



WILDWOOD

CITY COUNCIL

WORK SESSION AGENDA

City Hall Council Chambers
16860 Main Street, Wildwood, MO

Monday, February 13, 2023
5:30 P.M.

This meeting of the City Council will be livestreamed
at: <https://www.cityofwildwood.com/1924/Livestream>

This meeting will also be available by video conference at: <https://zoom.us/j/452669612>, or by telephone:
1-312-626-6799, Webinar ID: 452 669 612

- I. CALL TO ORDER
- II. ROLL CALL
- III. MAYOR PRO TEMPORE'S COMMENTS AND ANNOUNCEMENTS
 - A. Alex Lawrence – Field Representative, Office Of Senator Josh Hawley
 - B. Gregory Haug – Candidate For Monarch Fire Protection District Director
- IV. FOR INFORMATION
 - A. Department Of Planning
 1. Update On Village Green Project (Ward Eight)

Documents:

[WS - UPDATE ON VILLAGE GREEN.PDF](#)

2. Update On The Reserve At Wildwood (Ward One)

Documents:

[WS - UPDATE ON THE RESERVE AT WILDWOOD.PDF](#)

- B. Planning And Parks Committee
 1. Pedestrian Bridge Project At Manors Of The Meadows Of Cherry Hills (Ward Eight)

Documents:

[WS - PEDESTRIAN BRIDGE PROJECT.PDF](#)

2. Center Avenue Plan Process (Ward Eight)

Documents:

[WS - CENTER AVENUE PLAN PROCESS.PDF](#)

3. Anniversary Park Improvements (Ward Four)

Documents:

[WS - ANNIVERSARY PARK IMPROVEMENTS.PDF](#)

4. Bid Process For Hardcourt Area In Community Park (Ward One)

Documents:

[WS - BID PROCESS FOR HARDCOURT AREA.PDF](#)

5. Sound And Lighting Contract For 2023 Recreation Events (Wards – All)

Documents:

[WS - SOUND AND LIGHTING CONTRACT FOR 2023.PDF](#)

6. Centaur Time Trial Event Changes (Ward One)

Documents:

[WS - CENTAUR TIME TRIAL EVENT.PDF](#)

7. Development Trends Within Wildwood (Wards - All)

Documents:

[WS - RECENT DEVELOPMENT TRENDS.PDF](#)

8. In-Person And Virtual Recreation Programs (Wards - All)

Documents:

[WS - UPDATE ON IN-PERSON AND VIRTUAL EVENTS.PDF](#)

9. Facility Reservations, Event Registrations, And Ongoing And Long-Term Maintenance Costs For Parks And Trail Facilities (Wards – All)

Documents:

[WS - FACILITY RESERVATIONS EVENT REGISTRATIONS AND ONGOING MAINTENANCE.PDF](#)

C. Watershed Erosion Task Force

1. 2023 Work Program Matrix Updates (Wards – All)

Documents:

[WS - WETF UPDATE ON MATRIX OF TASKS.PDF](#)

D. Historic Preservation Commission

1. Madison Valley (Formally Old Slave Road) Memorial Plaque (Ward One)

Documents:

[WS - HPC MEMORIAL PLAQUE FOR MADISON VALLEY.PDF](#)

2. Wildwood History Book Update (Wards – All)

Documents:

[WS - HPC WILDWOOD HISTORY BOOK UPDATE.PDF](#)

3. 2023 Work Program Update (Wards – All)

Documents:

[WS - HPC WORK PROGRAM UPDATE.PDF](#)

4. Project Within Westland Acres (Ward Two)

Documents:

[WS - HPC WESTLAND ACRES.PDF](#)

E. Administration/Public Works Committee

1. Agreement With GBA Inc. For Route 100 J-Turn Conceptual Engineering Study (Wards One And Six)

Documents:

[WS - CITY CONSULTANT AGREEMENT WITH GBA FOR ROUTE 100 J-TURN TRAFFIC STUDY.PDF](#)

2. Agreement With Kelp Contracting For 2023 Concrete Street And Sidewalk Replacement Project (Wards - All)

Documents:

[WS - CITY CONTRACTOR AGREEMENT FOR 2023 CONCRETE STREET AND SIDEWALK REPLACEMENT PROJECT.PDF](#)

3. Agreement With Go Green! Lawn And Landscape For Landscape Bed Maintenance (Wards One, Two, Four, Five, Seven, And Eight)

Documents:

[WS - AGREEMENT WITH GO GREEN! LAWN AND LANDSCAPE FOR LANDSCAPE BED MAINTENANCE .PDF](#)

4. Modifying The Policy On Public Dedication Of Private Streets To Include Alleys Within Town Center (Wards – All)

Documents:

[WS - RESOLUTION AMENDING THE POLICY ON PUBLIC DEDICATION OF PRIVATE STREETS.PDF](#)

F. Department Of Public Works

1. Old State Road Safety Improvements (Ward Six)

Documents:

[WS - UPDATE ON OLD STATE ROAD SAFETY IMPROVEMENTS.PDF](#)

G. Economic Development Committee

1. Economic Development Committee Report (Wards – All)

Documents:

[WS - EDC REPORT_2.13.23.PDF](#)

H. Department Of Administration

1. City Of Wildwood Investments - Current Status And Plans (Wards – All)

Documents:

[WS - CITY INVESTMENT POLICY 2-13-23.PDF](#)

I. Internet Implementation Committee

1. Project Consultant (Wards – All)

J. February 13, 2023 City Council Meeting Agenda Items

V. FOR ACTION

A. Department Of Administration

1. 2021-2025 Strategic Plan Goals (Wards – All)

Direct Budgetary Impact: N/A

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[WS - 2021-2025 STRATEGIC PLANNING GOALS SPREADSHEET](#)

B. Watershed Erosion Task Force

1. Contract With Wagner And Associates, L.L.C. And Wilson Hydro For Further Stormwater Management Services (Wards Four, Seven, And Eight)

Direct Budgetary Impact: \$50,000

Funding Source: Capital Improvement Sales Tax Funds

Strategic Plan Goal: Erosion Control

Documents:

[WS - STATUS AND NEXT STEPS OF DETENTION AND RETENTION BASINS.PDF](#)

2. Planning And Parks Committee

1. Roadway Escrow For Lot 5 Of Hawks Trail Drive – Plat 6 (Ward Six)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[WS - HAWKS TRAIL DRIVE ESCROW.PDF](#)

2. Reconsideration Of Birch Forest Drive Turnaround – Gate Installation For Fire District (Ward Five)

Direct Budgetary Impact: \$16,830

Funding Source: Capital Improvement Sales Tax Fund FY2022

Strategic Plan Goal: Public Works/Public Safety

Documents:

[WS - BIRCH FOREST TURNAROUND.PDF](#)

VI. MISCELLANEOUS

A. Receive And File

1. P.Z. 15-22 Glenn Scott, 16245 Wynncrest Ridge Court, Wildwood, Missouri 63005, C/O Helio Solar Power, 1017 South Vega Street, Alhambra, California 91801

A request for a Conditional Use Permit (CUP) in the R-1A 22,000 square foot

Residence District - with a Planned Residential Development Overlay District (PRD) - (Street Address: 16245 Wynncrest Ridge Court/Locator Number: 21U240557), for the purpose of installing of roof-mounted solar panels, which are to be so situated on the dwelling as to be visible from the adjoining roadway. 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 Ordinance, which establishes standards and requirements for the installation of all solar panels. The requested permit is required due to the panels' placement on the front facing area of the roofs of the dwelling, thereby causing them to be visible from the adjoining roadway. (Ward Two)

Documents:

[WS - P.Z. 15-22 SCOTT SOLAR.PDF](#)

2. P.Z. 18-22 Schweizer Riding Stable, C/O Christen Schweizer, 1351 Shepard Road, Wildwood, Missouri 63038 – A Request For A Conditional Use Permit (CUP) In The NU Non-Urban Residence District For An Eight (8) Acre Parcel Of Ground That Is Located On The West Side Of Shepard Road, North Of Its Intersection With Christmas Valley Road And Thiel Drive (Street Address: 1351 Shepard Road/St. Louis County Locator Number 20V220171). Proposed Use: A Riding Stable, Inclusive Of A Building And Portion Of The Designated Site, For Purposes Of Offering Riding Lessons To The General Public For Commercial Purposes. (Ward Three)

Documents:

[WS - P.Z. 18-22 SCHWEIZER RIDING STABLE.PDF](#)

3. P.Z. 11-22 Thomas Downey, 2638 Wynncrest Falls Drive, Wildwood, Missouri 63005, C/O StraightUp Solar, 11693 Lilburn Park Road, St. Louis, Missouri 63146

A request for a Conditional Use Permit (CUP) in the R-1A 22,000 square foot Residence District - with a Planned Residential Development Overlay District (PRD) - (Street Address: 2638 Wynncrest Falls Drive/Locator Number: 21U210370), for the installation of roof-mounted solar panels, which are to be so situated on the dwelling as to be visible from the adjoining roadway. 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 Ordinance, which establishes standards and requirements for the installation of solar panels. The requested permit is required due to the panels' placement on the front facing area of the roofs of the dwelling, thereby causing them to be visible from the adjoining roadway. (Ward Two)

Documents:

[WS - P.Z. 11-22 DOWNEY SOLAR.PDF](#)

4. A Response To A Communication From Sharla Bates, Project Manager, Faulk And Foster, Being Dated December 12, 2022, Regarding P.Z. 16-07 Verizon Wireless, C/O Dolan Realty Advisors, LLC, Which Seeks The Planning And Zoning Commission's Review And Action On A Requested Change To The Current Conditional Use Permit (CUP) Governing An Existing One Hundred Fifteen (115)

Foot, Monopole Telecommunications Tower And Related Equipment Shelter.

The tower and shelter are located a sixty-eight (68) acre tract of land (Rockwood Valley Middle School) and, more specifically, on the north side of Babler Park Drive (State Route BA), east of Pond Road (Street Address: 1220 Babler Park Drive/St. Louis County Locator Number: 21W230062); NU Non-Urban Residence District, with a Conditional Use Permit (CUP); such change would thereby allow for the installation of antennas that are not a flush-mounted type inside the tower's canister, but attached onto its exterior, with associated cabling and other equipment. (Ward Three)

Documents:

[WS - P.Z. 16-07 RESPONSE TO VERIZON WIRELESS.PDF](#)

5. A Recommendation Report On A Preliminary Plat For The Wesley Parc Subdivision (P.Z. 31-21 Wesley Parc) That Has Been Submitted By Whalen Custom Homes, Inc.; R-3 10,000 Square Foot Residence District – Neighborhood Edge District Of The Town Center Plan; East Side Of Center Avenue, At Its Intersection With Bordeaux Walk Way (Street Address: 2630 Center Avenue/St. Louis County Locator Number: 24V510034); Which Supports The Approval Of The Four (4) Lot Residential Subdivision On This 1.4 Acre Tract Of Land, With Each Of These Properties Being Over 13,000 Square Feet In Area. (Ward Eight)

Documents:

[WS - WESLEY PARC PRELIMINARY PLAT.PDF](#)

6. A Recommendation Report On A Preliminary Plat For The West Eden Subdivision, Which Has Been Submitted By Whalen Custom Homes, Inc.; NU Non-Urban Residence District; Northeast Corner Of Melrose Road And State Route 100 (Street Address: 18456 Woodland Meadows Drive/St. Louis County Locator Number: 25X520021); Which Supports The Approval Of A Twelve (12) Lot Residential Subdivision On A Sixty-Six (66) Acre Tract Of Land, With Each Of These Properties Being 3.4 Acres In Size In Area. (Ward One)

Documents:

[WS - WEST EDEN PRELIMINARY PLAT.PDF](#)

VII. 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 Megan Eldridge, City Clerk at 636-458-0440 or email at megan@cityofwildwood.com at least 48 hours prior to the start of the meeting.