WILDWOOD

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.