WILDWOOD

CITY COUNCIL

COUNCIL CHAMBERS

MONDAY, September 12, 2016

7:30 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES – August 22, 2016 Work Session & Regular Agenda Minutes

Documents:

8-22-16 DRAFT CITY COUNCIL MINUTES.PDF

V. MAYOR APPOINTMENTS AND ANNOUNCEMENTS

A. Introduction Of Missouri State Senate District 15 Representative Candidate(S)

B. Rural Internet Access Committee (RIAC) Appointment – Cheryl Jordan – Ward 6

Documents:

RIAC APPOINTMENT - CHERYL JORDAN.PDF

C. Economic Development Standing Committee Appointments

Documents:

COUNCIL STANDING COMMITTEE ASSIGNMENTS - AUGUST 2016.PDF

D. Proclamation – Daughters Of The American Revolution (DAR) Members – Gail Young, Chapter Regent, And Selena Levitt, Recording Secretary

VI. PUBLIC PARTICIPATION

VII. PUBLIC HEARING(S)

A. (Postponed At The January 11, 2016 City Council Meeting – To Remain Postponed)

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

B. (Postponed At The June 27, 2016 City Council Meeting – To Be Withdrawn)

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)

Documents:

PUBLIC HEARING WITHDRAWL - PZ 12 AND 13-15 VILLAGES OF BRIGHT LEAF.PDF

C. Amended Liquor License Application For Larry's Tavern, Which Is Located At 16833 Manchester Road. (Ward - Eight)

Documents:

AMENDED LIQUOR LICENSE - LARRYS TAVERN.PDF

D. P.Z. 11-16 City Of Wildwood Planning And Zoning Commission, C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040

A request to review and consider amendments to the City of Wildwood's Zoning Ordinance – Chapter 415 of the City of Wildwood Municipal Code – for all of its "R" Residence Districts designations (Chapter 415 – Sections 110 through 160), including Chapter 415.090 NU Non-Urban Residence District, along with Chapter 415.030 Definitions, which would thereby consider the addition of new language for group homes for the developmentally disabled that is consistent with current Missouri Revised Statutes. (Wards – All)

Documents:

PUBLIC HEARING - PZ 11-16 CITY OF WW-GROUP HOMES.PDF

VIII. LEGISLATION

A. UNFINISHED BUSINESS

1. (Postponed At The July 11, 2016 City Council Meeting – To Be Un-Postponed)

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 (Second Reading) (Wards – All)

DIRECT BUDGETARY IMPLICATION: Revenue Neutral

Documents:

BILL 2197.PDF

2. (Postponed At The August 22, 2016 City Council Meeting – To Be Un-Postponed)

BILL #2206 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD, MISSOURI WITH *KCI CONSTRUCTION COMPANY* FOR THE CONSTRUCTION OF THE 2nd STATE ROUTE 100 PEDESTRIAN BRIDGE AND ASSOCIATED PLAZA AREAS, AS SHOWN ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS. *Recommended by the Administration/Public Works Committee* (Second Reading) (Wards - Five and Eight)

DIRECT BUDGETARY IMPLICATION: $1,096,870.00 (Base Bid + Bid Alt. 1) Expense

Documents:

BILL 2206.PDF

3. BILL #2207

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A CHANGE IN ZONING FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE R-3 RESIDENCE DISTRICT FOR A ONE AND FOUR-TENTHS (1.4) ACRE TRACT OF LAND THAT IS LOCATED ON THE SOUTHEAST CORNER OF MANCHESTER ROAD AND CENTER AVENUE - P. Z. 1-16 Old Towne Parc, Mike Whalen, Whalen Custom Homes, Inc. *Recommended by the Planning and Zoning Commission* (Second Reading) (Ward - Eight)

Documents:

BILL 2207.PDF

4. BILL #2209

AN ORDINANCE REVISING THE BUDGET FOR THE CITY OF WILDWOOD, MISSOURI, FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2016 AND ENDING ON DECEMBER 31, 2016. *Recommended by the Department of Administration* (Second Reading) (Wards – All)

DIRECT BUDGETARY IMPLICATION: $11,102.00 Expense

Documents:

BILL 2209.PDF

B. NEW BUSINESS

1. BILL #2211

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A DEVELOPMENT FINANCE COOPERATION AGREEMENT WITH PAYNE FAMILY HOMES, LLC, FOR DEVELOPMENT FINANCE INCENTIVES PERTAINING TO THE CONSTRUCTION OF MAIN STREET AND IMPROVEMENTS TO STATE ROUTE 109 (Wards - All)

DIRECT BUDGETARY IMPLICATION: Revenue Neutral

Documents:

BILL 2211.PDF

2. BILL #2212

AN ORDINANCE AUTHORIZING A LOT SPLIT PLAT OF A 9.14 ACRE TRACT OF LAND, KNOWN AS 'ADJUSTED LOT B OF THE BOYLE-HOLCOMB ESTATE,' WHICH WAS SUBJECT TO A BOUNDARY ADJUSTMENT PLAT APPROVED IN 2014, AND SAID TRACT OF LAND IS LOCATED IN SECTION 25, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI; BEING MORE SPECIFICALLY SITUATED ON THE WEST SIDE OF SHEPARD RIDGE ROAD, TO THE NORTHEAST OF ITS INTERSECTION WITH SHEPARD ROAD, FOR THE PURPOSES OF SUBDIVIDING IT INTO TWO (2) PARCELS OF GROUND, HEREAFTER TO BE KNOWN AS LOTS 1 AND 2 OF THE BOYLE-HOLCOMB ESTATE; BEING THREE (3) ACRES AND SIX (6) ACRES IN SIZE, RESPECTIVELY. *Recommended by the Department of Planning* (First Reading) (Ward - Three)

Documents:

BILL 2212.PDF

IX. RESOLUTIONS

A. RESOLUTION #2016-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, CONSENTING TO THE MAYOR'S APPOINTMENT OF LARRY McGOWEN, LARRY GOODSON, RYAN THOMAS, JOSEPH W. VUJNICH, AND STEPHEN V. CROSS TO THE BOARD OF DIRECTORS OF THE CROSSINGS COMMUNITY IMPROVEMENT DISTRICT. (Wards – All)

Documents:

RES 2016-28 APPOINTING CROSSING CID BOARD OF DIRECTORS.PDF

B. RESOLUTION #2016-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH OATES ASSOCIATES, INC., FOR THE DESIGN OF THE MISSOURI ROUTE 100 RAMP WIDENING IMPROVEMENTS AT THE WILDWOOD COMMUNITY PARK WITHIN THE CITY OF WILDWOOD. (Ward – One)
DIRECT BUDGETARY IMPLICATION: $14,000.00 Expense

Documents:

RES 2016-29 ROUTE 100 RAMP WIDENING.PDF

C. RESOLUTION #2016-30

A RESOLUTION AMENDING SECTION TWO OF RESOLUTION # 2016-18, AND AUTHORIZING EXPENDITURES PERTAINING TO THE AGREEMENT WITH MUNDELL & ASSOCIATES, INC. FOR ENVIRONMENTAL CONSULTING SERVICES RELATIVE TO THE ELLISVILLE SUPERFUND SITE WITHIN THE CITY OF WILDWOOD. (Wards – All)
DIRECT BUDGETARY IMPLICATION: $9,000.00 Expense

Documents:

RES 2016-30 APPROVING AMENDMENT TO RESOLUTION 2016-18 (MUNDELL EXPENDITURES).PDF

X. OTHER

A. Receive & File - P.Z. 14-06 City Of Wildwood And Neichter/Throckmorton Development

NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD); east side of Ossenfort Road, north of Brook Hollow Drive; which denied a request for a modification to the site-specific ordinance that governs this fifty-five (55) lot residential subdivision, thereby would have allowed for an extension of time for the commencement of construction to begin upon this tract of land, under a specified and required timeframe. (Ward - One)

Documents:

RECEIVE AND FILE - PZ 14-06 WW AND NIECHTER-THROCKMORTON.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.]

The City of Wildwood will provide reasonable accommodations for persons attending City Council meetings. Requests for reasonable accommodations should be made by contacting Liz Weiss, City Clerk at 636-458-0440 or email at liz@cityofwildwood.com at least 48 hours prior to the start of the meeting."