Earth Pressures					1		
Construction Considerations			0.25		1.5		
Pavement Design Considerations							
Other							

Report Preparation

Manhours	0.5	1		8		2	
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GEOTECHNICAL STUDY TOTAL

Manhour Total	0.5	2.75	0	28.75	16.75	3.5	
Hourly Fee	\$65.00	\$66.50	\$58.00	\$29.00	\$25.00	\$15.00	
Labor Fee	\$32.50	\$182.88	\$0.00	\$833.75	\$418.75	\$52.50	
Subtotal Engr. Cost							\$1,520.38
Labor _ Overhead @					Non-FAR	1.8445	\$2,804.33
Profit @						12%	\$518.96
PROJECT TOTAL:							\$9,655.82

ATTACHMENT B
(FEE ESTIMATE / BACK-UP)

**PART D
ESTIMATE OF COST**

<u>PROJECT MANAGEMENT AND ADMINISTRATION</u>		<u>Rate</u>	<u>Hours</u>	<u>Cost</u>
	Principal	\$82.00	8	\$656.00
	Professional (PM)	\$64.00	24	\$1,536.00
	Sr. Bridge Professional	\$49.00	8	\$392.00
	Bridge Professional	\$39.00	2	\$78.00
	Roadway Professional	\$35.00	2	\$70.00
	Jr. Professional / Senior Technician	\$30.00	0	\$0.00
	Administrative Assistant	\$20.00	12	\$240.00
<u>PRELIMINARY DESIGN</u>				
	Principal	\$82.00	0	\$0.00
	Professional (PM)	\$64.00	15	\$960.00
	Sr. Bridge Professional	\$49.00	13	\$637.00
	Bridge Professional	\$39.00	38	\$1,482.00
	Roadway Professional	\$35.00	54	\$1,890.00
	Jr. Professional / Senior Technician	\$30.00	83	\$2,490.00
	Administrative Assistant	\$20.00	0	\$0.00
<u>RIGHT OF WAY DESIGN</u>				
	Principal	\$82.00	0	\$0.00
	Professional (PM)	\$64.00	5	\$320.00
	Sr. Bridge Professional	\$49.00	1	\$49.00
	Bridge Professional	\$39.00	0	\$0.00
	Roadway Professional	\$35.00	8	\$280.00
	Jr. Professional / Senior Technician	\$30.00	23	\$690.00
	Administrative Assistant	\$20.00	0	\$0.00
<u>FINAL DESIGN</u>				
	Principal	\$82.00	0	\$0.00
	Professional (PM)	\$64.00	39	\$2,496.00
	Sr. Bridge Professional	\$49.00	32	\$1,568.00
	Bridge Professional	\$39.00	86	\$3,354.00
	Roadway Professional	\$35.00	78	\$2,730.00
	Jr. Professional / Senior Technician	\$30.00	148	\$4,440.00
	Administrative Assistant	\$20.00	0	\$0.00
<u>BIDDING SERVICES</u>				
	Principal	\$82.00	0	\$0.00
	Professional (PM)	\$64.00	14	\$896.00
	Sr. Bridge Professional	\$49.00	20	\$980.00
	Bridge Professional	\$39.00	24	\$936.00
	Roadway Professional	\$35.00	8	\$280.00
	Jr. Professional / Senior Technician	\$30.00	0	\$0.00
	Administrative Assistant	\$20.00	0	\$0.00
HR Green LABOR SUBTOTAL			745 hrs	\$29,450.00
<i>HR Green Payroll Overhead</i>		(Est. at 44.24% X Subtotal)		\$13,028.68
<i>HR Green General and Admin Overhead</i>		(Est. at 123.26% X Subtotal)		\$36,300.07
Total Labor and Overhead				\$78,778.75
<i>HR Green Fixed Fee</i>		(14% x Total Labor & Overhead)		\$11,029.03
HR Green TOTAL LABOR, OVERHEAD, & FIXED FEE				\$89,807.78
<i>Other Direct Costs</i>				
	Mileage	DBE Percentage		89.10
	Subcontractors: Tsi Engineering, Inc. (DBE)	9.7%		9,656.00
	Copies			400.00
DIRECT COST AND SUBCONSULTANT SUBTOTAL				10,145.10
TOTAL FOR HR GREEN, INC.				\$99,952.88

ATTACHMENT C

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS - PRIMARY COVERED TRANSACTIONS

INSTRUCTIONS FOR CERTIFICATION

1. By signing and submitting this proposal, the prospective primary participant is providing the certification set out below.
2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.
3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause of default.
4. The prospective primary participant shall provide immediate written notice to the department or agency to whom this proposal is submitted if at any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
5. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," "proposal" and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
6. The prospective primary participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.
7. The prospective primary participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-- Lower Tier Covered Transaction" provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to check the Nonprocurement List at the Excluded Parties List System.
<https://www.epls.gov/epls/search.do?page=A&status=current&agency=69#A>.
9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

Certification Regarding Debarment, Suspension, and Other Responsibility Matters -Primary Covered Transactions

1. The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
 - a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
 - b. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
 - d. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.
2. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

ATTACHMENT D

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION--LOWER TIER COVERED TRANSACTIONS

INSTRUCTIONS FOR CERTIFICATION

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List at the Excluded Parties List System.
<https://www.epls.gov/epls/search.do?page=A&status=current&agency=69#A>.
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transactions

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

ATTACHMENT E

DISADVANTAGE BUSINESS ENTERPRISE CONTRACT PROVISIONS

1. Policy: It is the policy of the U.S. Department of Transportation and the Local Agency that businesses owned by socially and economically disadvantaged individuals (DBE's) as defined in 49 C.F.R. Part 26 have the maximum opportunity to participate in the performance of contracts financed in whole or in part with federal funds. Thus, the requirements of 49 C.F.R. Part 26 and Section 1101(b) of the Transportation Equity Act for the 21st Century (TEA-21) apply to this Agreement.
2. Obligation of the Engineer to DBE's: The Engineer agrees to assure that DBEs have the maximum opportunity to participate in the performance of this Agreement and any subconsultant agreement financed in whole or in part with federal funds. In this regard the Engineer shall take all necessary and reasonable steps to assure that DBEs have the maximum opportunity to compete for and perform services. The Engineer shall not discriminate on the basis of race, color, religion, creed, disability, sex, age, or national origin in the performance of this Agreement or in the award of any subsequent subconsultant agreement.
3. Geographic Area for Solicitation of DBEs: The Engineer shall seek DBEs in the same geographic area in which the solicitation for other subconsultants is made. If the Engineer cannot meet the DBE goal using DBEs from that geographic area, the Engineer shall, as a part of the effort to meet the goal, expand the search to a reasonably wider geographic area.
4. Determination of Participation Toward Meeting the DBE Goal: DBE participation shall be counted toward meeting the goal as follows:
 - A. Once a firm is determined to be a certified DBE, the total dollar value of the subconsultant agreement awarded to that DBE is counted toward the DBE goal set forth above.
 - B. The Engineer may count toward the DBE goal a portion of the total dollar value of a subconsultant agreement with a joint venture eligible under the DBE standards, equal to the percentage of the ownership and control of the DBE partner in the joint venture.
 - C. The Engineer may count toward the DBE goal expenditures to DBEs who perform a commercially useful function in the completion of services required in this Agreement. A DBE is considered to perform a commercially useful function when the DBE is responsible for the execution of a distinct element of the services specified in the Agreement and the carrying out of those responsibilities by actually performing, managing and supervising the services involved and providing the desired product.
 - D. A Engineer may count toward the DBE goal its expenditures to DBE firms consisting of fees or commissions charged for providing a bona fide service, such as professional, technical, consultant, or managerial services and assistance in the procurement of essential personnel, facilities, equipment, materials or supplies required for the performance of this Agreement, provided that the fee or commission is determined by MoDOT's External Civil Rights Division to be reasonable and not excessive as compared with fees customarily allowed for similar services.
 - E. The Engineer is encouraged to use the services of banks owned and controlled by socially and economically disadvantaged individuals.
5. Replacement of DBE Subconsultants: The Engineer shall make good faith efforts to replace a DBE

Subconsultant, who is unable to perform satisfactorily, with another DBE Subconsultant. Replacement firms must be approved by MoDOT's External Civil Rights Division.

6. Verification of DBE Participation: Prior to final payment by the Local Agency, the Engineer shall file a list with the Local Agency showing the DBEs used and the services performed. The list shall show the actual dollar amount paid to each DBE that is applicable to the percentage participation established in this Agreement. Failure on the part of the Engineer to achieve the DBE participation specified in this Agreement may result in sanctions being imposed on the Commission for noncompliance with 49 C.F.R. Part 26 and/or Section 1101(b) of TEA-21. If the total DBE participation is less than the goal amount stated by the MoDOT's External Civil Rights Division, liquidated damages may be assessed to the Engineer.

Therefore, in order to liquidate such damages, the monetary difference between the amount of the DBE goal dollar amount and the amount actually paid to the DBEs for performing a commercially useful function will be deducted from the Engineer's payments as liquidated damages. If this Agreement is awarded with less than the goal amount stated above by MoDOT's External Civil Rights Division, that lesser amount shall become the goal amount and shall be used to determine liquidated damages. No such deduction will be made when, for reasons beyond the control of the Engineer, the DBE goal amount is not met.

7. Documentation of Good Faith Efforts to Meet the DBE Goal: The Agreement goal is established by MoDOT's External Civil Rights Division. The Engineer must document the good faith efforts it made to achieve that DBE goal, if the agreed percentage specified is less than the percentage stated. The Good Faith Efforts documentation shall illustrate reasonable efforts to obtain DBE Participation. Good faith efforts to meet this DBE goal amount may include such items as, but are not limited to, the following:

- A. Attended a meeting scheduled by the Department to inform DBEs of contracting or consulting opportunities.
- B. Advertised in general circulation trade association and socially and economically disadvantaged business directed media concerning DBE subcontracting opportunities.
- C. Provided written notices to a reasonable number of specific DBEs that their interest in a subconsultant agreement is solicited in sufficient time to allow the DBEs to participate effectively.
- D. Followed up on initial solicitations of interest by contacting DBEs to determine with certainty whether the DBEs were interested in subconsulting work for this Agreement.
- E. Selected portions of the services to be performed by DBEs in order to increase the likelihood of meeting the DBE goal (including, where appropriate, breaking down subconsultant agreements into economically feasible units to facilitate DBE participation).
- F. Provided interested DBEs with adequate information about plans, specifications and requirements of this Agreement.
- G. Negotiated in good faith with interested DBEs, and not rejecting DBEs as unqualified without sound reasons, based on a thorough investigation of their capabilities.
- H. Made efforts to assist interested DBEs in obtaining any bonding, lines of credit or insurance required by the Commission or by the Engineer.
- I. Made effective use of the services of available disadvantaged business organizations, minority contractors' groups, disadvantaged business assistance offices, and other organizations that provide assistance

in the recruitment and placement of DBE firms.

8. Good Faith Efforts to Obtain DBE Participation: If the Engineer's agreed DBE goal amount as specified is less than the established DBE goal given, then the Engineer certifies that good faith efforts were taken by Engineer in an attempt to obtain the level of DBE participation set by MoDOT's External Civil Rights.

ATTACHMENT F – FIG. 136.4.15

CONFLICT OF INTEREST DISCLOSURE FORM FOR LPA/CONSULTANTS

Local Federal-aid Transportation Projects

Firm Name (Consultant): HR Green, Inc.
Project Owner (LPA): City of Wildwood, Missouri
Project Name: Route 109 Pedestrian Tunnel
Project Number: TAP-5602(623)

As the LPA and/or consultant for the above local federal-aid transportation project, I have:

- 1. Reviewed the conflict of interest information found in Missouri’s Local Public Agency Manual (EPG 136.4)
- 2. Reviewed the Conflict of Interest laws, including 23 CFR § 1.33, 49 CFR 18.36.

And, to the best of my knowledge, determined that, for myself, any owner, partner or employee, with my firm or any of my sub-consulting firms providing services for this project, including family members and personal interests of the above persons, there are:

No real or potential conflicts of interest
If no conflicts have been identified, complete and sign this form and submit to LPA

Real conflicts of interest or the potential for conflicts of interest
If a real or potential conflict has been identified, describe on an attached sheet the nature of the conflict, and provide a detailed description of Consultant’s proposed mitigation measures (if possible). Complete and sign this form and send it, along with all attachments, to the appropriate MoDOT District Representative, along with the executed engineering services contract.

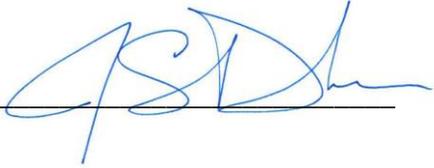
LPA

Consultant

Printed Name: City of Wildwood, MO

Printed Name: Jason S. Dohrmann, PE

Signature: _____

Signature:  _____

Date: _____

Date: May 2, 2016

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 390 TRAFFIC SCHEDULES BY ADDING AN ALL-WAY STOP REGULATION AT THE INTERSECTION OF DARTMOUTH CROSSING DRIVE WITH DARTMOUTH CROSSING COURT AND DARTMOUTH BEND DRIVE.

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

Section One. The Traffic Schedule VI. Intersection Stops, adopted by Ordinance 447 of the City Code, is hereby amended by adding the following:

SCHEDULE VI. INTERSECTION STOPS

In accordance with Section 315.030 of this Title, and when signs are erected giving notice thereof, traffic at the intersections listed in this Schedule shall be required to stop as specified in this Schedule.

Intersection

Traffic on Highway, Road, Street or Alley Listed Below Shall Stop

Dartmouth Crossing Drive with
Dartmouth Crossing Ct. and
Dartmouth Bend Dr.

Dartmouth Crossing Drive, Dartmouth
Crossing Ct., and Dartmouth Bend Dr.

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

Section Three. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

Presiding Officer

ATTEST:

City Clerk

The Honorable James R. Bowlin, Mayor

ATTEST:

City Clerk

AN ORDINANCE AUTHORIZING THE ADJUSTMENT OF A CERTAIN COMMON BOUNDARY LINE BETWEEN TWO (2) TRACTS OF LAND, TOTALING 3.772 ACRES OF AREA, BEING ALL OF LOT 5C OF "RESUBDIVISION OF ADJUSTED LOT 5 OF WEST PALISADES" [PLAT BOOK 310, PAGE 11] AND ALL OF ADJUSTED LOT D OF "WEST PALISADES LOT 5 AND WEST PALISADES ON THE MERAMEC BOUNDARY ADJUSTMENT" [PLAT BOOK 307, PAGE 80], AND LOCATED IN SECTION 20, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPLE MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE SPECIFICALLY SITUATED ON THE WEST SIDE OF PALISADES DRIVE, SOUTH OF RIDGE ROAD, FOR THE PURPOSES OF CONSOLIDATING SAID PARCELS OF GROUND INTO A SINGLE LEGAL LOT OF RECORD. (Ward Six)

WHEREAS, the owners of the subject properties are seeking this consolidation of the described tracts of land via the provisions of Section 420.360 (Boundary Adjustment Procedure) of the *Subdivision and Development Regulations* of the City of Wildwood, St. Louis County, Missouri; and

WHEREAS, the tracts of land considered for this adjustment have been deemed legal lots of record, as defined by the City's *Subdivision and Development Regulations* (Chapter 420); and

WHEREAS, the consolidation of said tracts of land conforms to the requirements of the underlying zoning district designation of the property (NU Non-Urban Residence District) and complies with all the provisions of Chapter 420.360 of the *Subdivision and Development Regulations* (Boundary Adjustment - Exceptions) of the City of Wildwood, including lot widths, dimensions, and related specifications; and

WHEREAS, this consolidation eliminates an existing, yet non-conforming parcel of ground, known as Original Adjusted Lot D, being substandard in size [i.e. 0.767 ac], by its consolidation into the larger, 3-acre Original Lot 5C, thus providing a more suitable building location for future improvements, such being more centrally located within the overall acreage of the newly-created larger lot; and

WHEREAS, in conjunction with the consolidation of these lots, an existing general easement, bisecting the newly-created larger lot, has been vacated by the holders-of-right [i.e. utility companies] and, therefore, by the City Council's approval of this plat, it also authorizes the vacation of the same, per the attached easement vacation deed; and

WHEREAS, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to benefit the health, safety, and general welfare of its residents.

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

Section One. The City Council of the City of Wildwood, Missouri hereby approves and authorizes the adjustment of a certain common boundary line between two (2) tracts of land, totaling 3.772 acres of area, being all of Lot 5C of "Resubdivision of Adjusted Lot 5 of West

Palisades” [Plat Book 310, Page 11] and all of Adjusted Lot D of “West Palisades Lot 5 and West Palisades On The Meramec Boundary Adjustment” [Plat Book 307, Page 80], and located in Section 20, Township 44 North, Range 3 East, of the Fifth Principle Meridian, City Of Wildwood, St. Louis County, Missouri, and being more specifically situated on the west side of Palisades Drive, south of Ridge Road, for the purposes of consolidating said parcels of ground into a single legal lot of record. The consolidated lots are indicated graphically and by legal description upon the Boundary Adjustment Plat accompanying the property owners’ request, and now hereto attached and made a part hereof.

Section Two. Along with the action on the submitted Boundary Adjustment Plat, the City Council also hereby authorizes the City of Wildwood, Missouri’s release of rights to a general easement granted on said property and accepts its vacation, as represented in the accompanying easement vacation deed, which is attached hereto and made a part hereof.

Section Three. The Director of Planning and the City Clerk are authorized and directed to evidence the approval of this Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificate of Approval upon this instrument. The petitioner is required and directed to record the Boundary Adjustment Plat and easement vacation deed in the Office of the Recorder of Deeds of St. Louis County, Missouri within sixty (60) days of its approval by the City Council, or its action shall be voided.

Section Four. This ordinance shall be in full force and effect, from and after its date of passage and approval, provided all required fees are paid to the City, all applicable provisions of the *Subdivision and Development Regulations* are met, and recorded copies of all recorded instruments are returned to the City by the petitioner.

THIS BILL WAS PASSED AND APPROVED THIS ___ DAY OF _____ 2016 BY THE COUNCIL OF THE CITY OF WILDWOOD AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

Presiding Officer

The Honorable James R. Bowlin, Mayor

ATTEST:

Deputy City Clerk

Deputy City Clerk

3" AREA ABOVE – LEAVE BLANK (FOR RECORDERS OFFICE USE ONLY)

DOCUMENT TYPE: UTILITY EASEMENT VACATION

DATE OF DOCUMENT: _____

GRANTOR: WILLIAM M. AND MARY B. PIERSON, HUSBAND AND WIFE

GRANTEE: CITY OF WILDWOOD, MISSOURI

PROPERTY ADDRESS: 1559 PALISADES ROAD

COUNTY LOCATOR #: 26U320386

CITY/MUNICIPALITY: CITY OF WILDWOOD, MISSOURI

LEGAL DESCRIPTION: A TRACT OF LAND BEING ALL OF LOT 5C OF "RESUBDIVISION OF ADJUSTED LOT 5 OF WEST PALISADES", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 310, PAGE 11 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND A TRACT OF LAND BEING ALL OF ADJUSTED LOT D OF "WEST PALISADES LOT 5 AND WEST PALISADES ON THE MERAMEC BOUNDARY ADJUSTMENT", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 307, PAGE 80 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, WITHIN IN SECTION 20, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY MISSOURI

VACATION AND RELEASE OF UTILITY EASEMENT

This Instrument made this _____ day of _____, 2015.

WHEREAS, pursuant to the plat of West Palisades, as per plat recorded in Plat Book 234 Page 19 of the St. Louis County Recorder's Office, a general utility easement was granted.

WHEREAS, it is the purpose and intent of the City of Wildwood, Missouri, to release any and all utility rights within the area described in the above-referenced plat.

NOW THEREFORE, City of Wildwood, Missouri, does hereby remise and release the hereinabove described premises from all easement rights and interest acquired within the aforementioned utility easement as shown on Exhibit "A" which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the City of Wildwood, Missouri, has caused its duly authorized representative to execute this Vacation and Release of Utility Easement as of the day and year first above written.

City of Wildwood, Missouri

By: _____

Print Name: _____

Title: _____

State of Missouri)
) S.S.
County of _____)

On this _____ day of _____, 2015, before me appeared _____ to me personally known, and who being by me duly sworn, die say that he/she is the City Administrator of the City of Wildwood, Missouri, an incorporated Municipality in the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said Municipality and that said instrument was signed and sealed in behalf of said Municipality by authority of its Governing Body, and said City Administrator acknowledged said instrument to be the free act and deed of said Municipality.

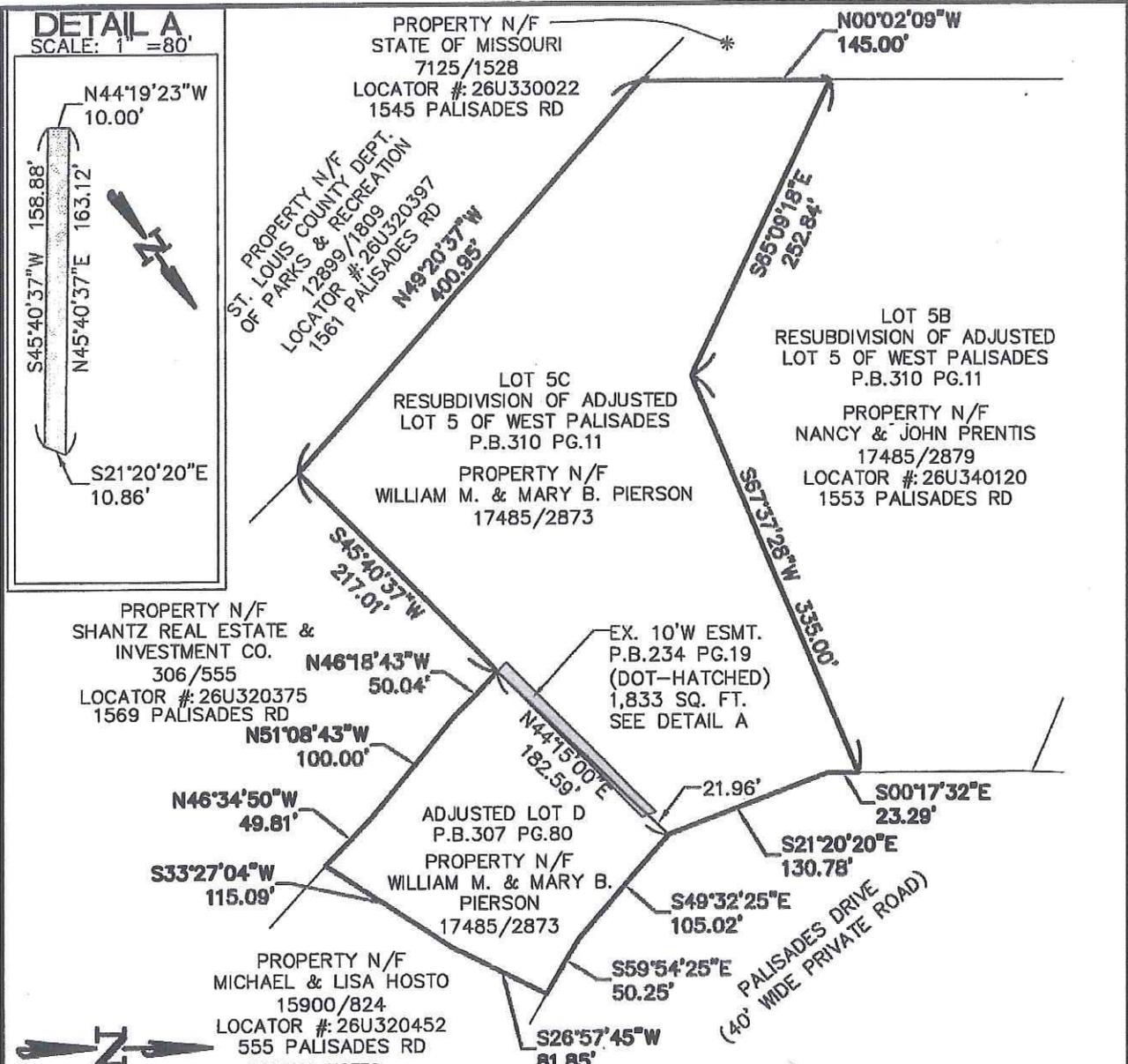
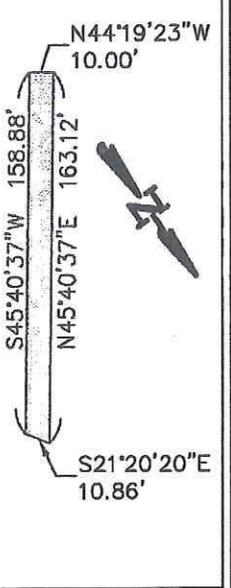
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

Notary Public _____

Print Name _____

My term expires _____

DETAIL A
SCALE: 1" = 80'



SCALE: 1" = 125'

- GENERAL NOTES:**
1. BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM THE RECORD PLAT OF "RESUBDIVISION OF ADJUSTED LOTS 5 OF WEST PALISADES" AS RECORDED IN PLAT BOOK 307, PAGE 80 OF THE ST. LOUIS COUNTY RECORDS.
 4. THIS EXHIBIT DOES NOT CONSTITUTE AN ACTUAL BOUNDARY SURVEY.

EXHIBIT A

DATE	03/01/2016
DRAWN	MLR

EASEMENT VACATION

INITIALS:

PROJECT	00-10902
FILE	10902VAC.DWG

TRACTS OF LAND BEING ALL OF LOTS 5C AND D OF "RESUBDIVISION OF ADJUSTED LOT 5 OF WEST PALISADES" (P.B.310 PG.11) IN SECTION 20, TOWNSHIP 44 NORTH, RANGE 4 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI



AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE AN AMENDED CONTRACT WITH THE MISSOURI AMERICAN WATER COMPANY FOR THE RELOCATION OF A WATER MAIN TO ACCOMMODATE PHASE TWO CONSTRUCTION WITHIN WILDWOOD COMMUNITY PARK. (Ward - One)

WHEREAS, the City of Wildwood completed Phase One of the Wildwood Community Park project in August, 2015, and has begun the planning, design, and engineering of Phase Two, which consists of an extension of the existing internal roadway, construction of a walking trail along the roadway, and work within the Great Meadow Area of the Park; and

WHEREAS, in order to extend the existing internal roadway to the north and east of its present location, a water main owned by the Missouri American Water Company must be relocated at an estimated cost of One Hundred Thirty-Five Thousand Dollars (\$135,000.00) (the "Estimate"); and

WHEREAS, the Estimate includes the anticipated relocation costs of the water main based, in part, on anticipated rock removal associated with the relocation; and

WHEREAS, the final cost of such relocation may vary significantly from the Estimate; and

WHEREAS, the City desires to amend the Contract with Missouri American Water Company to require notice to the City of any potential increase in costs in excess of the Estimate; and

WHEREAS, an Amended Contract was approved by the City Council on March 28, 2016, and forwarded to the Missouri American Water Company for its final review and approval; and

WHEREAS, Missouri American Water Company objected to the terms of the Amended Contract relating to a cap on overall costs and, therefore, did not approve the Amended Contract; and

WHEREAS, the City Council and Missouri American Water Company desire to enter into a revised version of the Amended Contract, as noted herein.

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

Section One. That the form, terms, and provisions of the Amended Contract with Missouri American Water Company for the relocation of a water main to accommodate the Wildwood Community Park Phase Two Project, attached hereto, marked as **Exhibit A**, and incorporated by reference herein (the "Agreement"), be and they hereby are approved and the Mayor is hereby

authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Agreement in substantially the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Agreement and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the Agreement and this Ordinance.

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

Section Three. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

Presiding Officer

The Honorable James R. Bowlin, Mayor

ATTEST:

ATTEST:

City Clerk

City Clerk

EXHIBIT A

Project Name: Wildwood Community Park – Phase 2
Project Manager: Randall C. Carpenter

Asset#: R-17-02D1.15-P-0042
CIAC#: _____

**CONTRACT FOR WATER FACILITY RELOCATION AND
LICENSE TO UTILIZE EASEMENT**

THIS CONTRACT, entered into this 14th day of **June, 2016**, by and between **MISSOURI-AMERICAN WATER COMPANY**, a corporation existing under the laws of the State of Missouri, (hereinafter referred to as "COMPANY"), and the **CITY OF WILDWOOD, MISSOURI, 16860 MAIN STREET, WILDWOOD, MISSOURI, 63040**, (hereinafter referred to as ("CITY")),

WITNESSETH:

WHEREAS, CITY contemplates the location, widening, construction and/or improvement of the **Pond-Grover Loop Road (western extension)**, in accordance with certain plans titled **Community Park – Phase 2 Improvements** on file in the office of the CITY; and

WHEREAS, in carrying out the opening, widening, establishment, and improvement of **Pond-Grover Loop Road (western extension)**, it will be necessary to relocate certain portions of the COMPANY'S water facilities now located partly within CITY right-of-way and partly on the COMPANY'S private easement along the **Pond-Grover Loop Road (western extension)** in the CITY; and

WHEREAS, COMPANY is willing to accommodate CITY'S needs upon condition that CITY accepts the provisions hereinafter specified and evidences such acceptance by execution hereof in accordance with Section 432.070 RSMo and City Ordinance

No. _____

NOW THEREFORE, in consideration of the mutual covenants contained herein, it is agreed as follows:

1. COMPANY will, as soon as practicable after receiving notice from the CITY, and receipt of payment in full of the estimated cost described in Paragraph 2, furnish all labor, materials, and supervision necessary, and will relocate its said water facilities currently located partly within CITY right-of-way and partly within the private easement of the COMPANY as shown on the plans marked Exhibit "A" attached hereto and made a part hereof.

2. The estimated cost (Exhibit "B") for this relocation is **\$135,000.00** It is agreed that CITY'S obligation toward the cost of this relocation shall be **100%** of the actual costs thereof ("CITY'S OBLIGATION"), which is the percentage of the affected water facilities located within the COMPANY'S private easement. CITY agrees that prior to commencement of the relocation contemplated herein, and upon receipt and approval by the CITY of a statement of cost, it will, or it will direct its agent or assign to promptly pay COMPANY for **100%** of the estimated cost of the relocation as set forth in Exhibit B, hereinafter referred to as "**CITY'S PAYMENT**". The failure of any agent or assign of the CITY to promptly pay the COMPANY shall not be a defense and shall not mitigate the duty of the CITY to pay the COMPANY in full.
3. At the conclusion of the relocation work, the COMPANY shall calculate the difference between actual costs and estimated costs, if any. In the event the actual costs exceeds **CITY'S PAYMENT**, COMPANY will provide CITY with documentation that supports the additional costs and the parties will enter into a supplement to this Contract that addresses the CITY reimbursing the COMPANY for the additional amount owed. In no event, however, shall the additional amount owed under this Paragraph 3 exceed ten percent (10%) of the CITY'S PAYMENT. In the event the actual costs are less than **CITY'S PAYMENT**, the COMPANY will pay CITY the difference between **CITY'S PAYMENT** and the actual cost. Payments owed to COMPANY shall be paid within forty five (45) days of receipt of invoice.
4. If any substantial change is made in the original plan and extent of the COMPANY'S relocation, work on the additional relocation will not be performed until estimated costs have been approved by the CITY. Upon completion of this additional relocation work, CITY will reimburse COMPANY for any incurred costs above the estimated costs set forth in paragraph 2 of the Contract that directly result from such change of plans.
5. CITY agrees to furnish COMPANY with all necessary information of the project improvements including surveying and marking the proposed elevation and the right-of-way in order for COMPANY to properly carry out the utility relocation.

6. Upon the completion of the relocation provided for herein, COMPANY shall remove all leftover materials and debris resulting from the work and leave right-of-way in a neat, workman-like condition, free of holes, mounds of dirt, or other objectionable material.
7. COMPANY hereby grants and conveys unto the CITY, without warranty of title or extent of interest in the real estate hereinafter described, expressed or implied, the license and right to construct, reconstruct, and maintain roadway and drainage structures over and across those portions of easement owned and held by COMPANY, situated in St. Louis County, Missouri, and indicated by hachuring on the attached plat, made part hereof and referred to as Exhibit "C" with the following conditions and limitations:
 - a. In the event COMPANY must excavate to replace, expand, or maintain its facilities, COMPANY will request a permit from CITY, which will be granted without cost to COMPANY. COMPANY will, comply with all lawful conditions of such permit, but the cost of anything required by such permit, including repair of CITY'S road and drainage facilities damaged by COMPANY, will be paid by CITY.
 - b. In the event of future improvements, reconstruction, or maintenance of the road or drainage structures involved which from time to time necessitate the further relocation of COMPANY'S water facilities within the area indicated on Exhibit "C", CITY will advise COMPANY of contemplated changes and will reimburse COMPANY for costs and expenses incurred by it in relocating or otherwise adjusting its facilities. If, for reasons stated above, COMPANY must relocate its facilities but there is no usable remaining area of its original private easement, COMPANY will relocate its facilities to adjacent public right-of-way or new private easement acquired by CITY but subject to the same protections and assurances from CITY herein specified as if the facilities remained in COMPANY'S original private easement.
8. This Contract shall inure to the benefit and detriment of the successors and assigns of CITY and COMPANY.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their
duly authorized officials.

ATTEST:

MISSOURI-AMERICAN WATER COMPANY

Secretary

(Title)

ATTEST:

CITY OF WILDWOOD, MISSOURI

City. Clerk

Mayor

APPROVED AS TO LEGAL FORM:

City Counselor

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF WILDWOOD TO ISSUE A PURCHASE ORDER TO TYLER TECHNOLOGIES FOR ACCOUNTING SOFTWARE AND HARDWARE UPGRADES

WHEREAS, to improve data management, reporting capabilities, and reduce City team member time for data entry and data management, the Administration/Public Works Committee, City Treasurer and Department of Administration and Finance believe it is in the best interest of the City to upgrade its accounting software and hardware at this time.

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

Section 1.

The City Administrator of the City of Wildwood is hereby authorized to issue a Purchase Order to Tyler Technologies for Accounting Software and Hardware Upgrades, as further described on the attached quote.

Section 2.

The total expenses and liability of the City of Wildwood under the Purchase Order shall not exceed \$61,371, which includes \$30,317 of encumbered funds from Fiscal Year 2015, and an increase to the Fiscal Year 2016 Budget, which is planned as part of the upcoming mid-year budget amendment.

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

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A COOPERATION AGREEMENT FOR INTERNET ACCESS SITES WITH ST. LOUIS COUNTY, MISSOURI, FOR THE USE OF EMERGENCY COMMUNICATIONS TOWERS FOR THE PURPOSES OF PROVIDING HIGH-SPEED INTERNET ACCESS SERVICES TO THE RESIDENTS OF THE CITY. (Ward - All)

WHEREAS, Missouri Revised Statutes Sections 70.220 through 70.325, as amended from time to time, authorize political subdivisions to contract and cooperate with any other political subdivision for the planning, development, construction, acquisition, or operation of any public improvement or facility, or for a common service; and

WHEREAS, St. Louis County, Missouri (the “County”) is the lessee of certain real property within the City upon which has been constructed emergency communications towers (the “Towers”); and

WHEREAS, the City, by and through its officers, employees and agents, desires to have access to and use of the Towers for purposes of installing and maintaining antennas, equipment and other facilities for purposes of providing residents of the City access to internet services; and

WHEREAS, the City Council finds and determines that it is to the benefit of the health, safety and general welfare of the residents of the City to provide means by which residents of the City may have access to high-speed internet access services; and

WHEREAS, the City Council desires that the City enter into the Cooperation Agreement for Internet Access Sites with the County for purposes of ensuring the availability of high-speed internet access services to the residents of the City.

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

Section One. That the form, terms, and provisions of the Cooperation Agreement for Internet Access Sites, attached hereto, marked as **Exhibit A**, and incorporated by reference herein (the “Agreement”), be and they hereby are approved and the Mayor is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Agreement in substantially the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Agreement and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the Agreement and this Ordinance.

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

Section Three. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Four. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

This Bill was passed and approved this ____ day of _____, 2016, by the City Council of the City of Wildwood 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:

ATTEST:

City Clerk

City Clerk

EXHIBIT A

COOPERATION AGREEMENT FOR INTERNET ACCESS SITES

This Cooperation Agreement for Internet Access Sites (“**Agreement**”) is made and entered into as of the ____ day of _____, 2016, by and between ST. LOUIS COUNTY, MISSOURI (“**County**”), acting for the St. Louis County Emergency Communications Commission (“**ECC**”); and THE CITY OF WILDWOOD, MISSOURI (“**City**”).

RECITALS

1. City has entered into contracts with Bays-ET High Speed, LLC and Wisper ISP, Inc. (collectively, the “**Internet Service Providers**”), whereby the Internet Service Providers are permitted to use certain property of the City for purposes of providing continuous internet services for residents in the City of Wildwood.

2. County has entered into a Ground Lease dated March 21, 2014, with Community College of St. Louis, St. Louis County, Missouri, pertaining to a parcel of land located at 2798 Christy Avenue, Wildwood, MO (the “**Community College Prime Lease**”) and a Ground Lease dated October 31, 2013, with the Missouri Department of Natural Resources, pertaining to a parcel of land at Dr. Edmund A. Babler Memorial State Park (the “**Babler Prime Lease**”) (the Community College Prime Lease and the Babler Prime Lease being hereinafter collectively referred to as, the “**Prime Lease**”), whereby County has been granted the right to use certain real property (collectively “the **Property**”), as more particularly described in such Prime Lease, to construct, operate, modify as necessary and maintain thereon communications antenna towers (collectively, the “**Tower**”), an access road, one or more equipment buildings, and a security fence, and related lines, anchors, connections, devices and equipment (collectively, the “**ECC Improvements**”).

3. In order to facilitate the provision of continuous internet services for residents in the City of Wildwood, County is willing to allow City to place certain Facilities (herein defined) upon the Tower and certain portions of the Property, subject to the conditions and covenants hereinafter set forth.

4. County is authorized to enter into this Agreement by St. Louis County Ordinance No. _____ (2016), and City is authorized to enter into this Agreement by City of Wildwood Ordinance No. _____ (2016).

In consideration of the terms and conditions contained herein, the parties agree as follows:

1. **Premises.** County hereby grants City a non-exclusive license and right of access to and use of the Property to install Facilities on the Tower and the portion of the Property identified on Exhibit “A” attached hereto and incorporated herein by reference (the “**Premises**”)

for the sole purpose of providing internet services to the residents of the City of Wildwood and other nearby communities, if feasible, subject to and as more particularly set forth in the provisions herein (the "License"). The only equipment and appurtenances which City is permitted to install is described in Exhibit "B" attached hereto and made a part hereof (the "**Facilities**"). City may install antennas on the Tower at an area approximately 150 feet up from the base of the tower, or at such other area on the Tower as may be approved by the County in writing at County's sole discretion. County further grants City and its officers, employees, agents, engineers, surveyors and other representatives, permission to perform surveys, soil testing, and other engineering procedures and environmental investigations on, under and over the Premises to determine that the Premises are suitable for City's intended use, provided City shall restore any property or soil disturbed by such activities. This Agreement grants a non-exclusive license only, revocable or terminable under the terms and conditions herein, and does not grant any lease, easement or other interest in real estate.

2. **Use.** The Premises shall be used by and/or for the benefit of City solely for the installation, maintenance, repair, use, removal and replacement of the Facilities needed to accomplish City's purpose of providing continuous internet services to its residents. The license granted hereunder is limited to internet services and City shall not allow the attachment or installation of antennas or equipment for the provision of commercial mobile service, as that term is understood pursuant to 47 U.S.C. §332(d)(1).

3. **Term.** The initial term of City's License hereunder shall be five (5) years, commencing on the first day of the month after the License is executed by both parties (the "**Commencement Date**"). The Initial Term will terminate on the last day of the month in which the fifth anniversary of the Commencement Date falls. Provided that City has complied with its obligations under this Agreement, City shall have the right to extend the Term for two (2) successive five year periods (each, a "**Renewal Term**") on the same terms and conditions as set forth herein. If City desires to exercise a Renewal Term, it shall give written notice to County no less than 180 days prior to expiration of the then-existing Term.

4. **Option to Terminate.** County shall have the unilateral right to terminate this Agreement at any time after June 15, 2021 by giving one hundred twenty (120) days' prior written notice to City.

5. **Prime Lease.** The rights and obligations of City under this Agreement as they pertain to the portion of the Property described in the Babler Prime Lease are contingent upon County and City obtaining consent from Missouri Department of Natural Resources in such form that is acceptable in substance to County and City. All rights and obligations in this Agreement are subject to and subservient to the rights and obligations set forth in the Prime Lease for that site. Any right or obligation set forth in this Agreement is invalid to the extent inconsistent or contradicted by any term, right or obligation in such Prime Lease. Any action, right, or obligation requiring the consent or approval of the parties to the Prime Lease is hereby conditioned on such approval. In the event a Prime Lease is terminated for any reason, at any time, during the term of this Agreement, this Agreement shall also be terminated with respect to that Property referenced in the Community College Prime Lease or the Babler Prime Lease, where applicable, and the

termination shall be effective on the date the Prime Lease is terminated. In such event, County, if able, will give City ninety (90) days prior notice of such termination. Notwithstanding the foregoing, County agrees not to terminate the Prime Lease prior to June 15, 2021.

6. **Insurance; Sovereign Immunity; Indemnification; Waiver of Subrogation.**

City shall maintain a commercial general liability insurance policy for coverage of the injuries and damages for which it, as a political subdivision, is legally obligated under Missouri law to pay, with limits not less than the sovereign immunity limits as set forth in Section 537.610 of the Revised Statutes of Missouri, as amended, except for those claims governed by the provisions of the Missouri workers' compensation law, which policy shall provide workers' compensation for the statutory limits in accordance with Chapter 287, RSMo 2000, as amended. All contractors and agents of City shall procure and maintain workers' compensation insurance in statutory limits, and commercial general liability insurance in amounts of not less than \$3,000,000 per occurrence for bodily injury or death, property damages, contractors' liability, and automobile liability. County may request from time to time Certificate(s) of insurance stating that the policy is in full force and effect and that the same will not be altered, amended or terminated without thirty (30) days prior written notice to County. Notwithstanding anything herein to the contrary, no provision, term, or condition in this Agreement shall constitute, or be construed as a waiver of the defenses of sovereign immunity, official immunity, or governmental immunity, by whatever name, as set forth in Section 537.600, RSMo., et seq., for any monetary amount whatsoever, or of any other defenses, howsoever named, that are, or in the future may become, available to County or City by statute or common law.

To the extent permissible by law, City, for itself, its employees agents, contractors and invitees, hereby expressly releases and discharges County from any and all liability of every kind or nature, including, but not limited to, bodily injury (including death), damage to the Property, and all claims, suits, demands, losses, costs and expenses (including attorneys' fees) arising from or alleged to arise from this Agreement and the use of the Property pursuant to this Agreement, that may be sustained by City, its employees, agents, contractors or invitees while on the Property during the term of this Agreement, provided however that this release shall not apply to any liability arising from County's willful misconduct. This provision of this Section 6 shall survive the termination of this Agreement.

County, City and all parties claiming under them mutually release and discharge each other from all claims and liabilities arising from or caused by any casualty or hazard, covered or required hereunder to be covered in whole or in part by insurance on the Property or in connection with property on the Property, and waive any right of subrogation which might otherwise exist in or accrue to any person on account thereof.

7. **Quarterly License Fee.** Commencing on the first day of the first full calendar quarter during the Term, and on the first day of each calendar quarter thereafter, City shall pay to County a License fee in the amount of \$4.50 per subscriber served by each of the Internet Service Providers (the "**Quarterly License Fee**") in advance, without demand or set off. The License fee for the period from the first day of the Term until the first day of the first full calendar quarter shall be prorated as applicable, based on the number of days in such period, and

shall be paid with the first Quarterly License Fee. The Quarterly License Fee shall be delivered to County at the Karabas Communications Center, 1150 Hanna Road, Ballwin, Mo 63021, Attention: Director of Emergency Communications Network (“**Director**”), or at such other place as County may hereafter from time to time, by notice, designate.

City will deliver to County statements regarding the number of subscribers of each of the Internet Service Providers for the preceding quarter, together with reasonable additional information requested by County evidencing how the Quarterly License Fee was calculated (including subscriber lists).

8. **Facilities; Utilities; Access; Interference.**

(a) All charges for work and materials supplied in connection with construction, removal, relocation, repair and maintenance of the Facilities shall be borne by City and City shall hold County and its property harmless from any claims, liens or encumbrances arising therefrom. City shall maintain the Facilities in good condition and repair at all times. The Premises shall be kept in a clean and sanitary condition.

(b) All plans and specifications shall be submitted to and approved by Director prior to construction, which approval shall not be unreasonably withheld, conditioned or delayed (after such approval, the “Approved Plans and Specifications”). In the event of disapproval, County shall give to City an itemized statement of reasons for disapproval within thirty (30) days after the plans and specifications are submitted to County. Should, City, in its sole discretion, determine that the County’s reasons for disapproval are unreasonable, City may elect to terminate this Agreement.

(c) City will be responsible for any damage caused by it or its contractors to any part of the Property or the structures thereon. County shall be responsible for maintenance and registration of the Tower, its lights including regular inspection of such lights and alarm equipment (if required by the F.A.A.), and the maintenance of records, including notification to F.A.A. of any failure thereof.

(d) City is responsible for all utilities required by its use of the Property and shall bear the costs for any utility easement dedication on terms acceptable to City and County, as required for City’s desired utility services. Any and all electric power to City’s equipment shelter shall be metered through a separate electric meter. City will be responsible for determining the location of all underground utilities prior to the commencement of any work. If there are additional users of the Tower, each user's utility usage shall be separately metered. City shall pay when due all charges for its usage of utility services during the term of this Agreement.

(e) City shall be responsible for securing, at its sole expense, any and all permits, licenses and other necessary government approvals for its Facilities. City agrees that all its installations, modifications, changes of location or removals shall be performed in a workmanlike manner in accordance with the government approvals and with the Approved Plans and Specifications.

(f) City shall perform one or more engineering studies which certify that any modifications or additional equipment to be installed by City will not overload or otherwise adversely affect the structural integrity of the Tower or cause radio interference or inter-modulation problems to County's existing equipment or to equipment previously installed by others. City shall provide the intermodulation study and a tower structural analysis to ECC. Antenna and R.F. equipment installation must meet R-56 standards. Prior to installation of antennas, City's designated installers must provide ECC with proof of insurance, in the amounts set forth in Section 6, and proof of OSHA approved Standard Tower Climber certification.

(g) City agrees that the Facilities will not cause interference to any equipment installed at the Property prior to that of City. In the event that the Facilities cause such interference, City will correct and eliminate the interference. If City fails to halt the interference within 24 hours of written notice to do so transmitted by facsimile, City will cease operations of the Facilities (other than intermittent testing for purposes of repair or replacement) until the Facilities can be operated without interference.

(h) City shall use the Premises for the operation, maintenance, replacement and repair of the Facilities and for no other purpose. County may grant rights to others to use the Property and the Tower provided the installation, use and operation of additional transmitters, antennas or other equipment and the locations, characteristics, operating parameters, frequencies and condition of the same will not present a risk of potential interference with the Facilities. The person seeking to install the additional antennae upon the Tower shall provide at his, her, or its expense sufficient information as may be reasonably required by City to determine that the new proposed use will not interfere with City's use of the Tower. City must obtain approval from the ECC Radio Systems Manager before any maintenance that could impact ECC radio system performance. All Facilities (excluding antennas) will be installed outside the ECC fence area.

(i) The Facilities and all other property attached to or otherwise brought to the site by City shall at all times be City's personal property.

(j) City and its authorized agents shall have access to the Premises 8 am to 4 pm Monday through Friday with 24 hour advance notice, provided that City is not in default under this Agreement. It shall be the sole responsibility of City, while its authorized agents are on the Premises, to prevent access to the Premises by unauthorized persons, and to properly secure the Premises. City agrees to provide advance notification to County of any installation of Facilities, antennae or equipment or other work beyond routine maintenance and repairs of the Facilities. ECC staff will accompany City's authorized agents when access to the Tower is required.

(k) County may at its sole discretion, supply City with keys or security devices or codes for accessing the Premises. City and County agree that records pertaining to such security devices or codes are closed records pursuant to Section 610.021(19), RSMo. If County makes any such keys or security devices available to City, City shall not duplicate or disclose such keys or security devices or codes and shall prevent its employees, agents, or representative from duplicating any keys or security devices or codes. Failure to comply with the terms and conditions of this paragraph shall be cause for immediate termination of this Agreement by

County, at its sole discretion.

(l) City agrees to relocate City's Facilities or portions thereof in the event that County deems it necessary for the County to use the space for County's own governmental purposes. The site of such relocation shall be by mutual agreed to in writing between County and City. In the event County and City cannot agree upon the site for the relocation, County shall have the right to terminate this Agreement upon 120 days written notice to City.

(m) Upon termination of this Agreement, whether by expiration of the Term or other termination, City shall, at its cost, remove all Facilities and shall return the Premises to the reasonably same condition as the Commencement Date, reasonable wear and tear excepted. If City fails to surrender the Premises and remove the Facilities as required herein, County may perform such removal work, and City shall pay to County all reasonable costs incurred for such removal.

(n) City shall not use, generate, store or dispose of any Hazardous Material on, under, about or within the Premises in violation of any law or regulation. As used in this paragraph, "Hazardous Material" shall mean asbestos, any substance known by the State of Missouri to cause cancer and/or reproductive toxicity, and/or any substance, chemical or waste that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. This paragraph shall survive the termination of this Agreement.

9. **Assignment and Sublicensing.** City may not assign or delegate, or otherwise transfer all of any part of its interest in this Agreement or in the Premises, nor may City allow the use of the Facilities or the Premises by anyone other than City, without the prior written consent of the County in each instance. Notwithstanding the foregoing, County hereby consents to assignment or delegation or sublicensing to the following Internet Service Provider(s) who have written contracts with City: Bays-ET High Speed and Wisper ISP, Inc. Any such assignment, delegation or sublicense shall not alter City's obligations and responsibilities under this Agreement. This Agreement shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives, and permitted assigns.

10. **Miscellaneous.**

(a) Any notice, request, complaint, demand or other communication required by this Agreement to be given to or filed with City or County shall be in writing and shall be given or filed in the manner and at the addresses specified below.

COUNTY:

Director of Emergency Communications Network
Karabas Communications Center
1150 Hanna Road
Ballwin, Missouri 63021

ECC Radio Systems Manager
Karabas Communications Center
1150 Hanna Road
Ballwin, Missouri 63021

With a Copy to:

County Counselor
Lawrence K. Roos Government Center
41 S. Central Ave.
Clayton, MO 63105

and:

Director of Public Works
Lawrence K. Roos Government Center
41. S. Central Ave.
Clayton, MO 63105

CITY:

City Hall
16860 Main Street
Wildwood, MO 63040
Attention: City Administrator

With a Copy to:

Hamilton Weber LLC
200 N. 3rd Street
St. Charles, MO 63301
Attn: John A. Young

or at such different address as the parties may give by written notice mailed or delivered personally to the addresses of the other party listed above. Any mailed notices will be effective three days after deposit in the United States Mail, properly addressed with postage prepaid.

(b) This Agreement may be amended, changed, modified, altered or terminated only by written agreement of City and County.

(c) In the event that any actions or proceedings are initiated with respect to this agreement, the parties agree that the venue thereof shall be St. Louis County, Missouri, and that this agreement shall be governed by the laws of the State of Missouri.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date of the last signature below.

SIGNATURE PAGES FOLLOW

Attest:

Administrative Director

Approved:

Chairman, Emergency
Communications Commission

Approved as to Legal Form:

County Counselor

Approved:

Risk and Insurance Manager

ST. LOUIS COUNTY, MISSOURI

BY _____
County Executive

Date: _____

Approved:

Director of Public Works

Approved:

Accounting Officer

EXHIBIT A

[ATTACH COPY OF PROPERTY DESCRIPTIONS CONTAINED IN PRIME LEASE]

AN ORDINANCE AMENDING THE AMENDED PLANNED COMMERCIAL DEVELOPMENT IN THE C-8 PLANNED COMMERCIAL DISTRICT ORIGINALLY APPROVED PURSUANT TO ORDINANCE #14,466 (ST. LOUIS COUNTY, MISSOURI, AND ADOPTED BY THE CITY OF WILDWOOD, MISSOURI) TO ALLOW FOR THE SALE OF BEER AND WINE AT THE BP-AMOCO STATION LOCATED ON THE SOUTHEAST CORNER OF STATE ROUTE 109 AND WILD HORSE CREEK ROAD. (St. Louis County P.C. 6-89 Amoco Oil Company)

WHEREAS, on May 18, 1989, the County Council of St. Louis County, Missouri, pursuant to Ordinance No. 14,466, approved an amended Planned Commercial Development for the tract of land more particularly described herein and located in the C-8 Planned Commercial District (the “Property”); and

WHEREAS, the Property became a part of the City of Wildwood upon the City’s incorporation; and

WHEREAS, after its incorporation, the City of Wildwood adopted all current zoning district designations from St. Louis County to carry forth the existing rights of use of property; and

WHEREAS, many of the these zoning district designations adopted by the City Council at the time of the incorporation included site-specific ordinances for the use of properties in different capacities, including a number of commercial locations across the community including the Property; and

WHEREAS, a condition of the approved amended Planned Commercial Development for the Property set forth in Ordinance No. 14,466 stated, “No alcoholic beverages may be sold on the site”; and

WHEREAS, the Planning Department received a request to permit beer and wine sales on the Property; and

WHEREAS, the proposed use of the Property is consistent with the City’s Master Plan; and

WHEREAS, the Planning and Zoning Commission heard a request for an amendment to the Amended C-8 Planned Commercial District governing site-specific ordinance at its meeting on June 20, 2016, to permit the use of the Property for the sale of wine and beer; and

WHEREAS, the Planning and Zoning Commission reviewed and analyzed the request and recommended approval of an amendment to the site-specific ordinance, the specifics of such recommendation being set forth in the recommendation of the Planning and Zoning Commission submitted to the City Council, dated June 20, 2016, and regarding St. Louis County P.C. 6-89 Amoco Oil company, a copy of which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the City Council held a public hearing to consider the amendment on June 27, 2016, at which interested persons were offered an opportunity to speak.

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

Section One. The City of Wildwood’s Zoning Ordinance and Official Zoning District Maps, all made a part thereof and incorporated herein, are hereby amended relative to the property legally described in this Section One, along with the accompanying Amended C-8 Planned Commercial District on the same site:

Survey of a tract of land in U.S. Survey 163 in Township 45 North, Range 3 East in St. Louis County, Missouri and being described as follows:

Beginning at a point in the South line of Wild Horse Creek Road, 60 feet wide, (Highway CC) South 80 degrees 31 minutes 00 seconds West 20.06 feet from the Northwest corner of a tract of land described to Mary W. Dierberg; Trustee, by deed recorded in Deed Book 7458, Page 1800 of the St. Louis County Records; thence along the South line of Wild Horse Creek Road (Highway CC) South 80 degrees 31 minutes 00 seconds West 282.87 feet; thence leaving said road South 09 degrees 29 minutes 00 seconds East 10.00 feet; thence South 80 degrees 31 minutes 00 seconds West 54.80 feet; thence South 32 degrees 34 minutes 00 seconds West 45.68 feet; thence South 15 degrees 23 minutes 00 seconds East 54.80 feet; thence South 74 degrees 37 minutes 00 seconds West 10.00 feet to a point on the East line of Eatherton Road, 60 feet wide (Highway C); thence along the East line of Eatherton Road South 15 degrees 23 minutes 00 seconds West 65.20 feet to a

point of curve; thence Southwardly along a curve to the left having a radius of 2894.93 feet an arc distance of 47.70 feet to the Northwest corner of a tract of land described to Lloyd H. & Elnora H. Sontag by deed recorded in Deed Book 5506, Page 637 of said records; thence North 76 degrees 00 minutes 00 seconds East along the North line of said Sontag tract 376.93 feet to the West line of a 20 feet wide road easement as described in Deed Book 1593, Page 4 of said records; thence North 14 degrees 00 minutes West along the West line of said road easement 182.70 feet to the point of beginning and containing 1.66 acres or 72,310 sq. ft. more or less.

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 of the City Council from its public hearing discussion held on June 27, 2016, 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

The uses permitted in this Amended C-8 Planned Commercial District shall be limited to a gasoline station, food shop, and car wash. No repair or overnight storage of vehicles shall be permitted within this development. **The sale of alcoholic beverages, limited to packaged beer and wine only, may be authorized within the interior of the building, subject to the issuance of a liquor license by all applicable authorities, including the City of Wildwood.**

2. Floor Area, Height, and Building Requirements

- a. The food shop/service kiosk shall be contained in one (1) building not to exceed 1,100 square feet. The car wash shall be located in one (1) building not to exceed 820 square feet.
- b. **The sale of alcoholic beverages on the site shall be prohibited after 1:30 a.m. and may not commence before 6:00 a.m.**

3. Site Development Plan Submittal Requirements

Within eighteen (18) months from the date of approval of the preliminary development plan by the City Council and prior to issuance of any building or occupancy permit, the developer shall submit to the Planning and Zoning Commission for its review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended through appeal to and approval by the Planning and Zoning Commission. Said Site Development Plan shall include, but not be limited to, the following:

- a. The location and size of all proposed structures, including freestanding business signs.
- b. Existing and proposed contours at two (2) foot intervals.
- c. Location and size of all parking areas and parking calculations.
- d. Roadways and driveways on and adjacent to the property in question including required roadway right-of-way dedication and pavement widening.
- e. The design, location, and size of all proposed lighting, fences, and trash areas.
- f. A landscape plan, including, but not limited to, the location, size and general type of all plant and other material to be used.

4. Site Development Plan Design Criteria

Structure Setbacks

- a. No new structure, except signs, lights, fences, retaining walls and flagpoles, shall be within the following setbacks:
 1. Twenty-five (25) feet from the right-of-way of Eatherton Road and Wild Horse Creek Road.
 2. Forty (40) feet from the south property line.
 3. One hundred (100) feet from the east property line.

Parking, Loading and Internal Drives Setbacks

- b. No parking space or internal drive, except points of ingress and egress, shall be within the following setbacks:
 1. Ten (10) feet from the right-of-way of Wild Horse Creek Road.
 2. Fifteen (15) feet from the right-of-way of Eatherton Road.
 3. Fifteen (15) feet from the south property line.
 4. One hundred (100) feet from the east property line.

Minimum Requirements

- c. Minimum parking requirements shall be as set forth in **Chapter 415.290 Off-Street Parking and Loading Requirements of the City of Wildwood's Zoning Ordinance** Section 1003.165 of the St. Louis County Zoning Ordinance.

Access

- d. Access to this development shall be limited to two (2) bidirectional driveways, one (1) located on Wild Horse Creek Road and one (1) located on Eatherton Road. The location of these access drives shall be located as approved by the Missouri Department of Transportation.
- e. Provide cross access easements or other appropriate legal instruments or agreements guaranteeing permanent access from this site to adjacent properties as approved by the Department of Planning and Department of Public Works.

Road Improvements and Sidewalks

- f. Conform to the requirements of the Missouri Department of Transportation regarding Wild Horse Creek Road (Route CC) and Eatherton Road (Route C) in this area.
- g. Provide a stabilized shoulder adjacent to Wild Horse Creek Road and Eatherton Road as directed by the Missouri Department of Transportation and the Department of Public Works.
- h. Conform to the City of Wildwood Department of Public Works requirements regarding car wash drainage within road rights-of-way.

Miscellaneous

- i. All trash areas shall be enclosed with a six (6) foot high sight-proof fence.
- j. No pennants, fringe, lights, sound equipment or similar devices for attracting attention may be used in conjunction with this development.
- k. A sight proof fence shall be provided along the south property line of this development as approved by the Planning and Zoning Commission.
- l. Landscaping and buffering along the perimeter of the site shall be as approved by the Planning and Zoning Commission on the Site Development Plan.

5. Trust Fund Contribution

The developer shall contribute to the East Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City’s Codified Ordinances. This contribution shall not exceed an amount established by multiplying the proposed parking spaces by the following rate schedule.

<u>Type of Development</u>	<u>Required Contribution</u>
Convenience Store	\$8,965.94/Parking Space
Loading Space	\$2,200.73/Loading Space

(Parking space as required by Chapter 415.280 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

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 road 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 accordance with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. Verification Prior to Site Development Plan Approval

Prior to the approval of the Site Development Plan the petitioner shall:

Stormwater

- a. Submit to the Planning Commission a preliminary engineering plan approved by the Department of Public Works and the Metropolitan St. Louis Sewer District indicating 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 City of Wildwood and Metropolitan St. Louis Sewer District standards.
2. All stormwater shall be discharged at an adequate natural discharge point.

Road Improvements and Curb Cuts

- b. Provide verification of approval of the City of Wildwood Department of Public Works of the location of proposed curb cuts, areas of new dedication, and roadway improvements.

Geotechnical Report

- c. Submit a geotechnical report prepared by a professional engineer licensed in the State of Missouri for review and approval by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be including in all Site Development Plans.

7. Recording

Within sixty (60) days of approval of any 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 Building Permits

Subsequent to approval of the Site Development Plan, and prior to the issuance of any building permit, the developer shall provide the following:

Trust Fund Contribution

- a. Trust Fund Contributions shall be deposited with the City of Wildwood through standard escrow procedure prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the Trust Fund Contribution for roadway improvements through standard escrow procedure prior to issuance of building permits for each phase of development. The Trust Fund Contribution shall be deposited with the City of Wildwood in the form of a cash escrow.

Landscape Bonds or Escrows

- b. If the estimated cost of new landscaping indicated on the Site Development Plan as required by the Planning and Zoning Commission exceeds an estimated cost of one thousand (\$1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.

Notification to the Department of Public Works

- c. Prior to the issuance of foundation or building permits, all approvals from the Department of Planning, the Department of Public Works, Missouri Department of Transportation, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

Certification of Plans

- d. Provide verification that construction plans are 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 that the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

9. Verification Prior to Occupancy Permit

- a. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit.

10. 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. Additional lands and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades, or other conditions not apparent at this time.
- c. Road improvements and right-of-way dedication should be completed prior to the issuance of occupancy permit.
- d. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted.
- e. Interim stormwater drainage control in the form of siltation control measures is required.
- f. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.
- g. The Zoning Enforcement Officer of City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development plans approved by the City of Wildwood Planning and Zoning Commission and Department of Planning.

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

Section Four. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Five. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest

extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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, or in full, two (2) times prior to its passage.

Presiding Officer

The Honorable James R. Bowlin, Mayor

ATTEST:

ATTEST:

Laura Rechten, Deputy City Clerk

Laura Rechten, Deputy City Clerk

Editor's Note: Changes to Ordinance are indicated by bolded and underlined type, while a single, strike-through line shows deletions.

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO SUBMIT ON BEHALF OF THE CITY OF WILDWOOD AN APPLICATION WITH THE ST. LOUIS COUNTY DEPARTMENT OF PLANNING FOR 2017 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS; AND AUTHORIZING THE MAYOR TO EXECUTE THE MUNICIPAL HOUSING AND COMMUNITY DEVELOPMENT SUPPLEMENTAL COOPERATION AGREEMENT

WHEREAS, the City of Wildwood recognizes the need to address certain areas of this community that exhibit certain needs due to their age, condition, or other similar circumstance; and

WHEREAS, these areas of the City are eligible for a number of projects based upon their composition or character, as defined by the guidelines from the Office of Community Development - St. Louis County; and

WHEREAS, on June 23, 2014, pursuant to Resolution # 2014-23, the City entered into a Municipal Housing and Community Development Cooperation Agreement for Fiscal Years 2015-2017 (the "Cooperation Agreement"); and

WHEREAS, consistent with the Cooperation Agreement the City of Wildwood is eligible for an allocation of funds for 2017 in the amount of \$25,500.00; and

WHEREAS, the City of Wildwood conducted a public hearing June 27, 2016 to discuss the expenditure of Community Development Block Grant funds which will become available after January 1, 2017, and received public comments regarding the desirability of these programs in this community and the utilization of the funds; and

WHEREAS, the City Council of the City of Wildwood is committed to using these funds in the best possible manner to serve the greatest number of qualified residents in the community; and

WHEREAS, the City Council finds and determines that it is to the benefit of the general health, safety and welfare of the residents of the City that the City submit an application for Community Development Block Grant funds and enter into a Municipal Housing and Community Development Supplemental Cooperation.

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

Section One. The Mayor is hereby directed to submit on behalf of the City an application for 2017

Community Development Block Grant funding.

Section Two. That the form, terms, and provisions of the Municipal Housing and Community Development Supplemental Cooperation, attached hereto, marked as Exhibit A, and incorporated by reference herein (the “Supplemental Agreement”), be and they hereby are approved and the Mayor, upon approval of the application submitted pursuant to Section 1 of this Ordinance, is hereby authorized, empowered and directed to further negotiate, execute, acknowledge, deliver and administer on behalf of the City such Agreement in substantially the form attached hereto. The City Clerk is hereby authorized and directed to attest to the Agreement and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of the Agreement and this Ordinance. By approval of this Supplemental Agreement pursuant to this Section, the City Council hereby approves, ratifies and confirms any and all actions taken pursuant to Resolution # 2014-23.

Section Three. The use of this cycle of funding shall be for eligible purposes as listed in the Community Development Block Grant Manual. The 2017 funds are intended to be used to provide programs and services for senior citizens in the community, though cooperation with local non-profit entities.

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

Section Five. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section Six. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

Presiding Officer

The Honorable James R. Bowlin,
Mayor

ATTEST:

ATTEST:

City Clerk

City Clerk

EXHIBIT A
[ATTACH SUPPLEMENTAL AGREEMENT]

RESOLUTION #2016-16

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD THAT HEREBY ENDORSES AND RATIFIES THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION ON ITS CONSIDERATION OF CHANGES TO THE ‘DOWNTOWN AND WORKPLACE DISTRICTS’ OF THE TOWN CENTER PLAN AND THOSE PERMITTED LAND USE ACTIVITIES ALLOWED THEREIN. (Wards One, Four, Five, Seven, and Eight)

WHEREAS, the Town Center Plan is an amendment of the Master Plan for one (1) of its five Conceptual Land Use Categories, the Town Center Area, where land use is set forth by its Regulating Plan; and

WHEREAS, the Regulating Plan identifies the major land use districts of the Town Center Plan and all of the properties located within its boundaries are identified for their future permitted and conditional land use activities; and

WHEREAS, these districts indicated on the Regulating Plan of the Town Center Plan include the ‘Downtown, Workplace, Neighborhood General, Neighborhood Edge, Cultural-Institutional, and the Pond Historic District,’ all of which have distinct lists of land use activities considered appropriate; and

WHEREAS, the City received a substantial number of inquiries about the development of future residential projects in the Town Center Area, but many were located on sites that were previously designated for commercial purposes, which would require a Regulating Plan change, before the consideration of any zoning action; and

WHEREAS, this increase in interest led the Planning and Zoning Commission to review allowing residential uses in the ‘Downtown and Workplace’ District areas of Town Center; and

WHEREAS, after conducting a public hearing on the matter, the Planning and Zoning Commission recommended that the City Council not permit by right residential uses in the two (2) commercially designated districts of Town Center, but rather require potential development interests to seek both a Regulating Plan change, along with the rezoning of applicable sites, if needed; and

WHEREAS, the recommendation was premised on a number of reasons detailed in the Planning and Zoning Commission’s Letter of Recommendation that was then provided to the City Council for its consideration at a Public Hearing held on June 13, 2016; and

WHEREAS, at the conclusion of the public hearing on this matter, the City Council authorized the preparation of this Resolution to endorse and ratify the recommendation of the Planning and Zoning Commission, while also noting the recommendation regarding allowances for a more flexible standard for consideration of residential projects along Manchester Road (Route 66), and within the historic communities of Grover and Pond; and

WHEREAS, with this action, the City Council recognizes the need for careful consideration of Regulating Plan changes in the City’s Town Center Area.

NOW, THEREFORE, BE IT 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 endorses and ratifies the recommendation of the Planning and Zoning Commission relative to its review of the matter relating to allowing residential uses in the ‘Downtown and Workplace’ Districts of the Regulating Plan of the Town Center Plan. The action of City Council also acknowledges the receipt of the Planning and Zoning Commission’s Letter of Recommendation dated June 6, 2016 in this regard.

Section Two. Included in the City Council’s action on this request, it takes note of the recommendation provided by the Planning and Zoning Commission regarding allowances for a more flexible standard for review of residential projects along Manchester Road (Route 66), and within the historic communities of Grover and Pond Historic Communities, given the historic and diverse land use patterns that has existed in these locations for many generations.

Section Three. This Resolution shall be in full force and effect upon and after its passage.

Passed and approved this _____ day of June 2016.

The Honorable James R. Bowlin, Mayor

ATTEST:

Laura Rehtin, Deputy City Clerk

RESOLUTION #2016-17

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WILDWOOD, MISSOURI, CREATING A SPECIAL COMMITTEE OF THE CITY COUNCIL TO IDENTIFY THE DESIRED CRITERIA FOR SELECTION OF A LOBBYIST TO REPRESENT THE CITY BEFORE THE MISSOURI GENERAL ASSEMBLY AND OTHER OFFICIALS AND AGENCIES OF THE STATE; IDENTIFY ELIGIBLE LOBBYISTS THAT MAY SATISFY SUCH CRITERIA; MAKE A RECOMMENDATION OF A LOBBYIST TO THE MAYOR AND CITY COUNCIL PRIOR TO OCTOBER 1, 2016; AND DETERMINE WHETHER THE LOBBYIST SHOULD REPRESENT THE CITY UNDER AN ARRANGEMENT THAT INVOLVES ITS CONCURRENT REPRESENTATION OF OTHER MUNICIPALITIES; AND APPOINTING THE MEMBERS THEREOF. (Wards - All)

WHEREAS, the Mayor and the City Council of the City of Wildwood desire to determine whether the City should engage a lobbyist to represent the City's interests before the Missouri General Assembly and other officials and agencies of the State; and

WHEREAS, the Mayor and the City Council desire to create a special committee of the City Council to recommend a lobbyist to the Mayor and City Council prior to October 1, 2016, and to appoint members to such special committee.

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

Section One. Creation of Special Committee: Purpose. The City Council hereby creates a special committee for the following purposes:

- A. Identifying the desired criteria for selection of a lobbyist to engage in lobbying activities on behalf of the City of Wildwood before the Missouri General Assembly and other officials and agencies of the State;
- B. Identifying lobbyists that meet the criteria determined under Subparagraph A above;
- C. Determining whether or not such a lobbyist should represent the City of Wildwood under an arrangement that involves the concurrent representation of other municipalities;
- D. Making a recommendation to the Mayor and City Council prior to October 1, 2016, on whether or not the City should engage such a lobbyist to engage in lobbying activities on behalf of the City of Wildwood before the Missouri General Assembly and other officials and agencies of the State; and
- E. Considering any other related issues requested by the City Council or Mayor.

Section Two. Composition of Members. The Mayor, upon the advice and consent of the City Council, as evidenced herein, shall appoint the following persons to the special committee created in Section One of this Resolution, whose term shall end upon the submission of a final report to the City Council, October 1, 2016, or at such time as the Mayor and City Council shall determine, whichever shall occur first:

- A. Greg Alexander
- B. Sue Cullinane
- C. Larry Goodson
- D. Jeff Levitt
- E. Ed Marshall

Section Three. This resolution shall be in force and effect from and after the date of its final passage and approval.

This Resolution was passed and approved on this ____ day of _____, 2016, by the City Council of the City of Wildwood, Missouri.

The Honorable James R. Bowlin, Mayor

ATTEST:

City Clerk



WILDWOOD®

Memo

To: Mayor Jim Bowlin
Wildwood City Council Members

From: Mike Hartwig, Assistant City Engineer
Joe Vujnich, Director of Planning & Parks

Date: June 24, 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 June 27, 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 has placed fill material in the widening areas and will be placing asphalt base in the next few weeks. Asphalt surface mix will be placed in July. There will be no road closures or nighttime work on the project. The City's Contractor, N.B. West Contracting Company, is contacting residents and businesses adjacent to Manchester Road prior to impacting their driveways and will arrange for continuous access to their property.

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. Several utilities will need to be relocated before the contractor can continue grading of the new extension roadway. 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, Highland Summit, Westhampton Woods, Winding Trails, and Timber Ridge Subdivisions. They plan to complete the remaining clean-up work in these subdivisions and complete this project 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.

Planning Tomorrow Today

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 June. Road construction work began in June. Alt Road is currently closed between Thunder Valley Drive and Forby Road. A signed detour route is in place and local traffic is able to access Alt Road from Forby Road via Meramec Boulevard and Wren Meadow Drive. This closure is expected to be in place until the end of July. 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.

MH and JV



June 27, 2016

Pursuant to Chapter 140, Section 140.050 of the Code of Ordinances of the City of Wildwood drafts and checks numbered 32044 through 32203 from the City of Wildwood Operating Account totaling \$921,530.15 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: 5/24/2016 THRU 6/27/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	6/07/2016			032097		
C-CHECK	VOID CHECK	V	6/27/2016			032172		
C-CHECK	VOID CHECK	V	6/27/2016			032173		
C-CHECK	VOID CHECK	V	6/27/2016			032174		
C-CHECK	VOID CHECK	V	6/27/2016			032175		
C-CHECK	VOID CHECK	V	6/27/2016			032176		
C-CHECK	VOID CHECK	V	6/27/2016			032177		
C-CHECK	VOID CHECK	V	6/27/2016			032178		
C-CHECK	VOID CHECK	V	6/27/2016			032179		
C-CHECK	VOID CHECK	V	6/27/2016			032180		

** 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:	10 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:	10	0.00	0.00	0.00
BANK: * TOTALS:	10	0.00	0.00	0.00

VENDOR SET: 01 City of Wildwood
 BANK: 1010 Commerce Bank-Operating
 DATE RANGE: 5/24/2016 THRU 6/27/2016

VENDOR I.D.	NAME	STATUS	CHECK		DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
0001	ICMA							
I-457201605110547	457 DEF COMP	D	5/27/2016			000000		
10 2140	Plan 457 Withholding	457 DEF COMP		2,296.16				
I-457201605250549	457 DEF COMP	D	5/27/2016			000000		
10 2140	Plan 457 Withholding	457 DEF COMP		2,296.16				4,592.32
0001	ICMA							
I-457201606080550	457 DEF COMP	D	6/10/2016			000000		
10 2140	Plan 457 Withholding	457 DEF COMP		2,296.16				2,296.16
0001	ICMA							
I-457201606210551	457 DEF COMP	D	6/24/2016			000000		
10 2140	Plan 457 Withholding	457 DEF COMP		2,296.16				2,296.16
0946	EFTPS							
C-T3 201605120548	FICA CONTRIBUTIONS	D	5/27/2016			000000		
10 2120	Federal/FICA Withholding	FICA CONTRIBUTIONS		18.60CR				
10 5-20-120-00	FICA & Medicare	FICA CONTRIBUTIONS		18.60CR				
C-T4 201605120548	MEDICARE CONTRIBUTIONS	D	5/27/2016			000000		
10 2120	Federal/FICA Withholding	MEDICARE CONTRIBUTIO		4.35CR				
10 5-20-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		4.35CR				
I-T1 201605110547	FEDERAL WITHHOLDING	D	5/27/2016			000000		
10 2120	Federal/FICA Withholding	FEDERAL WITHHOLDING		7,223.33				
I-T1 201605250549	FEDERAL WITHHOLDING	D	5/27/2016			000000		
10 2120	Federal/FICA Withholding	FEDERAL WITHHOLDING		7,106.52				
I-T3 201605110547	FICA CONTRIBUTIONS	D	5/27/2016			000000		
10 2120	Federal/FICA Withholding	FICA CONTRIBUTIONS		4,309.33				
10 5-10-120-00	FICA & Medicare	FICA CONTRIBUTIONS		963.78				
10 5-20-120-00	FICA & Medicare	FICA CONTRIBUTIONS		632.84				
10 5-30-120-00	FICA & Medicare	FICA CONTRIBUTIONS		432.06				
10 5-40-120-00	FICA & Medicare	FICA CONTRIBUTIONS		279.98				
10 5-50-120-00	FICA & Medicare	FICA CONTRIBUTIONS		1,175.63				
10 5-70-120-00	FICA & Medicare	FICA CONTRIBUTIONS		825.04				
I-T3 201605250549	FICA CONTRIBUTIONS	D	5/27/2016			000000		
10 2120	Federal/FICA Withholding	FICA CONTRIBUTIONS		3,878.61				
10 5-10-120-00	FICA & Medicare	FICA CONTRIBUTIONS		975.91				
10 5-20-120-00	FICA & Medicare	FICA CONTRIBUTIONS		268.17				
10 5-30-120-00	FICA & Medicare	FICA CONTRIBUTIONS		329.76				
10 5-40-120-00	FICA & Medicare	FICA CONTRIBUTIONS		281.40				
10 5-50-120-00	FICA & Medicare	FICA CONTRIBUTIONS		1,183.90				
10 5-70-120-00	FICA & Medicare	FICA CONTRIBUTIONS		839.47				
I-T4 201605110547	MEDICARE CONTRIBUTIONS	D	5/27/2016			000000		
10 2120	Federal/FICA Withholding	MEDICARE CONTRIBUTIO		1,007.83				
10 5-10-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		225.40				
10 5-20-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		148.01				
10 5-30-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		101.05				
10 5-40-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		65.48				
10 5-50-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		274.94				

VENDOR SET: 01 City of Wildwood
 BANK: 1010 Commerce Bank-Operating
 DATE RANGE: 5/24/2016 THRU 6/27/2016

VENDOR I.D.	NAME	STATUS	CHECK		DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
0946	EFTPS	CONT						
I-T4	201605110547	MEDICARE CONTRIBUTIONS	D	5/27/2016		000000		
10	5-70-120-00	FICA & Medicare			192.95			
I-T4	201605250549	MEDICARE CONTRIBUTIONS	D	5/27/2016		000000		
10	2120	Federal/FICA Withholding			907.08			
10	5-10-120-00	FICA & Medicare			228.25			
10	5-20-120-00	FICA & Medicare			62.72			
10	5-30-120-00	FICA & Medicare			77.12			
10	5-40-120-00	FICA & Medicare			65.81			
10	5-50-120-00	FICA & Medicare			276.86			
10	5-70-120-00	FICA & Medicare			196.32			34,489.65
0946	EFTPS							
I-T1	201606080550	FEDERAL WITHHOLDING	D	6/10/2016		000000		
10	2120	Federal/FICA Withholding			7,092.85			
I-T3	201606080550	FICA CONTRIBUTIONS	D	6/10/2016		000000		
10	2120	Federal/FICA Withholding			4,286.35			
10	5-10-120-00	FICA & Medicare			990.45			
10	5-20-120-00	FICA & Medicare			626.66			
10	5-30-120-00	FICA & Medicare			421.92			
10	5-40-120-00	FICA & Medicare			245.81			
10	5-50-120-00	FICA & Medicare			1,158.08			
10	5-70-120-00	FICA & Medicare			843.43			
I-T4	201606080550	MEDICARE CONTRIBUTIONS	D	6/10/2016		000000		
10	2120	Federal/FICA Withholding			1,002.42			
10	5-10-120-00	FICA & Medicare			231.63			
10	5-20-120-00	FICA & Medicare			146.55			
10	5-30-120-00	FICA & Medicare			98.68			
10	5-40-120-00	FICA & Medicare			57.49			
10	5-50-120-00	FICA & Medicare			270.83			
10	5-70-120-00	FICA & Medicare			197.24			17,670.39
0946	EFTPS							
I-T1	201606210551	FEDERAL WITHHOLDING	D	6/24/2016		000000		
10	2120	Federal/FICA Withholding			7,137.31			
I-T3	201606210551	FICA CONTRIBUTIONS	D	6/24/2016		000000		
10	2120	Federal/FICA Withholding			3,850.24			
10	5-10-120-00	FICA & Medicare			983.67			
10	5-20-120-00	FICA & Medicare			270.20			
10	5-30-120-00	FICA & Medicare			303.48			
10	5-40-120-00	FICA & Medicare			279.33			
10	5-50-120-00	FICA & Medicare			1,179.27			
10	5-70-120-00	FICA & Medicare			834.29			
I-T4	201606210551	MEDICARE CONTRIBUTIONS	D	6/24/2016		000000		
10	2120	Federal/FICA Withholding			900.45			
10	5-10-120-00	FICA & Medicare			230.05			
10	5-20-120-00	FICA & Medicare			63.19			
10	5-30-120-00	FICA & Medicare			70.98			

VENDOR SET: 01 City of Wildwood
 BANK: 1010 Commerce Bank-Operating
 DATE RANGE: 5/24/2016 THRU 6/27/2016

VENDOR I.D.	NAME	STATUS	CHECK		DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
0946	EFTPS	CONT						
I-T4 201606210551	MEDICARE CONTRIBUTIONS	D	6/24/2016			000000		
10 5-40-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		65.32				
10 5-50-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		275.79				
10 5-70-120-00	FICA & Medicare	MEDICARE CONTRIBUTIO		195.12				16,638.69
1435	ARAMARK REFRESHMENT SERVICES							
I-5780012	Coffee	R	5/25/2016			032044		
10 5-10-266-00	Supplies-General	Coffee		481.21				481.21
1788	BENEFLEX, INC.							
I-97652	Monthly HRA and FSA Fees	R	5/25/2016			032045		
10 5-10-140-00	Employee Benefits (125)	Monthly HRA and FSA		34.50				
10 5-20-140-00	Employee Benefits (125)	Monthly HRA and FSA		15.00				
10 5-30-140-00	Employee Benefits (125)	Monthly HRA and FSA		15.00				
10 5-40-140-00	Employee Benefits (125)	Monthly HRA and FSA		9.00				
10 5-50-140-00	Employee Benefits (125)	Monthly HRA and FSA		56.75				
10 5-70-140-00	Employee Benefits (125)	Monthly HRA and FSA		32.25				162.50
0874	BLUE CHIP EXTERMINATING, INC.							
I-9142723	Exterminating Service	R	5/25/2016			032046		
10 5-10-220-00	Maintenance-Building	Exterminating Servic		86.00				86.00
0173	CITY OF WILDWOOD-COURT							
I-05/23/2016	Reimb Check Purchase	R	5/25/2016			032047		
10 5-30-242-00	Printing Expense	Reimb Check Purchase		92.25				92.25
1577	COUNTY KONA							
I-52016	City Event Refreshments	R	5/25/2016			032048		
10 5-40-351-00	Concert Series	City Event Refreshme		960.00				960.00
0743	DATAMAX OFFICE SYSTEMS							
I-1170998	Copier Base & Overage Charges	R	5/25/2016			032049		
10 5-10-262-00	Service Contracts/Rental	Copier Base & Overag		486.70				
I-1171544	Copier Base Charge	R	5/25/2016			032049		
10 5-10-262-00	Service Contracts/Rental	Copier Base Charge		112.00				598.70
0961	DELTA DENTAL OF MISSOURI							
I-June 2016	June Dental Insurance	R	5/25/2016			032050		
10 5-10-140-00	Employee Benefits (125)	June Dental Insuranc		556.75				
10 5-20-140-00	Employee Benefits (125)	June Dental Insuranc		125.24				
10 5-30-140-00	Employee Benefits (125)	June Dental Insuranc		187.86				
10 5-40-140-00	Employee Benefits (125)	June Dental Insuranc		187.86				
10 5-50-140-00	Employee Benefits (125)	June Dental Insuranc		765.68				
10 5-70-140-00	Employee Benefits (125)	June Dental Insuranc		633.60				2,456.99

VENDOR SET: 01 City of Wildwood
 BANK: 1010 Commerce Bank-Operating
 DATE RANGE: 5/24/2016 THRU 6/27/2016

VENDOR I.D.	NAME	STATUS	CHECK		DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
0011	FISCHER & FRICHTEL, INC.							
I-GP 15-037	Release GP 15-037	R	5/25/2016			032051		
20 2230	P & Z Escrow	Release GP 15-037		1,000.00				1,000.00
1025	KETTLE KORN							
I-19	City Event Refreshments	R	5/25/2016			032052		
10 5-40-351-00	Concert Series	City Event Refreshme		1,179.90				1,179.90
2352	THE LITTLE GYM OF WEST COUNTY							
I-5/23/16	Early Child Rec Program	R	5/25/2016			032053		
10 5-40-350-00	Contractual Services	Early Child Rec Prog		1,000.00				1,000.00
0271	M&M CUSTOM CLEANING CORP., INC							
I-13050	Clean Chambers & Office	R	5/25/2016			032054		
10 5-10-220-00	Maintenance-Building	Clean Chambers & Off		325.00				325.00
0578	PILLSBURY MARKETING							
I-55258	Backpacks	R	5/25/2016			032055		
10 5-40-269-00	Supplies - Recreation	Backpacks		364.80				364.80
0038	RICOH USA, INC.							
I-96862698	Copier Lease	R	5/25/2016			032056		
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
2251	COURTNEY TALLMAN, CSR, RPR							
I-5/19/16	Reporter Services	R	5/25/2016			032057		
10 5-50-350-00	Contractual Services	Reporter Services		149.50				149.50
0704	UNITED HEALTHCARE INSURANCE CO							
I-0040694765	June Health Insurance	R	5/25/2016			032058		
10 5-10-140-00	Employee Benefits (125)	June Health Insuranc		5,956.40				
10 5-20-140-00	Employee Benefits (125)	June Health Insuranc		1,074.31				
10 5-30-140-00	Employee Benefits (125)	June Health Insuranc		2,178.93				
10 5-40-140-00	Employee Benefits (125)	June Health Insuranc		2,362.17				
10 5-50-140-00	Employee Benefits (125)	June Health Insuranc		7,244.61				
10 5-70-140-00	Employee Benefits (125)	June Health Insuranc		6,300.84				
10 2050	Employee W/holding Payable	June Health Insuranc		71.99				25,189.25
2429	WILDWOOD PUB & GRILL							
I-5/20/16	Concert Food	R	5/25/2016			032059		
10 5-40-351-00	Concert Series	Concert Food		591.42				591.42

VENDOR SET: 01 City of Wildwood
 BANK: 1010 Commerce Bank-Operating
 DATE RANGE: 5/24/2016 THRU 6/27/2016

VENDOR I.D.	NAME	STATUS	CHECK		DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
2414	ZIPP EXPRESS							
I-4929-36195	Courier Service	R	5/25/2016			032060		
10 5-10-230-00	Miscellaneous	Courier Service		35.00				35.00
2430	PILGRIM ENTERPRISES, LLC							
I-GP 16-027	Release GP 16-027	R	6/03/2016			032061		
20 2230	P & Z Escrow	Release GP 16-027		1,000.00				1,000.00
2395	ACCORD BUILDING SERVICES, LLC							
I-11485	Janitorial Services	R	6/03/2016			032062		
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-205 Woolsey Ln	205 Woolsey Ln	R	6/03/2016			032063		
17 5-40-480-07	Property Acquisitions	205 Woolsey Ln		250.00				250.00
2106	ARAMARK UNIFORM SERVICES, INC.							
I-311137226	Mat Cleaning	R	6/03/2016			032064		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		157.51				
I-311162083	Mat Cleaning	R	6/03/2016			032064		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		157.51				315.02
1609	AT&T MOBILITY							
I-05282016	Electronic Signs	R	6/03/2016			032065		
10 5-40-282-00	Utilities-Telephone	Electronic Signs		131.52				131.52
0410	BALLWIN SINCLAIR AUTO							
I-028573	05 Dodge Caravan Brakes	R	6/03/2016			032066		
10 5-40-224-00	Maintenance-Vehicles	05 Dodge Caravan Bra		229.91				229.91
0874	BLUE CHIP EXTERMINATING, INC.							
I-9141807	Old Pond Pest Control	R	6/03/2016			032067		
10 5-40-350-01	Park Maintenance	Old Pond Pest Contro		52.00				52.00
1914	DODGE MOVING & STORAGE, INC.							
I-M2003M	Records Storage	R	6/03/2016			032068		
10 5-10-211-00	Records Storage	Records Storage		88.48				88.48
0654	GAEHLE CONTRACTING INC.							
I-9932	Grass Cutting & Trimming CH	R	6/03/2016			032069		
10 5-10-221-00	Maintenance - Grounds	Grass Cutting & Trim		60.00				60.00

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VENDOR I.D.	NAME	STATUS	CHECK		DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
1781	HOME CITY ICE COMPANY							
I-3496164649	Ice	R	6/03/2016			032070		
10 5-40-269-00	Supplies - Recreation	Ice		90.50				90.50
0776	HOME DEPOT CREDIT SERVICE							
I-2060447	Utility Knives	R	6/03/2016			032071		
10 5-40-266-00	Supplies-General	Utility Knives		13.94				
I-5060028	Light Switch Covers Com Park	R	6/03/2016			032071		
10 5-40-266-00	Supplies-General	Light Switch Covers		2.37				
I-5061395	Light Bulbs for Tents	R	6/03/2016			032071		
10 5-40-230-00	Miscellaneous	Light Bulbs for Tent		5.31				
I-5070043	Light Switches Community Park	R	6/03/2016			032071		
10 5-40-266-00	Supplies-General	Light Switches Comm		89.91				
I-5071382	Light Strands for Tents/Stple	R	6/03/2016			032071		
10 5-40-230-00	Miscellaneous	Light Strands for Te		85.71				197.24
0283	ICMA							
I-2016-375174	Membership Dues	R	6/03/2016			032072		
10 5-10-204-00	Dues/Memberships	Membership Dues		1,188.64				1,188.64
1373	INCREDIBLE ENGRAVINGS							
I-613	Name Plates	R	6/03/2016			032073		
10 5-10-242-00	Printing Expense	City Attorney Name P		25.63				
10 5-50-242-00	Printing Expense	P&Z Name Plate		25.62				51.25
2052	INTEGRATED FACILITY SERVICES							
I-40020853	Repair Boiler	R	6/03/2016			032074		
10 5-10-220-00	Maintenance-Building	Repair Boiler		216.00				216.00
0478	DAWN KAISER							
I-05/25/2016	Travel Reimb GFOA Conf	R	6/03/2016			032075		
10 5-10-274-00	Travel	Travel Reimb GFOA Co		429.67				429.67
0898	MISSOURI LAWYERS MEDIA							
I-11078893	Public Hearing Notice	R	6/03/2016			032076		
10 5-20-244-00	Public Notices	Public Hearing Notic		75.40				
I-742758187	Public Hearing Notice	R	6/03/2016			032076		
10 5-50-244-00	Public Notices	Public Hearing Notic		104.40				179.80
0875	MO DEPT OF REVENUE							
I-June 2016	Crime Victims Comp Fund	R	6/03/2016			032077		
10 2212	Due to State of Missouri	Crime Victims Comp F		2,797.87				2,797.87

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VENDOR I.D.	NAME	STATUS	CHECK		DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
2411	MURPHY COMPANY							
I-78394	Worked on Pump @ CH	R	6/03/2016			032078		
10 5-10-220-00	Maintenance-Building	Worked on Pump @ CH		288.00				288.00
1536	MUTUAL OF OMAHA							
I-000532340099	June Life & Disability Ins	R	6/03/2016			032079		
10 5-10-142-00	Insurance (Life & Disability)	June Life & Disabili		229.88				
10 5-20-142-00	Insurance (Life & Disability)	June Life & Disabili		92.62				
10 5-30-142-00	Insurance (Life & Disability)	June Life & Disabili		90.20				
10 5-40-142-00	Insurance (Life & Disability)	June Life & Disabili		90.90				
10 5-50-142-00	Insurance (Life & Disability)	June Life & Disabili		363.18				
10 5-70-142-00	Insurance (Life & Disability)	June Life & Disabili		220.93				
10 2050	Employee W/holding Payable	June Life & Disabili		507.61				1,595.32
1113	NEWSMAGAZINE NETWORK							
I-733-051816	Notice of Public Hearing	R	6/03/2016			032080		
10 5-20-244-00	Public Notices	Notice of Public Hea		455.00				455.00
2407	PROGRESSIVE WASTE SOLUTIONS, I							
I-2111893011	221 Jefferson	R	6/03/2016			032081		
10 5-50-263-00	Abatements	221 Jefferson		450.00				450.00
0197	RANDY BURKETT LIGHTING							
I-1478916	Eatherton Rd Ped Bridge	R	6/03/2016			032082		
10 5-50-340-00	Consultant Costs	Eatherton Rd Ped Bri		100.00				
I-1478917	Eatherton Rd Ped Bridge	R	6/03/2016			032082		
10 5-50-340-00	Consultant Costs	Eatherton Rd Ped Bri		950.00				
I-16050D02	Fieser Residence	R	6/03/2016			032082		
10 5-50-340-00	Consultant Costs	Fieser Residence		190.00				
I-16050E02	WW 2016 Pond Athletic Assoc	R	6/03/2016			032082		
10 5-50-340-00	Consultant Costs	WW 2016 Pond Athleti		475.00				
I-16050F02	Cambury Subdivision	R	6/03/2016			032082		
10 5-50-340-00	Consultant Costs	Cambury Subdivision		285.00				2,000.00
0049	REJIS COMMISSION							
I-INV0048217	Land Database/Sub Escrow	R	6/03/2016			032083		
10 5-50-250-00	Internet Connection	Land Database		22.50				
10 5-50-350-00	Contractual Services	Sub Escrow		750.00				
I-INV0048218	Sub Fee/Access/Firewall	R	6/03/2016			032083		
10 5-30-250-00	Internet Connection	Sub Fee/Access/Firew		247.01				1,019.51
0717	PATTI REUST							
I-06/01/2016	Court Conf Travel Reimb	R	6/03/2016			032084		
10 5-30-274-00	Travel	Court Conf Travel Re		231.78				231.78

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VENDOR I.D.	NAME	STATUS	CHECK		DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
2431	MARTIN SMITH							
	I-GP 15-055	Release GP 15-055	R	6/03/2016		032085		
	20 2230	P & Z Escrow		Release GP 15-055	2,000.00			2,000.00
0853	ST LOUIS COUNTY TREASURER							
	I-85257	Mental Health Court	R	6/03/2016		032086		
	10 5-30-294-00	Mental Health Court		Mental Health Court	300.00			
	I-85474	Prisoner Housing	R	6/03/2016		032086		
	10 5-30-243-00	Prisoner Expense		Prisoner Housing	90.00			390.00
0987	ST. LOUIS COUNTY TREASURER							
	I-June 2016-1	STL County Justice Service	R	6/03/2016		032087		
	10 2215	Due to STL County DWI JS		STL County Justice S	120.80			
	I-June 2016-2	STL County PD	R	6/03/2016		032087		
	10 2216	Due to STL County - County PD		STL County PD	105.70			226.50
1886	ST. LOUIS POST-DISPATCH							
	I-40020422 6/6/16	Subscription	R	6/03/2016		032088		
	10 5-10-246-00	Publications		Subscription	63.00			63.00
0869	STAPLES BUSINESS ADVANTAGE							
	I-8039413285	Office Supplies	R	6/03/2016		032089		
	10 5-10-268-00	Supplies-Office		Office Supplies	194.14			
	10 5-10-266-00	Supplies-General		Office Supplies	102.63			
	10 5-50-268-00	Supplies-Office		Office Supplies	25.80			322.57
0317	TAN-TAR-A RESORT							
	I-F01945	Court Conf Lodging (2)	R	6/03/2016		032090		
	10 5-30-274-00	Travel		Court Conf Lodging (641.82			641.82
0010	RYAN S. THOMAS							
	I-June 2016	Travel Expense Reimb	R	6/03/2016		032091		
	10 5-10-274-00	Travel		Travel Expense Reimb	147.64			147.64
0684	TREASURER- ST LOUIS COUNTY							
	I-June 2016	Domestic Violence Fund	R	6/03/2016		032092		
	10 2214	Due to St. Louis County		Domestic Violence Fu	784.81			784.81
0876	TREASURER- STATE OF MO							
	I-June 2016	Peace Officer Training Fund	R	6/03/2016		032093		
	10 2212	Due to State of Missouri		Peace Officer Traini	392.41			392.41
1955	MARK WRIGHT							
	I-05/31/2016	Reimburse Garden Supplies	R	6/03/2016		032094		
	10 5-40-739-00	Community Garden		Reimburse Garden Sup	674.49			674.49

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			DATE	AMOUNT		NO	STATUS	AMOUNT
0874	BLUE CHIP EXTERMINATING, INC.							
I-6159095	Old Pond Annual Termite Pest	R	6/07/2016			032095		
10 5-40-350-01	Park Maintenance		Old Pond Annual Term	621.86				621.86
0423	COMMERCE BANK							
I-198	WBA Meeting	R	6/07/2016			032096		
10 5-10-270-00	Training		WBA Meeting	12.21				
I-200032	Food for Arbor Day Run	R	6/07/2016			032096		
10 5-40-269-00	Supplies - Recreation		Food for Arbor Day R	906.86				
I-213018	Food for Concert	R	6/07/2016			032096		
10 5-40-269-00	Supplies - Recreation		Food for Concert	212.25				
I-232110	Recycling Event Food	R	6/07/2016			032096		
10 5-20-713-00	Document Shred/Elec Recycle Ev		Recycling Event Food	209.85				
I-240813	Linked In Marketing	R	6/07/2016			032096		
10 5-10-201-00	Community Relations		Linked In Marketing	59.99				
I-249064	Video Adapter	R	6/07/2016			032096		
10 5-40-293-00	Computer System Under \$5K		Video Adapter	39.98				
I-2555523	Meeting Refreshments	R	6/07/2016			032096		
10 5-40-269-00	Supplies - Recreation		Meeting Refreshments	43.13				
I-29814	Basecamp Proj Mgmt Monthly Fee	R	6/07/2016			032096		
10 5-50-350-00	Contractual Services		Basecamp Proj Mgmt M	50.00				
I-32435	PR Interview Lunch	R	6/07/2016			032096		
10 5-10-264-00	Meetings & Special Events		PR Interview Lunch	52.32				
I-33639	Balance Due Plaque	R	6/07/2016			032096		
10 5-20-230-00	Miscellaneous		Balance Due Plaque	5.00				
I-406936	Meeting Supplies	R	6/07/2016			032096		
10 5-20-264-00	Meetings & Special Events		Meeting Supplies	96.25				
I-49476	Video Cable	R	6/07/2016			032096		
10 5-10-268-00	Supplies-Office		Video Cable	27.02				
I-506355	Batteries	R	6/07/2016			032096		
10 5-10-266-00	Supplies-General		Batteries	12.99				
I-516	Adobe Monthly Fee	R	6/07/2016			032096		
10 5-50-293-00	Computer System Under \$5K		Adobe Monthly Fee	99.98				
I-589595	Facebook Marketing	R	6/07/2016			032096		
10 5-10-201-00	Community Relations		Facebook Marketing	32.24				
I-593958	Memorial Tree Purchase	R	6/07/2016			032096		
10 5-40-266-00	Supplies-General		Memorial Tree Purcha	135.00				
I-722373	STL Econ Dev Reg (4)	R	6/07/2016			032096		
10 5-20-270-00	Training		STL Econ Dev Reg (4)	360.00				
I-805819	Arbor Day Gift Cert	R	6/07/2016			032096		
10 5-40-269-00	Supplies - Recreation		Arbor Day Gift Cert	322.84				
I-828365	Deposit Table, Chairs, Etc	R	6/07/2016			032096		
10 5-40-715-00	Founders Day		Deposit Table, Chair	1,385.00				
I-956156	Cellular Repeater for CH	R	6/07/2016			032096		
19 5-10-500-10	Audio/Video Enhancements		Cellular Repeater fo	699.99				4,762.90

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VENDOR I.D.	NAME	STATUS	CHECK		DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
0965	FICK SUPPLY SERVICE, INC.							
I-63820	10 Double Ground Mulch	R	6/07/2016			032098		
10 5-40-739-00	Community Garden	10	Double Ground Mul	235.00				235.00
2396	GENE DEL							
I-157358	Celebrate WW Postcards	R	6/07/2016			032099		
10 5-40-242-00	Printing		Celebrate WW Postcar	88.00				
I-157466	50 Posters	R	6/07/2016			032099		
10 5-40-242-00	Printing		50 Posters	59.00				147.00
0669	LEWIS RICE & FINGERSH L.C							
I-124771	Pool Tax Consortium Feb-Mar	R	6/07/2016			032100		
10 5-10-340-00	Consultant Costs		Pool Tax Consortium	2,596.21				
I-1249715	Pool Tax Consortium April	R	6/07/2016			032100		
10 5-10-340-00	Consultant Costs		Pool Tax Consortium	1,590.42				4,186.63
0655	LAURA RECHTIN							
I-06/06/2016	Travel Reimb Court Conference	R	6/07/2016			032101		
10 5-30-274-00	Travel		Travel Reimb Court C	274.30				274.30
2400	SHRED-IT							
I-9410916843	Document Destruction	R	6/07/2016			032102		
10 5-30-230-00	Miscellaneous		Document Destruction	69.23				69.23
2433	SPECTRUM GLASS, INC.							
I-36187	Replace Windshield 08 Truck	R	6/07/2016			032103		
10 5-40-224-00	Maintenance-Vehicles		Replace Windshield 0	219.00				219.00
0468	ST LOUIS COUNTY TREASURER							
I-85830	Water Testing	R	6/07/2016			032104		
10 5-50-350-00	Contractual Services		Water Testing	90.00				90.00
0869	STAPLES BUSINESS ADVANTAGE							
I-8039521621	Printer, Ink, Trash Can	R	6/07/2016			032105		
10 5-50-293-00	Computer System Under \$5K		Printer	149.99				
10 5-50-268-00	Supplies-Office		Ink	51.96				
10 5-10-266-00	Supplies-General		Trash Can	115.69				317.64
0539	WINDSTREAM							
I-15376931	Phone Service	R	6/07/2016			032106		
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

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VENDOR I.D.	NAME	STATUS	CHECK		DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
0875	MO DEPT OF REVENUE							
I-T2 201605110547	STATE WITHHOLDING	R	6/10/2016			032107		
10 2130	State Withholding	STATE WITHHOLDING		2,409.00				
I-T2 201605250549	STATE WITHHOLDING	R	6/10/2016			032107		
10 2130	State Withholding	STATE WITHHOLDING		2,368.00				4,777.00
2435	AEM CUSTOM HOMES, LLC							
I-GP 15-039	GP 15-039 GP Partial Release	R	6/21/2016			032108		
20 2230	P & Z Escrow	GP 15-039 GP Partial		2,714.00				2,714.00
0334	AFLAC							
I-626665	Voluntary Insurance	R	6/21/2016			032109		
10 2050	Employee W/holding Payable	Voluntary Insurance		450.04				450.04
2434	MUKESH AGARWAL							
I-06/17/2016	Dog Park Reg Cancelation	R	6/21/2016			032110		
10 4-07-988-00	Dog Park Fees	Dog Park Reg Cancela		50.00				50.00
0196	ALL-STAR DISTRIBUTING, INC.							
I-154358	Plaque	R	6/21/2016			032111		
10 5-20-242-00	Printing Expense	Plaque		59.75				59.75
1435	ARAMARK REFRESHMENT SERVICES							
I-5782835	Coffee	R	6/21/2016			032112		
10 5-10-266-00	Supplies-General	Coffee		271.65				271.65
2106	ARAMARK UNIFORM SERVICES, INC.							
I-311186993	Mat Cleaning	R	6/21/2016			032113		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		157.51				
I-311211779	Mat Cleaning	R	6/21/2016			032113		
10 5-10-220-00	Maintenance-Building	Mat Cleaning		157.51				315.02
0410	BALLWIN SINCLAIR AUTO							
I-028326	Replace Trailer Axle	R	6/21/2016			032114		
10 5-50-224-00	Maintenance-Vehicles	Replace Trailer Axle		180.00				
I-028370	08 Chevy Oil Change	R	6/21/2016			032114		
10 5-50-224-00	Maintenance-Vehicles	08 Chevy Oil Change		36.45				
I-028640	Colorado Oil Change	R	6/21/2016			032114		
10 5-50-224-00	Maintenance-Vehicles	Colorado Oil Change		48.92				265.37
1788	BENEFLEX, INC.							
I-98524	FSA & HRA Monthly Fees	R	6/21/2016			032115		
10 5-10-140-00	Employee Benefits (125)	FSA & HRA Monthly Fe		34.50				
10 5-20-140-00	Employee Benefits (125)	FSA & HRA Monthly Fe		15.00				
10 5-30-140-00	Employee Benefits (125)	FSA & HRA Monthly Fe		15.00				
10 5-40-140-00	Employee Benefits (125)	FSA & HRA Monthly Fe		9.00				
10 5-50-140-00	Employee Benefits (125)	FSA & HRA Monthly Fe		56.75				
10 5-70-140-00	Employee Benefits (125)	FSA & HRA Monthly Fe		32.25				162.50

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VENDOR I.D.	NAME	STATUS	CHECK		DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
0449	CALLIER'S CATERING							
I-21786	Boards/Commissions Dinner	R	6/21/2016			032116		
10 5-40-264-00	Meetings & Special Events	Catering & Rentals		6,228.59				6,228.59
0865	CHARTER COMMUNICATIONS							
I-06/01/2016	Internet & Business TV	R	6/21/2016			032117		
10 5-60-285-00	Utilities - Cable TV	Business TV		66.98				
10 5-10-250-00	Internet Connection	Internet		202.78				269.76
2065	CONTEMPORARY PRODUCTIONS LLC							
I-06/10/2016	2 Bands 2016	R	6/21/2016			032118		
10 5-40-351-00	Concert Series	Two Way Crossing		3,000.00				3,000.00
1577	COUNTY KONA							
I-61716	City Event Refreshments	R	6/21/2016			032119		
10 5-40-351-00	Concert Series	City Event Refreshme		960.00				960.00
0743	DATAMAX OFFICE SYSTEMS							
I-1187816	Contract Base Charge	R	6/21/2016			032120		
10 5-10-262-00	Service Contracts/Rental	Contract Base Charge		180.21				180.21
1194	DOGWOOD PROMOTIONS, INC.							
I-6001	Founders Car Show Plaques	R	6/21/2016			032121		
10 5-40-715-00	Founders Day	Founders Car Show Pl		621.05				621.05
2164	DOOR CONTROLS, INC.							
I-284504	Retune Transmitter Switch	R	6/21/2016			032122		
10 5-10-220-00	Maintenance-Building	Retune Transmitter S		170.00				170.00
0169	ENGELMEYER & PEZZANI, LLC							
I-06/15/16	Sub Prosecuting Attorney	R	6/21/2016			032123		
10 5-30-102-00	Elected & Appointed Officials	Sub Prosecuting Atto		400.00				400.00
0019	EXXONMOBIL BUSINESS							
I-583606	Vehicle Fuel	R	6/21/2016			032124		
10 5-40-224-00	Maintenance-Vehicles	Vehicle Fuel		45.87				
10 5-50-224-00	Maintenance-Vehicles	Vehicle Fuel		292.53				
10 5-70-224-00	Maintenance-Vehicles	Vehicle Fuel		316.26				654.66
0456	FAHR GREENHOUSES INC.							
I-57727	Centerpieces	R	6/21/2016			032125		
10 5-40-264-00	Meetings & Special Events	Centerpieces		320.00				320.00

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VENDOR I.D.	NAME	STATUS	CHECK		DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
0011	FISCHER & FRICHEL, INC.							
I-GP 15-043	GP 15-043 Release	R	6/21/2016			032126		
20 2230	P & Z Escrow	GP 15-043 Release		1,000.00				
I-GP 15-059	GP15-059 Release	R	6/21/2016			032126		
20 2230	P & Z Escrow	GP15-059 Release		1,000.00				2,000.00
2396	GENE DEL							
I-157519	Celebrate Wildwood Postcards	R	6/21/2016			032127		
10 5-40-720-00	Art Festival	Celebrate Wildwood P		236.00				236.00
0379	GFOA							
I-2016-0150364	Membership Dues	R	6/21/2016			032128		
10 5-10-204-00	Dues/Memberships	Membership Dues		250.00				250.00
2222	GO2 PARTNERS							
I-460640	Traffic Envelopes	R	6/21/2016			032129		
10 5-30-242-00	Printing Expense	Traffic Envelopes		755.81				755.81
1781	HOME CITY ICE COMPANY							
I-3459162942	Ice	R	6/21/2016			032130		
10 5-40-269-00	Supplies - Recreation	Ice		50.60				50.60
2405	KENRICK'S							
I-198301	Hot Dogs	R	6/21/2016			032131		
10 5-40-351-00	Concert Series	Hot Dogs		685.81				685.81
1025	KETTLE KORN							
I-23	City Event Refreshments	R	6/21/2016			032132		
10 5-40-351-00	Concert Series	City Event Refreshme		878.85				878.85
1571	KLANCE STAGING INC							
I-124557	Stage/Generator -Concert	R	6/21/2016			032133		
10 5-40-208-00	Equipment Leasing	stage/generator -con		2,400.00				2,400.00
1793	LIBERTY OFFICE PRODUCTS							
I-482092	Office Supplies	R	6/21/2016			032134		
10 5-10-268-00	Supplies-Office	Office Supplies		258.78				
I-482582	Office Supplies	R	6/21/2016			032134		
10 5-10-266-00	Supplies-General	Office Supplies		26.12				
10 5-10-268-00	Supplies-Office	Office Supplies		161.69				446.59
0783	MAGELLAN BEHAVIORAL HEALTH							
I-0031146223	EAP Services 3rd Qtr	R	6/21/2016			032135		
10 5-10-140-00	Employee Benefits (125)	EAP Services 3rd Qtr		33.72				
10 5-20-140-00	Employee Benefits (125)	EAP Services 3rd Qtr		12.65				
10 5-30-140-00	Employee Benefits (125)	EAP Services 3rd Qtr		12.65				
10 5-40-140-00	Employee Benefits (125)	EAP Services 3rd Qtr		16.86				
10 5-50-140-00	Employee Benefits (125)	EAP Services 3rd Qtr		63.23				

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			DATE				NO	STATUS	AMOUNT
0783	MAGELLAN BEHAVIORAL HECONT								
I-0031146223	EAP Services 3rd Qtr	R	6/21/2016				032135		
10 5-70-140-00	Employee Benefits (125)	EAP Services 3rd Qtr			29.49				168.60
2432	MANCHESTER RADIATOR AND AIR CO								
I-12042	Repair Dodge Van AC	R	6/21/2016				032136		
10 5-40-224-00	Maintenance-Vehicles	Repair Dodge Van AC			651.00				651.00
2436	MCBRIDE & SON PROPERTIES, INC.								
I-GP 15-057	GP 15-057 Release	R	6/21/2016				032137		
20 2230	P & Z Escrow	GP 15-057 Release			1,000.00				
I-SUP 15-080	SUP 15-080 Release	R	6/21/2016				032137		
20 2230	P & Z Escrow	SUP 15-080 Release			500.00				1,500.00
1754	METROPOLITAN FORESTRY SERVICES								
I-113720	Lafayette Trails Landscape Srv	R	6/21/2016				032138		
20 2250	Infrastructure Escrow	Lafayette Trails Lan			1,975.00				1,975.00
1113	NEWSMAGAZINE NETWORK								
I-733-060816	Public Hearing Notice	R	6/21/2016				032139		
10 5-10-244-00	Public Notices	Public Hearing Notic			455.00				455.00
2039	PORTABLE WATER CLOSET, LLC								
I-11223	Facility Rental Recycle Event	R	6/21/2016				032140		
10 5-20-713-00	Document Shred/Elec Recycle Ev	Facility Rental Recy			2,498.00				
I-11224	Facility Rent Concert	R	6/21/2016				032140		
10 5-40-208-00	Equipment Leasing	Facility Rent Concer			380.00				
I-11225	Facility Rental Farmers Mkt	R	6/21/2016				032140		
10 5-40-208-00	Equipment Leasing	Facility Rental Farm			430.00				
I-11226	Facility Rental Farmers Mkt	R	6/21/2016				032140		
10 5-40-208-00	Equipment Leasing	Facility Rental Farm			265.00				
I-11227	Facility Rental	R	6/21/2016				032140		
10 5-40-208-00	Equipment Leasing	Facility Rental			265.00				3,838.00
0049	REJIS COMMISSION								
I-INV0048802	Sub Fee/Access/Firewall	R	6/21/2016				032141		
10 5-30-250-00	Internet Connection	Sub Fee/Access/Firew			247.01				247.01
0717	PATTI REUST								
I-6/10/16	Wellness Reimbursement	R	6/21/2016				032142		
10 5-10-204-00	Dues/Memberships	Wellness Reimburseme			210.00				210.00
0038	RICOH USA, INC.								
I-97034947	Copier Lease	R	6/21/2016				032143		
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

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			DATE	AMOUNT		NO	STATUS	AMOUNT
2160	RICOH USA, INC.							
I-5042594353	Additional Copy Images	R	6/21/2016			032144		
10 5-10-262-00	Service Contracts/Rental		Additional Copy Imag	1,933.80				1,933.80
1780	ROTOLITE OF ST. LOUIS, INC.							
I-INV0232351	Paper & Toner	R	6/21/2016			032145		
10 5-50-268-00	Supplies-Office		Paper & Toner	340.25				340.25
0939	RUBIN BROWN LLP							
I-664923	Audit Services thru May 31	R	6/21/2016			032146		
10 5-10-320-00	Audit Costs		Audit Services thru	4,800.00				4,800.00
0853	ST LOUIS COUNTY TREASURER							
I-85960	Prisoner Housing	R	6/21/2016			032147		
10 5-30-243-00	Prisoner Expense		Prisoner Housing	420.00				420.00
2438	ST. LOUIS PREMIER ROOFING							
I-6/15/16	Refund Home Occ License 15-16	R	6/21/2016			032148		
10 4-02-930-00	Merchant Licenses		Refund Home Occ Lice	25.00				25.00
2113	ANGELA STAEHLING							
I-0029	Developed Banner	R	6/21/2016			032149		
10 5-50-340-00	Consultant Costs		Developed Banner	400.00				
I-0030	Logo and Plein Air Poster	R	6/21/2016			032149		
10 5-50-340-00	Consultant Costs		Plein Air Logo	1,000.00				1,400.00
2242	TERRAIN RUNNERS - STL LLC							
I-6/10/16	Trails in Motion @ B&B	R	6/21/2016			032150		
10 5-40-264-00	Meetings & Special Events		Trails in Motion @ B	370.00				370.00
2349	THE VANDIVER GROUP							
I-7066	Professional Services	R	6/21/2016			032151		
10 5-10-340-00	Consultant Costs		Professional Service	247.50				247.50
2304	WILDWOOD AREA LION'S CLUB							
I-6/16/16	Concert Hotdog Prep/Serve	R	6/21/2016			032152		
10 5-40-351-00	Concert Series		Concert Hotdog Prep/	500.00				500.00
2414	ZIPP EXPRESS							
I-4929-36131	Courier Service	R	6/21/2016			032153		
10 5-10-230-00	Miscellaneous		Courier Service	31.70				
10 5-50-230-00	Miscellaneous		Courier Service	35.00				
I-4929-36323	Courier Service	R	6/21/2016			032153		
10 5-50-230-00	Miscellaneous		Courier Service	28.40				95.10

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			DATE	AMOUNT		NO	STATUS	AMOUNT
2439	21 DESIGN GROUP, INC.							
I-550	Damage Assessments	R	6/27/2016			032154		
18 5-70-480-21	Other Engineering Services	Damage Assessments		3,880.00				3,880.00
1564	AUTHORIZED ELECTRIC CO.							
I-9938	Repair Conduit	R	6/27/2016			032155		
18 5-70-490-02	Concrete Pavement Replacement	Repair Conduit		655.68				655.68
1902	BFA CONSULTANTS, INC.							
I-2639	Inspections	R	6/27/2016			032156		
18 5-70-480-21	Other Engineering Services	Inspections		960.00				960.00
1753	BOB OTTO STRIPING, INC.							
I-6369	Pavement Marking	R	6/27/2016			032157		
10 5-70-350-27	St Maint-Pavement Marking	Pavement Marking		3,168.00				3,168.00
0150	CDG ENGINEERS, INC.							
I-0000017185	Strecker Brdg over Caulks	R	6/27/2016			032158		
18 5-70-470-67	Strecker Rd Bridge Design	Strecker Brdg over		3,742.22				3,742.22
0496	CHESTERFIELD VALLEY NURSERY							
I-SUP 15-092	SUP 15-092 Release	R	6/27/2016			032159		
20 2230	P & Z Escrow	SUP 15-092 Release		500.00				500.00
2409	CLASSIC METAL CRAFT							
I-14532	Flat Tp Wrought Iron Gate	R	6/27/2016			032160		
17 5-40-480-38	Cap Equip/Facilities - Pur/RepDep	Wrought Iron Gat		3,137.86				3,137.86
1591	CLEN INDUSTRIES, INC							
I-20664	Traffic Control Signs	R	6/27/2016			032161		
10 5-70-350-55	Traffic Control-Signs	Street Signs		377.31				
I-20671	Traffic Control Signs	R	6/27/2016			032161		
10 5-70-350-55	Traffic Control-Signs	Street Signs		114.06				
I-20681	Traffic Control Signs	R	6/27/2016			032161		
10 5-70-350-55	Traffic Control-Signs	Street Signs		172.16				
I-20691	Traffic Control Signs	R	6/27/2016			032161		
10 5-70-350-55	Traffic Control-Signs	Street Signs		2,129.64				
I-20694	Traffic Control Signs	R	6/27/2016			032161		
10 5-70-350-55	Traffic Control-Signs	Street Signs		198.64				
I-20695	Traffic Control Signs	R	6/27/2016			032161		
10 5-70-350-55	Traffic Control-Signs	Street Signs		711.80				
I-20701	Traffic Control Signs	R	6/27/2016			032161		
10 5-70-350-55	Traffic Control-Signs	Street Signs		291.38				
I-20711	Traffic Control Signs	R	6/27/2016			032161		
10 5-70-350-55	Traffic Control-Signs	Street Signs		226.85				
I-20717	Traffic Control Signs	R	6/27/2016			032161		
10 5-70-350-55	Traffic Control-Signs	Street Signs		85.45				
I-20718	Traffic Control Signs	R	6/27/2016			032161		

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			DATE	AMOUNT		NO	STATUS	AMOUNT
1591	CLEN INDUSTRIES, INC CONT							
I-20718	Traffic Control Signs	R	6/27/2016			032161		
10 5-70-350-55	Traffic Control-Signs	Street Signs		58.29				
I-20725	Traffic Control Signs	R	6/27/2016			032161		
10 5-70-350-55	Traffic Control-Signs	Street Signs		976.70				5,342.28
2325	COBLITZ CREATIVE CONCEPTS, LLC							
I-6/13/16	Plein Air Event Photography	R	6/27/2016			032162		
10 5-40-340-00	Consultant Costs	Plein Air Event Phot		200.00				200.00
0759	COCHRAN							
I-13168	Concrete Street Repair	R	6/27/2016			032163		
18 5-70-490-02	Concrete Pavement Replacement	Concrete Street Repa		6,360.02				6,360.02
0518	COUNTY FORM & SUPPLY							
I-B17438	Paint	R	6/27/2016			032164		
10 5-70-272-00	Tools	Paint		34.10				34.10
0961	DELTA DENTAL OF MISSOURI							
I-2016-07	July Dental Insurance	R	6/27/2016			032165		
10 5-10-140-00	Employee Benefits (125)	July Dental Insuranc		556.75				
10 5-20-140-00	Employee Benefits (125)	July Dental Insuranc		125.24				
10 5-30-140-00	Employee Benefits (125)	July Dental Insuranc		187.86				
10 5-40-140-00	Employee Benefits (125)	July Dental Insuranc		187.86				
10 5-50-140-00	Employee Benefits (125)	July Dental Insuranc		765.68				
10 5-70-140-00	Employee Benefits (125)	July Dental Insuranc		633.60				2,456.99
1194	DOGWOOD PROMOTIONS, INC.							
I-6013	Garden T-Shirts	R	6/27/2016			032166		
10 5-40-739-00	Community Garden	Garden T-Shirts		393.50				393.50
0263	DUNCAN & PERRY, LTD.							
I-2016-7089	Repaired Leaks	R	6/27/2016			032167		
10 5-70-350-05	ROW Landscaping	Repaired Leaks		40.75				
I-2016-7183	Rebuilt vale	R	6/27/2016			032167		
10 5-70-350-05	ROW Landscaping	Rebuilt vale		149.75				
I-2016-7322	Old Pond Startup	R	6/27/2016			032167		
10 5-40-350-01	Park Maintenance	Old Pond Startup		160.00				
I-2016-7328	AP Spring Startup	R	6/27/2016			032167		
10 5-40-350-01	Park Maintenance	AP Spring Startup		150.00				
I-2016-7343	Irrigation	R	6/27/2016			032167		
18 5-70-490-02	Concrete Pavement Replacement	Irrigation Replace R		107.50				
I-2016-7510	Replace O-Ring	R	6/27/2016			032167		
10 5-40-350-01	Park Maintenance	Replace O-Ring		32.08				
I-2016-7603	Irrigation	R	6/27/2016			032167		
18 5-70-490-02	Concrete Pavement Replacement	Irrigation Westhampt		843.60				1,483.68

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1635	ENVIRONMENTAL STEWARDSHIP CONC								
I-6	Strecker Forest Environ.	R	6/27/2016				032168		
10 5-50-757-00	Strecker Forest Environ. Assmnt	Strecker Forest Env			1,218.75				1,218.75
0456	FAHR GREENHOUSES INC.								
I-57676	6 Hibiscus	R	6/27/2016				032169		
10 5-10-221-00	Maintenance - Grounds	6 Hibiscus			120.00				120.00
2063	FONTANA CONTRACTING, INC.								
I-16354	Crack & Joint Sealing	R	6/27/2016				032170		
10 5-70-350-21	St Maint-Crack & Joint Sealing	Crack & Joint Sealin			15,060.00				15,060.00
0654	GAEHLE CONTRACTING INC.								
I-10049	Parks & Trails Maint	R	6/27/2016				032171		
10 5-40-350-01	Park Maintenance	Grass Cutting & Trim			1,825.00				
I-10050	Roadside Mowing	R	6/27/2016				032171		
10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim			350.00				
I-10052	CH Building & Grounds	R	6/27/2016				032171		
10 5-10-220-00	Maintenance-Building	Pull Weeds			320.00				
I-10053	1623 Vintage Oak Grass	R	6/27/2016				032171		
10 5-50-263-00	Abatements	1623 Vintage Oak Gra			80.00				
I-10054	Parks & Trails Maint	R	6/27/2016				032171		
10 5-40-350-01	Park Maintenance	Grass Cutting & Trim			1,700.00				
I-10056	Roadside Mowing	R	6/27/2016				032171		
10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim			240.00				
I-10057	CH Building & Grounds	R	6/27/2016				032171		
10 5-10-220-00	Maintenance-Building	Grass Cutting & Trim			60.00				
I-10058	Roadside Mowing	R	6/27/2016				032171		
10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim			1,160.00				
I-10059	Parks & Trails Maint	R	6/27/2016				032171		
10 5-40-350-01	Park Maintenance	Grass Cutting & Trim			1,660.00				
I-10061	1450 Ridge Rd	R	6/27/2016				032171		
10 5-50-263-00	Abatements	1450 Ridge Rd			350.00				
I-10062	Parks & Trails Maint	R	6/27/2016				032171		
10 5-40-350-01	Park Maintenance	Clean Flower Beds			340.00				
I-10063	CH Building & Grounds	R	6/27/2016				032171		
10 5-10-220-00	Maintenance-Building	Clean Flower Bed			200.00				
I-10065	Parks & Trails Maint	R	6/27/2016				032171		
10 5-40-350-01	Park Maintenance	Clean Flower Beds			400.00				
I-10067	CH Building & Grounds	R	6/27/2016				032171		
10 5-10-220-00	Maintenance-Building	Grass Cutting & Trim			60.00				
I-10069	Parks & Trails Maint	R	6/27/2016				032171		
10 5-40-350-01	Park Maintenance	Grass Cutting & Trim			2,425.00				
I-10070	Roadside Mowing	R	6/27/2016				032171		
10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim			485.00				
I-10071	Parks & Trails Maint	R	6/27/2016				032171		
10 5-40-350-01	Park Maintenance	Grass Cutting & Trim			1,525.00				
I-10072	Roadside Mowing	R	6/27/2016				032171		

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0654	GAEHLE CONTRACTING INCCONT							
I-10072	Roadside Mowing	R	6/27/2016			032171		
10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim		1,345.00				
I-10073	CH Building & Grounds	R	6/27/2016			032171		
10 5-10-220-00	Maintenance-Building	Grass Cutting & Trim		60.00				
I-10075	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Grass Cutting & Trim		2,517.50				
I-10077	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Grass Cutting & Trim		60.00				
I-10078	Roadside Mowing	R	6/27/2016			032171		
10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim		635.00				
I-10082	Tree Removal	R	6/27/2016			032171		
10 5-70-350-06	ROW Tree Removal	Clear Tree		314.00				
I-10083	Tree Removal	R	6/27/2016			032171		
10 5-70-350-06	ROW Tree Removal	Clean Up Down Trees		1,914.00				
I-10084	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Clean Washout @ CP		174.00				
I-10085	Asphalt Patching	R	6/27/2016			032171		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		2,627.05				
I-10086	Traffic Control Signs	R	6/27/2016			032171		
10 5-70-350-55	Traffic Control-Signs	Reset Sign		314.00				
I-10087	Traffic Control Signs	R	6/27/2016			032171		
10 5-70-350-55	Traffic Control-Signs	Pick Up Barricade		70.00				
I-10088	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Clean Trash		100.00				
I-10089	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Repair Restroom Lock		130.00				
I-10090	Traffic Control Signs	R	6/27/2016			032171		
10 5-70-350-55	Traffic Control-Signs	Install Sign		48.50				
I-10091	Asphalt Patching	R	6/27/2016			032171		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		2,652.32				
I-10092	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Clean CP		160.00				
I-10093	Asphalt Patching	R	6/27/2016			032171		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		2,628.02				
I-10094	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Clean CP		160.00				
I-10095	Clean Up Bridges	R	6/27/2016			032171		
10 5-70-350-64	Bridge Maintenance	Clean Up Bridges		2,136.00				
I-10096	Tree Removal	R	6/27/2016			032171		
10 5-70-350-06	ROW Tree Removal	Tree Removal		174.00				
I-10097	Traffic Control Signs	R	6/27/2016			032171		
10 5-70-350-55	Traffic Control-Signs	Install Post		78.50				
I-10098	Traffic Control Signs	R	6/27/2016			032171		
10 5-70-350-55	Traffic Control-Signs	Take Temp Stop Sign		65.00				
I-10099	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Clean Parks		885.00				
I-10100	Roadside Mowing	R	6/27/2016			032171		

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0654	GAEHLE CONTRACTING INCCONT							
I-10100	Roadside Mowing	R	6/27/2016			032171		
10 5-70-350-02	ROW Roadside Mowing	MOW ROW		1,445.00				
I-10101	Asphalt Patching	R	6/27/2016			032171		
10 5-70-350-11	St Maint-Asphalt Patching	Replace Curb		570.82				
I-10102	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Fix Potholes Bluffvie		609.53				
I-10103	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Work at CP & AP		227.50				
I-10104	Strecker and Bouquet	R	6/27/2016			032171		
10 5-70-350-44	Storm Water-Ditching	Install French Drain		1,574.86				
I-10105	Asphalt Patching	R	6/27/2016			032171		
10 5-70-350-11	St Maint-Asphalt Patching	Asphalt Sink Hole		3,462.62				
I-10106	Fill in Hole Fox Creek	R	6/27/2016			032171		
10 5-70-350-65	Emergency Road/ROW Repairs	Fill Hole Fox Creek		220.77				
I-10107	Traffic Control Signs	R	6/27/2016			032171		
10 5-70-350-55	Traffic Control-Signs	Install 2 Signs		97.00				
I-10108	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Clean Trash @ CP		60.00				
I-10109	Traffic Control Signs	R	6/27/2016			032171		
10 5-70-350-55	Traffic Control-Signs	Clean & Straighten S		1,152.00				
I-10110	CH Building & Grounds	R	6/27/2016			032171		
10 5-10-220-00	Maintenance-Building	Fill up Pot Tanks		78.00				
I-10111	Tree Removal	R	6/27/2016			032171		
10 5-70-350-06	ROW Tree Removal	Tree Removal		508.00				
I-10112	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Pickup Sticks/Limbs		1,068.00				
I-10113	Strecker and Bouquet	R	6/27/2016			032171		
10 5-70-350-44	Storm Water-Ditching	Cut Slots in Curb		234.00				
I-10114	19251 Old Manchester Clean	R	6/27/2016			032171		
10 5-50-263-00	Abatements	19251 Old Manchester		292.50				
I-10115	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Clean 338 Hwy 109		175.50				
I-10116	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Clean CP		160.00				
I-10117	Traffic Control Signs	R	6/27/2016			032171		
10 5-70-350-55	Traffic Control-Signs	Take Road Closed Sig		130.00				
I-10118	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Clean Parks		590.00				
I-10119	Roadside Mowing	R	6/27/2016			032171		
10 5-70-350-02	ROW Roadside Mowing	Brush Hog		362.50				
I-10120	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Clean Trash		60.00				
I-10121	Traffic Control Signs	R	6/27/2016			032171		
10 5-70-350-55	Traffic Control-Signs	Clean Signs		960.00				
I-10122	Traffic Control Signs	R	6/27/2016			032171		
10 5-70-350-55	Traffic Control-Signs	Signs on Old Fairway		1,251.50				
I-10123	Misc ROW	R	6/27/2016			032171		

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VENDOR I.D.	NAME	STATUS	CHECK		DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
0654	GAEHLE CONTRACTING INCCONT							
I-10123	Misc ROW	R	6/27/2016			032171		
10 5-70-350-09	Miscellaneous ROW	Pull Rock from Under		195.75				
I-10124	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Brush Hog		213.00				
I-10125	Misc ROW	R	6/27/2016			032171		
10 5-70-350-09	Miscellaneous ROW	Repair Roundabout		253.50				
I-10126	Tree Trimming	R	6/27/2016			032171		
10 5-70-350-08	ROW Tree Trimming	Trim Woods Rd		909.00				
I-10127	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Clean Parks		712.50				
I-10128	Misc ROW	R	6/27/2016			032171		
10 5-70-350-09	Miscellaneous ROW	Street Creep		1,349.01				
I-10129	Asphalt Patching	R	6/27/2016			032171		
10 5-70-350-11	St Maint-Asphalt Patching	Patch Edge		1,296.42				
I-10130	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Clean CP		160.00				
I-10131	Misc ROW	R	6/27/2016			032171		
10 5-70-350-09	Miscellaneous ROW	Install Bench		175.50				
I-10132	Traffic Control Signs	R	6/27/2016			032171		
10 5-70-350-55	Traffic Control-Signs	Install Signs		392.50				
I-10133	Asphalt Patching	R	6/27/2016			032171		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		2,368.02				
I-10134	Landscaping	R	6/27/2016			032171		
10 5-70-350-05	ROW Landscaping	Backfill		760.00				
I-10135	Traffic Control Signs	R	6/27/2016			032171		
10 5-70-350-55	Traffic Control-Signs	Install Signs		314.00				
I-10136	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Install Message Boar		175.39				
I-10137	Asphalt Patching	R	6/27/2016			032171		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch		2,140.91				
I-10138	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Install Dog Station		130.00				
I-10139	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Clean Trash @ CP		60.00				
I-10140	CH Building & Grounds	R	6/27/2016			032171		
10 5-10-220-00	Maintenance-Building	Water Flowers		104.00				
I-10141	338 Hwy 109 Clean	R	6/27/2016			032171		
10 5-50-263-00	Abatements	338 Hwy 109 Clean		351.00				
I-10142	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Trim Trail		375.00				
I-10143	Landscaping	R	6/27/2016			032171		
10 5-70-350-05	ROW Landscaping	Water Trees		396.00				
I-10144	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Clean Trash		60.00				
I-10145	Parks & Trails Maint	R	6/27/2016			032171		
10 5-40-350-01	Park Maintenance	Remove Dead Trees		1,270.00				
I-10146	Parks & Trails Maint	R	6/27/2016			032171		

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VENDOR I.D.	NAME	STATUS	CHECK		AMOUNT	DISCOUNT	CHECK	CHECK	CHECK
			DATE				NO	STATUS	AMOUNT
0654	GAEHLE CONTRACTING INCCONT								
I-10146	Parks & Trails Maint	R	6/27/2016				032171		
10 5-40-350-01	Park Maintenance	Clean Parks			590.00				
I-10147	Parks & Trails Maint	R	6/27/2016				032171		
10 5-40-350-01	Park Maintenance	Remove Height Bar			65.00				
I-10148	Tree Removal	R	6/27/2016				032171		
10 5-70-350-06	ROW Tree Removal	Remove Tree			135.00				
I-10149	Parks & Trails Maint	R	6/27/2016				032171		
10 5-40-350-01	Park Maintenance	Check Water Leak @ A			97.50				
I-10150	Parks & Trails Maint	R	6/27/2016				032171		
10 5-40-350-01	Park Maintenance	Pick Up Trash Cans			1,401.92				
I-10151	Parks & Trails Maint	R	6/27/2016				032171		
10 5-40-350-01	Park Maintenance	Install GFI & Washdo			353.53				
I-10152	Sidewalk Replacement	R	6/27/2016				032171		
18 5-70-490-06	Sidewalk Replacement	Tear Out Sidewalks			5,817.28				
I-10153	Parks & Trails Maint	R	6/27/2016				032171		
10 5-40-350-01	Park Maintenance	Clean CP			160.00				
I-10154	CH Building & Grounds	R	6/27/2016				032171		
10 5-10-220-00	Maintenance-Building	Water Flowers			130.00				
I-10155	Parks & Trails Maint	R	6/27/2016				032171		
10 5-40-350-01	Park Maintenance	Deliver Refinished T			276.00				
I-10156	Pick Up Erosion Tubes W Glen	R	6/27/2016				032171		
10 5-50-263-00	Abatements	Pick Up Erosion Tube			91.50				
I-10157	Parks & Trails Maint	R	6/27/2016				032171		
10 5-40-350-01	Park Maintenance	Pick Up Wood Gates @			58.50				
10 5-40-350-01	Park Maintenance	Clean Parks			552.50				
I-10158	Traffic Control Signs	R	6/27/2016				032171		
10 5-70-350-55	Traffic Control-Signs	Replace Signs			466.50				
I-10159	Asphalt Patching	R	6/27/2016				032171		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch			3,754.65				
I-10161	Asphalt Patching	R	6/27/2016				032171		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch			2,732.44				
I-10162	CH Building & Grounds	R	6/27/2016				032171		
10 5-10-220-00	Maintenance-Building	Water Flowers			166.40				
I-10163	Asphalt Patching	R	6/27/2016				032171		
10 5-70-350-11	St Maint-Asphalt Patching	Mill & Patch			1,045.42				
I-9895	Roadside Mowing	R	6/27/2016				032171		
10 5-70-350-02	ROW Roadside Mowing	Grass Cut/Trim			390.00				80,163.63
2440	HAMILTON WEBER LLC								
I-81670-1	General Matter Fees	R	6/27/2016				032181		
10 5-10-310-00	Attorney Fees	General Matter Fees			774.19				
I-81670-1A	General Matters Costs	R	6/27/2016				032181		
10 5-10-310-00	Attorney Fees	General Matters Cost			49.98				
I-81670-2	Legal Services Fees	R	6/27/2016				032181		
10 5-10-310-00	Attorney Fees	Legal Services Fees			477.00				
I-81670-2A	Legal Services Costs	R	6/27/2016				032181		
10 5-10-310-00	Attorney Fees	Legal Services Costs			68.32				
I-81670-3	MVB Real Estate Fees	R	6/27/2016				032181		

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VENDOR I.D.	NAME	STATUS	CHECK		DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
2440	HAMILTON WEBER LLC	CONT						
I-81670-3	MVB Real Estate Fees	R	6/27/2016			032181		
10 5-10-310-00	Attorney Fees	MVB Real Estate Fees		29.00				
I-81670-4	Pool Tax Litigation Fees	R	6/27/2016			032181		
10 5-10-315-00	Litigation Contingencies	Pool Tax Litigation		3,472.50				4,870.99
2258	HOUSEAL LAVIGNE ASSOCIATES, LL							
I-3099	Economic Dev Consultant	R	6/27/2016			032182		
10 5-50-350-00	Contractual Services	Economic Dev Consult		459.92				459.92
0071	J.M. MARSCHUETZ CONSTRUCT INC.							
I-0007679-IN	2016 Wildwood Slab	R	6/27/2016			032183		
18 5-70-490-02	Concrete Pavement Replacement	2016 Wildwood Slab		120,042.31				
18 5-70-490-06	Sidewalk Replacement	Sidewalk Replacement		17,369.20				137,411.51
0084	JUNEAU ASSOCIATES, INC.							
I-BRM 5500(679)-8	Eatherton Brdg over Bonhm	R	6/27/2016			032184		
18 5-70-470-66	Eatherton Rd Bridge Design	Eatherton Brdg over		3,184.33				3,184.33
0040	KELPE CONTRACTING, INC.							
I-8134	Tree Removal	R	6/27/2016			032185		
10 5-70-350-06	ROW Tree Removal	Tree Removal		76.50				
I-GP 15-021	GP 15-021 Release	R	6/27/2016			032185		
20 2230	P & Z Escrow	GP 15-021 Release		1,000.00				1,076.50
0669	LEWIS RICE & FINGERSH L.C							
I-1250466	General Matters	R	6/27/2016			032186		
10 5-10-310-00	Attorney Fees	General Matters		9,981.50				
I-1250467	Real Estate	R	6/27/2016			032186		
10 5-10-310-00	Attorney Fees	Real Estate		390.00				
I-1250469	Retainer	R	6/27/2016			032186		
10 5-10-310-00	Attorney Fees	Retainer		5,300.00				
I-1250470	Strecker Forest	R	6/27/2016			032186		
10 5-10-315-00	Litigation Contingencies	Strecker Forest		73.50				
I-1250783	Pool Tax Consortium	R	6/27/2016			032186		
10 5-10-315-00	Litigation Contingencies	Pool Tax Consortium		811.25				16,556.25
2393	LOCHMUELLER GROUP							
I-903696	PndGrv Ext & Traf Calming	R	6/27/2016			032187		
18 5-70-460-20	PndGvr Loop Ext Traf Calm Desi	PndGrv Ext & Traf Ca		9,500.00				9,500.00
0588	METRO ELECTRIC SUPPLY							
I-B62215	12 Philips	R	6/27/2016			032188		
10 5-70-276-00	Traffic Signals/Street Lights	12 Philips		235.42				235.42

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			DATE	AMOUNT		NO	STATUS	AMOUNT
0154	MISSOURI MUNICIPAL LEAGUE							
I-300006057	MCMA Full Membership	R	6/27/2016			032189		
10 5-10-204-00	Dues/Memberships	MCMA Full Membership		75.00				75.00
1315	MORRISON LAW FIRM							
I-2010603	Strecker Forest	R	6/27/2016			032190		
10 5-10-315-00	Litigation Contingencies	Strecker Forest		1,088.00				1,088.00
0988	N. B. WEST CONTRACTING CO, INC							
I-15482	Manchester Road	R	6/27/2016			032191		
18 5-70-460-15	Manchester Rd Bike Lane Design	Manchester Rd. Resur		124,875.00				124,875.00
0998	OMNI TREE SERVICE, INC.							
I-8685	Tree Removal	R	6/27/2016			032192		
10 5-70-350-06	ROW Tree Removal	Tree Work		3,167.50				
I-8686	Tree Removal	R	6/27/2016			032192		
10 5-70-350-06	ROW Tree Removal	Tree Work		1,627.50				
I-8687	Tree Removal	R	6/27/2016			032192		
10 5-70-350-06	ROW Tree Removal	Tree Work		2,065.00				
I-8688	Tree Removal	R	6/27/2016			032192		
10 5-70-350-06	ROW Tree Removal	Tree Work		410.00				
I-8689	Tree Removal	R	6/27/2016			032192		
10 5-70-350-06	ROW Tree Removal	Tree Work		3,840.00				
I-8690	Tree Removal	R	6/27/2016			032192		
10 5-70-350-06	ROW Tree Removal	Tree Work		307.50				11,417.50
0132	PETTY CASH							
I-06/21/16-2	Truck Wash	R	6/27/2016			032193		
10 5-70-224-00	Maintenance-Vehicles	Truck Wash		5.00				
I-06/27/2016	Postage	R	6/27/2016			032193		
10 5-10-240-00	Postage	Postage		72.34				
I-06/27/2016-1	Timer For Council Meetings	R	6/27/2016			032193		
10 5-20-268-00	Supplies-Office	Timer For Council Me		6.49				83.83
0578	PILLSBURY MARKETING							
I-55372	Totes and Vests	R	6/27/2016			032194		
10 5-40-264-00	Meetings & Special Events	Totes		1,579.97				
I-55400	Totes and Vests	R	6/27/2016			032194		
10 5-40-264-00	Meetings & Special Events	Vests		5,450.50				7,030.47
0197	RANDY BURKETT LIGHTING							
I-16050D03	Code/Ordinance Review	R	6/27/2016			032195		
10 5-50-340-00	Consultant Costs	Code/Ordinance Revie		570.00				
I-16050H01	Code/Ordinance Review	R	6/27/2016			032195		
10 5-50-340-00	Consultant Costs	Code/Ordinance Revie		1,045.00				1,615.00

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			DATE	AMOUNT		NO	STATUS	AMOUNT
0058	ST LOUIS COUNTY TREASURER-							
I-85884	Police Service Contract	R	6/27/2016			032196		
10 5-60-350-00	Contractual Services	Police Service Contr		258,667.48				258,667.48
2437	TERRA ENGINEERING, LTD.							
I-12114	Traffic Engineering	R	6/27/2016			032197		
18 5-70-480-21	Other Engineering Services	Traffic Engineering		4,950.00				4,950.00
1771	THROTTLENET INC.							
I-54045	Network Mgmt/Cloud/Backup	R	6/27/2016			032198		
10 5-10-350-00	Contractual Services	Network Mgmt/Cloud/B		5,287.00				5,287.00
1700	TSI TECHNOLOGY SOLUTIONS							
I-719421	Locates	R	6/27/2016			032199		
10 5-70-276-00	Traffic Signals/Street Lights Locates			220.00				
I-719657	Locates	R	6/27/2016			032199		
10 5-70-276-00	Traffic Signals/Street Lights Locates			220.00				
I-719674	Locates	R	6/27/2016			032199		
10 5-70-276-00	Traffic Signals/Street Lights Locates			220.00				
I-719682	Locates	R	6/27/2016			032199		
10 5-70-276-00	Traffic Signals/Street Lights Locates			220.00				
I-719744	Locates	R	6/27/2016			032199		
10 5-70-276-00	Traffic Signals/Street Lights Locates			220.00				
I-719827	Locates	R	6/27/2016			032199		
10 5-70-276-00	Traffic Signals/Street Lights Locates			220.00				1,320.00
0658	VERIZON WIRELESS							
I-6/22/16	Cell Phones	R	6/27/2016			032200		
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		358.82				
10 5-70-282-00	Utilities-Telephone	Cell Phones		185.60				862.60
0078	ZICK'S GREAT OUTDOORS, INC.							
I-6/4/16	Trees	R	6/27/2016			032201		
10 5-70-350-05	ROW Landscaping	Trees		967.50				967.50
2414	ZIPP EXPRESS							
I-4929-36567	Courier Service	R	6/27/2016			032202		
10 5-50-230-00	Miscellaneous	Courier Service		35.00				
10 5-10-230-00	Miscellaneous	Courier Service		31.70				66.70

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1928	RENE' SACKETT							
	I-July 2016		R 6/27/2016			032203		
	10 5-40-736-00	Farmer's Market	Farmer's Market	1,875.00				1,875.00

*** TOTALS ***

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	150	843,546.78	0.00	843,546.78
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	6	77,983.37	0.00	77,983.37
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 2050	Employee W/holding Payable	1,029.64
10 2120	Federal/FICA Withholding	48,679.37
10 2130	State Withholding	4,777.00
10 2140	Plan 457 Withholding	9,184.64
10 2212	Due to State of Missouri	3,190.28
10 2214	Due to St. Louis County	784.81
10 2215	Due to STL County DWI JS	120.80
10 2216	Due to STL County - County PD	105.70
10 4-02-930-00	Merchant Licenses	25.00
10 4-07-988-00	Dog Park Fees	50.00
10 5-10-120-00	FICA & Medicare	4,829.14
10 5-10-140-00	Employee Benefits (125)	7,172.62
10 5-10-142-00	Insurance (Life & Disability)	229.88
10 5-10-201-00	Community Relations	92.23
10 5-10-204-00	Dues/Memberships	1,723.64
10 5-10-208-00	Equipment Leasing	1,650.28
10 5-10-211-00	Records Storage	88.48
10 5-10-220-00	Maintenance-Building	4,098.44
10 5-10-221-00	Maintenance - Grounds	180.00
10 5-10-230-00	Miscellaneous	98.40
10 5-10-240-00	Postage	72.34
10 5-10-242-00	Printing Expense	25.63
10 5-10-244-00	Public Notices	455.00
10 5-10-246-00	Publications	63.00
10 5-10-250-00	Internet Connection	202.78

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** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
10 5-10-262-00	Service Contracts/Rental	2,712.71
10 5-10-264-00	Meetings & Special Events	52.32
10 5-10-266-00	Supplies-General	1,010.29
10 5-10-268-00	Supplies-Office	641.63
10 5-10-270-00	Training	12.21
10 5-10-274-00	Travel	577.31
10 5-10-282-00	Utilities-Telephone	241.52
10 5-10-310-00	Attorney Fees	17,069.99
10 5-10-315-00	Litigation Contingencies	5,445.25
10 5-10-320-00	Audit Costs	4,800.00
10 5-10-340-00	Consultant Costs	4,434.13
10 5-10-350-00	Contractual Services	5,287.00
10 5-20-120-00	FICA & Medicare	2,195.39
10 5-20-140-00	Employee Benefits (125)	1,367.44
10 5-20-142-00	Insurance (Life & Disability)	92.62
10 5-20-230-00	Miscellaneous	5.00
10 5-20-242-00	Printing Expense	59.75
10 5-20-244-00	Public Notices	530.40
10 5-20-264-00	Meetings & Special Events	96.25
10 5-20-268-00	Supplies-Office	6.49
10 5-20-270-00	Training	360.00
10 5-20-282-00	Utilities-Telephone	163.76
10 5-20-713-00	Document Shred/Elec Recycle Ev	2,707.85
10 5-30-102-00	Elected & Appointed Officials	400.00
10 5-30-120-00	FICA & Medicare	1,835.05
10 5-30-140-00	Employee Benefits (125)	2,597.30
10 5-30-142-00	Insurance (Life & Disability)	90.20
10 5-30-230-00	Miscellaneous	69.23
10 5-30-242-00	Printing Expense	848.06
10 5-30-243-00	Prisoner Expense	510.00
10 5-30-250-00	Internet Connection	494.02
10 5-30-274-00	Travel	1,147.90
10 5-30-282-00	Utilities-Telephone	110.73
10 5-30-294-00	Mental Health Court	300.00
10 5-40-120-00	FICA & Medicare	1,340.62
10 5-40-140-00	Employee Benefits (125)	2,772.75
10 5-40-142-00	Insurance (Life & Disability)	90.90
10 5-40-208-00	Equipment Leasing	3,740.00
10 5-40-220-00	Maintenance - Building	172.00
10 5-40-224-00	Maintenance-Vehicles	1,145.78
10 5-40-230-00	Miscellaneous	91.02
10 5-40-242-00	Printing	147.00
10 5-40-264-00	Meetings & Special Events	13,949.06
10 5-40-266-00	Supplies-General	241.22
10 5-40-269-00	Supplies - Recreation	1,990.98
10 5-40-282-00	Utilities-Telephone	314.51

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 BANK: 1010 Commerce Bank-Operating
 DATE RANGE: 5/24/2016 THRU 6/27/2016

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
10 5-40-293-00	Computer System Under \$5K	39.98
10 5-40-340-00	Consultant Costs	200.00
10 5-40-350-00	Contractual Services	1,000.00
10 5-40-350-01	Park Maintenance	24,738.81
10 5-40-351-00	Concert Series	8,755.98
10 5-40-715-00	Founders Day	2,006.05
10 5-40-720-00	Art Festival	236.00
10 5-40-736-00	Farmers Market	1,875.00
10 5-40-739-00	Community Garden	1,302.99
10 5-50-120-00	FICA & Medicare	5,795.30
10 5-50-140-00	Employee Benefits (125)	8,952.70
10 5-50-142-00	Insurance (Life & Disability)	363.18
10 5-50-208-00	Equipment Leasing	1,813.86
10 5-50-224-00	Maintenance-Vehicles	557.90
10 5-50-230-00	Miscellaneous	98.40
10 5-50-242-00	Printing Expense	25.62
10 5-50-244-00	Public Notices	104.40
10 5-50-250-00	Internet Connection	22.50
10 5-50-263-00	Abatements	1,615.00
10 5-50-268-00	Supplies-Office	418.01
10 5-50-282-00	Utilities-Telephone	608.85
10 5-50-293-00	Computer System Under \$5K	249.97
10 5-50-340-00	Consultant Costs	5,015.00
10 5-50-350-00	Contractual Services	1,499.42
10 5-50-757-00	Strecker Forest Envirn. Assmnt	1,218.75
10 5-60-285-00	Utilities - Cable TV	66.98
10 5-60-350-00	Contractual Services	258,667.48
10 5-60-350-02	Contractual Cleaning	448.00
10 5-70-120-00	FICA & Medicare	4,123.86
10 5-70-140-00	Employee Benefits (125)	7,662.03
10 5-70-142-00	Insurance (Life & Disability)	220.93
10 5-70-208-00	Equipment Leasing	1,813.86
10 5-70-224-00	Maintenance-Vehicles	321.26
10 5-70-272-00	Tools	34.10
10 5-70-276-00	Traffic Signals/Street Lights	1,555.42
10 5-70-282-00	Utilities-Telephone	339.47
10 5-70-350-02	ROW Roadside Mowing	6,412.50
10 5-70-350-05	ROW Landscaping	2,314.00
10 5-70-350-06	ROW Tree Removal	14,539.00
10 5-70-350-08	ROW Tree Trimming	909.00
10 5-70-350-09	Miscellaneous ROW	1,973.76
10 5-70-350-11	St Maint-Asphalt Patching	25,278.69
10 5-70-350-21	St Maint-Crack & Joint Sealing	15,060.00
10 5-70-350-27	St Maint-Pavement Marking	3,168.00
10 5-70-350-44	Storm Water-Ditching	1,808.86
10 5-70-350-55	Traffic Control-Signs	10,681.78

VENDOR SET: 01 City of Wildwood
 BANK: 1010 Commerce Bank-Operating
 DATE RANGE: 5/24/2016 THRU 6/27/2016

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
10 5-70-350-64	Bridge Maintenance	2,136.00
10 5-70-350-65	Emergency Road/ROW Repairs	220.77
	*** FUND TOTAL ***	601,466.16
17 5-40-480-07	Property Acquisitions	250.00
17 5-40-480-38	Cap Equip/Facilities - Pur/Rep	3,137.86
	*** FUND TOTAL ***	3,387.86
18 5-70-460-15	Manchester Rd Bike Lane Design	124,875.00
18 5-70-460-20	PndGvr Loop Ext Traf Calm Desi	9,500.00
18 5-70-470-66	Eatherton Rd Bridge Design	3,184.33
18 5-70-470-67	Strecker Rd Bridge Design	3,742.22
18 5-70-480-21	Other Engineering Services	9,790.00
18 5-70-490-02	Concrete Pavement Replacement	128,009.11
18 5-70-490-06	Sidewalk Replacement	23,186.48
	*** FUND TOTAL ***	302,287.14
19 5-10-500-10	Audio/Video Enhancements	699.99
	*** FUND TOTAL ***	699.99
20 2230	P & Z Escrow	11,714.00
20 2250	Infrastructure Escrow	1,975.00
	*** FUND TOTAL ***	13,689.00

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: 1010 TOTALS:	156	921,530.15	0.00	921,530.15
BANK: 1010 TOTALS:	156	921,530.15	0.00	921,530.15
REPORT TOTALS:	166	921,530.15	0.00	921,530.15

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: 5/24/2016 THRU 6/27/2016
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

June 20, 2016 Executive Session

“Planning Tomorrow Today”

Nature of Request -

P.Z. 4-16 Scott Fieser, 10 Whitsetts Fork Ridge Road, Wildwood, Missouri, 63038, is seeking the review and action of the Planning and Zoning Commission regarding an outdoor game court (full court basketball court, with lighting), which is located at 10 Whitsetts Fork Ridge Road, Wildwood, Missouri (Locator Number 24V430121)); NU—Non-Urban Residence District. This request is to be reviewed in accordance with Chapter 415.090 NU—Non-Urban 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 game court and lighting is currently installed, without Planning and Zoning Commission approval, and situated to the west 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 Six)**

Introduction -

The City of Wildwood is in receipt of an application from Scott Fieser, which requests the authorization of an outdoor game court, with lighting, which has been installed without Planning and Zoning Commission approval. 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 installed outdoor game court's location, design, associated landscaping, and other components of it. This review is intended to determine whether this outdoor game court and associated lighting are appropriate and in compliance with the criteria established for such on properties zoned NU Non-Urban Residence District.

General Site and Area Conditions -

1. This 3.18 acre site is located on the south side of Whitsetts Fork Ridge Road, west of State Route 109, and within the Whitsetts Fork Subdivision. The site is zoned in the NU – Non-Urban Residence District.

2. The single family dwelling is located slightly below the grade of Whitsetts Fork Ridge Road. The elevation gently slopes to the south, until the tree line, where it begins to slope more steeply toward the rear property line.
3. An in-ground swimming pool, patio area, and associated retaining walls are located at the rear of the single family dwelling.
4. A detached garage is located at the rear of the home, on the western portion of the site, and accessed from Whitsetts Fork Ridge Road by a gravel drive that parallels the east side of the single family dwelling to the rear of the pool and patio area, then turns west to reach the garage.
5. The installed asphalt surface outdoor game court is approximately twenty (20) to twenty-five (25) feet below the grade of Whitsetts Fork Ridge Road, and located to the west of the detached garage, with a portion of it being located south of it.
6. A sixteen (16) feet by thirteen (13) feet frame shed is located to the rear of the single family dwelling and entirely in the side yard setback area, with a portion of it being situated on the neighboring property to the east.
7. The adjacent properties have the following characteristics:
 - North:** Single family dwelling on a 5.0 acre lot, being located north of Whitsetts Fork Ridge Road, with the elevation sloping downward to the north
 - South:** Single family dwelling on a 5.0 acre lot, located significantly below the elevation of the subject site at the bottom of the ridge, with a large pasture area
 - East:** Single family dwelling on a 3.18 acre lot, with the elevation being very similar to the subject site
 - West:** Single family dwelling on a 3.93 acre lot, with the elevation being very similar to the subject site
8. Stormwater on the site is managed by natural sheet flow, with no stormwater improvements installed on the property.
9. The structure setbacks for this site are thirty (30) feet for the side yard areas, thirty (30) feet for the rear yard area, and fifty (50) feet for the front yard area.

Characteristics of Installed Outdoor Game Court and Associated Improvements –

1. The outdoor game court is forty-eight (48) feet by eighty-eight (88) feet and totals 4,224 square feet in area.
2. The current location of this structure places greater than fifty-five percent (55%) of the asphalt flatwork within the thirty (30) foot side yard setback area, with a portion of its southwest corner encroaching on the neighboring property to the west.
3. Three (3), twenty-five (25) foot high light standards, with four hundred (400) watt metal halide floodlight fixtures placed atop them.
4. The property owner has installed three (3) light standards are installed in the side yard setback area.
5. The property owner has also installed two (2) standard height, pole-mounted basketball hoops at the north and south ends of the outdoor game court, both of which being located in the side yard setback area.
6. The property owner has installed an eight (8) foot black chain link fence along the southern length of the outdoor game court, a portion of which being located in the side yard setback area and partially encroaching on the neighboring property to the west.
7. The property owner has not installed any fencing or netting– nor is such proposed at this time – along the western length of the outdoor game court, in order to control the flight of projectiles onto

neighboring properties. If such a fence were to be installed, as required by Section 415.090(L) of the City of Wildwood's Zoning Regulations, a portion of it would be located in the side yard setback area and would partially encroach on the neighboring property to the west.

8. A retaining wall that is greater than two (2) feet in height, and supporting the surcharge load of the asphalt surface outdoor game court, is installed along the southern length of the court. A portion of the wall is located in the side yard setback area and partially encroaches onto the neighboring property to the west.
9. A retaining wall that is greater than six (6) feet (approximately ten (10) feet) is installed along the northern length, and a portion of the western length, of the outdoor game court. A portion of this wall is located in the side yard setback area.
10. The landscaping plan for the site indicates the following:

North: Five (5) Norway Spruce Trees, above the grade of the installed outdoor game court and below the grade of Whitsetts Fork Ridge Road

South: None (existing tree line)

East: None (interior of the lot)

West: None (existing tree line)

Analysis -

The Department of Planning 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 not meet the minimum requirements set forth therein. The Department is not recommending this request for this outdoor game court, with lighting, be approved. The Department is recommending the Planning and Zoning Commission act to deny this request, based on the following considerations:

Lighting

1. The City's consultant met on-site with the petitioner in order to review the installed outdoor lighting for this structure and submitted a report to the Department indicating the installed lights do not meet a number of requirements of the City's Outdoor Lighting Requirements (Sections 415.450(D)4; 415.450(D)5; and 415.450(E)3), principally due to their installation, prior to review, and light trespass restriction requirements.
2. The City's consultant also noted the installed outdoor lighting is not in compliance with Section 415.090(L)4, in regards to the height of the light standards.
3. The City's consultant's recommendation is to lower the light standards to twenty (20) feet, which is greater than the allowed sixteen (16) feet height, and would therefore require review by the City's Board of Adjustment.
4. The City's consultant also recommended replacing the existing fixtures with new units that have better optical and cutoff capabilities, in order to be in compliance with the City's Outdoor Lighting Requirements.
5. All three (3) light standards are considered structures located in the side yard setback area, which is not permitted by right. In order to bring these standards into compliance with the City's Zoning Regulations, the light standards would need to be removed from the side yard setback area and meet all other requirements of the City's Outdoor Lighting Requirements; **OR** a boundary adjustment between the subject property and the adjoining lot would have to be considered, which results in the light standards being located outside of the side yard setback area and meet all other requirements of the City's Outdoor Lighting Requirements; **OR** submit a variance request

to the City's Board of Adjustment to locate these structures in the side yard setback area and waive all other requirements of the City's Outdoor Lighting Requirements; **OR** remove the light standards entirely.

6. No zoning authorization or electrical permits were issued prior to the installation of the light standards, as required by City of Wildwood and St. Louis County Codes.

Netting and Fencing

1. The eight (8) foot high chain link fence located along the southern length of the outdoor game court is considered a structure and located in the side yard setback area, which is not permitted by right. Additionally, a portion of this fence encroaches onto the neighboring property. In order to bring such into compliance with the City's Zoning Regulations, the fence would be required to be moved from the side yard setback area and the neighboring property; **OR** a boundary adjustment between the subject property and the adjoining lot that would result in the fence being located off of the neighboring parcel of ground and not in the side yard setback area; **OR** a boundary adjustment that would result in the fence being located off of the neighboring property, but in the side yard setback area, with required action by the City's Board of Adjustment.
2. Additional fencing would be required to be installed along the western length of the outdoor game court, in order to control the flight of projectiles onto neighboring properties (Section 4 15.090(L)). In order to be in compliance with the City's Zoning Regulations, the petitioner would need a boundary adjustment between the subject site and the adjoining lot that would result in the fence being located off of the neighboring property and not in the side yard setback area; **OR** a boundary adjustment resulting in the fence being located off of the neighboring property, but in the side yard setback area, with required action by the City's Board of Adjustment.

Landscaping

1. The proposed landscaping would be required to be in compliance with the City's Tree Manual and Sustainable Plantings Guide. Such a review has not been conducted.

Other Installed Improvements

1. The installed retaining walls would require zoning authorization from the City of Wildwood and would be subject to St. Louis County Building Code requirements.
2. A portion of the retaining wall along the southern length of the outdoor game court encroaches on the neighboring property. A boundary adjustment between these properties would be needed, thereby resulting in this wall being located off of the neighboring property.
3. The two (2) basketball hoops are considered structures located in the side yard setback area, which is not permitted by right. In order to be in compliance with the City's Zoning Regulations, the basketball hoops would be required to be removed from the side yard setback area; **OR** required action by the City's Board of Adjustment.
4. The current location of the structure places greater than fifty-five percent (55%) of the asphalt flatwork into the side yard setback area, with a portion of its southwest corner encroaching on the neighboring property. In order to be in compliance with the City's Zoning Regulations, a boundary adjustment between these properties would be needed, thereby resulting in the entire asphalt surface of the installed outdoor game court being located out of the side yard setback area.

Other Considerations

1. A number of minimum standards and processes have been established in the City of Wildwood's Zoning Regulations and were not adhered to with the installation of this outdoor game court and lighting.
2. No zoning authorizations or permits were issued by the Departments of Planning and Public Works and, subsequently, St. Louis County for any of the installed improvements associated with this outdoor game court.
3. The Department of Planning has received a number of comments from neighboring property owners, particularly in regard to light trespass and increased stormwater runoff.
4. The petitioner has placed a sixteen (16) feet by thirteen (13) feet frame shed is located entirely into the side yard setback area, with a portion of it encroaching on the neighboring property to the east (not associated with this request).
5. During a site visit on June 16, 2016, the City's Code Enforcement Officer observed work being done without a permit on a retaining wall (not associated with this request).

Recommendation -

In summary, based upon the considerations stated above, the Department is recommending the Planning and Zoning Commission not approve this request. It is the opinion of the Department that, given the number of items associated with the installed outdoor game court and lighting, along with the demonstrated disregard for the minimum standards and processes set out in City of Wildwood's Zoning Regulations, a recommendation to approve this request would be inappropriate.

With an action by the Planning and Zoning Commission to deny this request, this denial would be forwarded to the City Council for its receipt and file. An action to deny this request for an outdoor game court and lighting does not preclude the petitioner from submitting a request for the same in the future, but with these violations addressed first, then reviewed by the Planning and Zoning Commission, as required by the City's Zoning Regulation.

Editor's Note: The Planning and Zoning Commission voted 8 to 0 at the June 20, 2016 Executive Session not to authorize the requested outdoor game court at this location, which still allows the petitioner to address some of the identified issues in this report and then return for consideration at some point in the near future (Voting Aye – Archeski, Gragnani, Bauer, Bartoni, Kohn, Manton, Bowlin, and Bopp).