



WILDWOOD

CITY COUNCIL

AGENDA

City Hall Council Chambers
16860 Main Street, Wildwood, MO

Monday, February 14, 2022
7:00 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. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES – January 24, 2022 Work Session & Regular Meeting Minutes

Documents:

[1-24-2022 DRAFT MINUTES.PDF](#)

- V. PUBLIC PARTICIPATION
 - A. Public Participation And Hearing Procedures
 - B. Officials' Responses
- VI. MAYOR'S ANNOUNCEMENTS AND APPOINTMENTS
 - A. Announcements
 - B. Appointments (See Consent Agenda)
- VII. PUBLIC HEARING(S)
 - A. P.Z. 23 And 23a-21 Westridge Commons, McBride Berra Land Company, LLC., C/O Jeannie M. Aumiller, 17415 North Outer Forty Road, Chesterfield, Missouri 63005

A request for a modification from the 'Workplace District' Designation of the Town Center Regulating Plan to the 'Neighborhood General' District, on a 2.51 acre tract of land consisting of five (5) lots of record, all being located on the north and south sides of New College Avenue, between State Route 109 and West Avenue (Street Addresses: 17001, 17002, 17005, 17006, and 17010 New College Avenue/St. Louis

County Locator Numbers: 24V420362, 24V420351, 24V420313, 24V420340, and 24V420331). Accompanying the aforementioned Regulating Plan modification is a request for a change in zoning from the Amended C-8 Planned Commercial District (P.Z. 14-01 McLain Partners) to the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), for the same tract of land. These requests seek to modify the use of the subject tract of land from its current vacant and undeveloped commercial status to a residential type of use. Proposed Use: A total of eighteen (18), attached single-family dwellings, on individual lots of record, with common ground, and required public space areas. (Ward Eight)

Documents:

[WESTRIDGE COMMONS - PUBLIC HEARING.PDF](#)

- B. P.Z. 29-21 1045 Babler Park Drive, C/O David Spitznagel, 1045 Babler Park Drive, Wildwood, Missouri 63005

A request for a change in zoning from the FPPS Floodplain Parks and Scenic District and PS Park and Scenic District to the FPNU Floodplain Non-Urban Residence District and NU Non-Urban Residence District upon a parcel of ground that is 6.53 acres in size, which is located on the west side of Babler Park Drive (State Route BA), north of its intersection with Pond Road. The property was previously part of Babler State Park but was sold into private ownership by the State of Missouri. Such sale, and now the property's use for residential purposes, necessitates the request for zoning change. (Ward One)

Documents:

[1045 BABLER PARK DRIVE - SPITZNAGEL - PUBLIC HEARING.PDF](#)

VIII. LEGISLATION

A. UNFINISHED BUSINESS

1. BILL 2667

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE THE ATTACHED DEED, EXHIBIT, AND OTHER DOCUMENTATION, WHICH THEREBY WILL GRANT A TWO HUNDRED (200) SQUARE FOOT EASEMENT ONTO A PUBLIC PROPERTY TO THE UNION ELECTRIC COMPANY, D/B/A AMEREN MISSOURI, WHICH WOULD BE LOCATED ON THE WESTERN END OF KOHN PARK. Recommended by the Department of Planning (Second Reading) (Ward One)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2667.PDF](#)

2. (TO BE TABLED) BILL 2668

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A MINOR SUBDIVISION PLAT THAT WILL RESULT IN THE CREATION OF THREE (3) LOTS OF RECORD, ALL OVER TEN (10) ACRES IN SIZE, WHICH ARE TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER (¼) OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE 5TH PRINCIPAL MERIDIAN, WITH SUCH BEING MORE SPECIFICALLY LOCATED ON THE SOUTH SIDE OF MANCHESTER ROAD, NORTH OF MELROSE ROAD, WHICH WILL HEREAFTER BE KNOWN AS THE "ZEISER FARMS." Recommended by the Department of Planning (Second Reading) (Ward Six)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2668.PDF](#)

B. NEW BUSINESS

1. BILL 2669

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A MINOR SUBDIVISION PLAT OF A TEN (10) ACRE PROPERTY THAT IS LOCATED WITHIN THE SHILOH SUBDIVISION (SHILOH OAKS LANE), WHICH WOULD THEREBY CREATE THREE (3) LOTS, ALL BEING WITHIN FRACTIONAL SURVEY SECTION 33, TOWNSHIP 45 NORTH, RANGE 3 EAST, WITH NO PARCEL OF GROUND LESS THAN THREE (3) ACRES IN SIZE AND NOW KNOWN HEREAFTER AS THE "JGH SUBDIVISION." Recommended by the Department of Planning (First Reading) (Ward One)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2669.PDF](#)

2. BILL 2670

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AN AMENDED CONTRACT WITH WILSON HYDRO, L.L.C., FOR THE PROVISION OF PROFESSIONAL SERVICES IN SUPPORT OF THE WATERSHED EROSION TASK FORCE'S EFFORTS TO BEGIN THE PERMITTING PROCESS IN ASSOCIATION WITH FOUR (4) PROJECTS THAT

WILL BE REQUIRED TO OBTAIN FEDERAL, STATE, AND LOCAL AGENCIES' APPROVALS, BEFORE CONSTRUCTION, ALL OF WHICH HAVE BEEN IDENTIFIED AS IN CRITICAL NEED OF REPAIR. *Recommended by the Watershed Erosion Task Force and the Planning and Parks Committee (First Reading) (Wards – All)*

Direct Budgetary Impact: Additional \$9,700

Funding Source: Capital Improvement Program FY2022

Strategic Plan Goal: Erosion Control

Documents:

[BILL 2670.PDF](#)

3. BILL 2671

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH TODD WAGNER, WAGNER & ASSOCIATES, TO PROVIDE PROFESSIONAL CONSULTING SERVICES RELATING TO THE RESERVE AT WILDWOOD PROJECT, A FIFTY (50) ACRE DEVELOPMENT SITE RECOMMENDED FOR ONE HUNDRED THIRTY-TWO (132) HOMESITES BY THE PLANNING AND ZONING COMMISSION. *Recommended by the Department of Planning and Parks (First Reading) (Ward One)*

Direct Budgetary Impact: \$14,325

Funding Source: Department of Planning Operating Budget

Strategic Plan Goal: N/A

Documents:

[BILL 2671.PDF](#)

4. BILL 2672

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE APPROVAL OF A REPLACEMENT DEPOSIT AGREEMENT, WITH EXTENSIONS OF THE ASSOCIATED LETTERS OF CREDIT, WHICH ARE MADE PART HEREOF AND ATTACHED HERETO, FOR THE "VILLAGES AT BRIGHTLEAF SUBDIVISION - PLAT ONE"; A SEVENTY-ONE (71) LOT RESIDENTIAL SUBDIVISION LOCATED IN SECTION ONE, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE NORTHWEST CORNER OF STATE ROUTE 100 AND TAYLOR ROAD. *Recommended by the Department of Planning (First Reading) (Ward Five)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2672.PDF](#)

5. BILL 2673

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE APPROVAL OF A REPLACEMENT DEPOSIT AGREEMENT, WITH EXTENSIONS OF THE ASSOCIATED LETTERS OF CREDIT, WHICH ARE MADE PART HEREOF AND ATTACHED HERETO, FOR THE "VILLAGES AT BRIGHTLEAF SUBDIVISION - PLAT TWO"; A NINETEEN (19) LOT RESIDENTIAL SUBDIVISION LOCATED IN THE SECTION ONE, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE NORTHWEST CORNER OF STATE ROUTE 100 AND TAYLOR ROAD. **Recommended by the Department of Planning** (First Reading) (Ward Five)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2673.PDF](#)

6. BILL 2674

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS AND OTHER ITEMS THAT ARE NECESSARY TO VACATE A MULTIPLE-USE TRAIL EASEMENT TO THE BENEFIT OF THE CITY OF WILDWOOD, AND THEN, THEREAFTER, RE-ESTABLISH THE SAME AT A NEW LOCATION WITHIN THE MANORS AT THE MEADOWS OF CHERRY HILLS SUBDIVISION, OF WHICH THE THREE (3) TRUSTEES HAVE AGREED AND SIGNED SAID INSTRUMENTS TO THIS EFFECT AND THEREBY APPROVING SUCH. **Recommended by the Planning and Parks Committee** (First Reading) (Ward Eight)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2674.PDF](#)

IX. RESOLUTIONS

A. RESOLUTION 2022-6

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, THAT HEREBY ENDORSES AND COMMITTS THE SUM OF SEVEN HUNDRED THOUSAND DOLLARS (\$700,000.00), REPRESENTING THE COMMUNITY'S MATCH AS THE PROJECT SPONSOR AND APPLICANT TO THE LAND AND WATER CONSERVATION FUND (LWCF), FOR THE DEVELOPMENT OF THE FIRST PHASE OF WILDWOOD'S "VILLAGE GREEN" PROJECT. Recommended by Planning and Parks Committee (Ward Eight)

Direct Budgetary Impact: \$700,000 (FY2023)

Funding Source: Capital Improvement Program FY2023

Strategic Plan Goal: Enhanced Green Space

Documents:

[RESOLUTION 2022-6.PDF](#)

X. CONSENT AGENDA

A. Mayor's Appointments

1. Christopher Hammond – (Ward Three) – Historic Preservation Commission – Term Ending December 2024

Documents:

[APPOINTMENT MEMO.HPC - HAMMOND.2022.PDF](#)

XI. MISCELLANEOUS

XII. 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.