



# WILDWOOD

## CITY COUNCIL

### AGENDA

City Hall Council Chambers  
16860 Main Street, Wildwood, MO

Monday, April 11, 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 – March 14, 2022 Work Session & Regular Meeting Minutes

Documents:

[3-14-2022 DRAFT MINUTES.PDF](#)

- V. PUBLIC PARTICIPATION
  - A. Public Participation And Hearing Procedures
  - B. Officials' Responses
- VI. MAYOR'S ANNOUNCEMENTS AND APPOINTMENTS
  - A. Announcements
    1. The McReynolds Award To The Historic Preservation Commission
  - B. Appointments
    1. Lezli Jones – (Ward Five) – Architectural Review Board (Alternate) – Unexpired Term Ending May 31, 2025

Documents:

[APPOINTMENT MEMO.ARB.JONES.PDF](#)

- VII. PUBLIC HEARING(S)
  - A. Liquor License Application For Craft Acquisitions, LLC D/B/A Craft, Which Is Located At 16524 Manchester Road (Ward Seven)

Documents:

[PUBLIC HEARING - CRAFT.PDF](#)

- B. Liquor License Application For Cardinal SSC – Wildwood LLC D/B/A Sunny Street Café, Which Is Located At 2480 Taylor Road (Ward Eight)

Documents:

[PUBLIC HEARING - SUNNY STREET CAFE.PDF](#)

- C. H.R. 1-21 The Marianist Province Of The U.S., C/O Merle Wilberding And Chris Conard, 4425 West Pine Boulevard, St. Louis, Missouri 63108

A request to remove a family retreat lodge, which is located at 4000 State Route 109 (Locator Number: 26V310045), known as Marycliff (formerly Woodcliff), c. 1905, per St. Louis County Tax Records, c. 1891, per City of Wildwood's Historic Building Inventory [Survey 2014-15, Updated July 2019, Page 120 of 343], from the City's Historic Register. This tract of land is zoned NU Non-Urban Residence District. The property owners have applied to rescind the Wildwood Historic Registry designation (Ordinance #2475), noting the original plans to renovate and preserve Marycliff are no longer feasible. The owners are entitled to remove the property from the list, given the designation was not in conjunction with a historic zoning district or overlay, or in conjunction with an ordinance expressly granting economic or regulatory incentives. (Ward Six)

Documents:

[PUBLIC HEARING - MARYCLIFF RESIDENCE.PDF](#)

VIII. LEGISLATION

A. UNFINISHED BUSINESS

1. BILL #2675

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN EXTENSION OF THE CITY-CONTRACTOR AGREEMENT WITH KELPE CONTRACTING, INC. ON BEHALF OF THE CITY OF WILDWOOD FOR THE 2022 CONCRETE STREET AND SIDEWALK REPLACEMENT PROJECT. Recommended by the Administration/Public Works Committee (Second Reading) (Wards - All)

Direct Budgetary Impact: \$885,500

Funding Source: Road and Bridge Fund

Strategic Plan Goal: None

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/31729?FILEID=33648](https://www.cityofwildwood.com/agendacenter/viewfile/item/31729?fileid=33648)

Documents:

[BILL 2675.PDF](#)

2. BILL #2676

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY AND REQUIRED ITEMS RELATING TO A PROFESSIONAL SERVICE AGREEMENT WITH HUMAN NATURE AND CIVIL DESIGN, INC. (CDI) FOR THE DEVELOPMENT AND COMPLETION OF DESIGN, ENGINEERING, AND BID SPECIFICATIONS AND PLANS FOR PHASE ONE OF WILDWOOD VILLAGE GREEN IN TOWN CENTER AREA. Recommended by

the Planning and Parks Committee (Second Reading) (Ward Eight)

Direct Budgetary Impact: \$193,000

Funding Source: Capital Improvement Program FY2022

Strategic Plan Goal: Enhanced Green Space

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/31575?FILEID=33592](https://www.cityofwildwood.com/agendacenter/viewfile/item/31575?fileid=33592)

Documents:

[BILL 2676.PDF](#)

3. BILL #2683

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A MINOR SUBDIVISION PLAT OF A TWENTY-NINE AND EIGHT-TENTHS (29.8) ACRE PARCEL OF GROUND THAT IS LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE 5TH PRINCIPAL MERIDIAN, AND MORE SPECIFICALLY SITUATED AT THE TERMINUS OF CHATEAU LANE, TO BE HEREAFTER KNOWN AS "CHATEAU FOREST" SUBDIVISION. 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 2683.PDF](#)

4. BILL #2686

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CITY CONTRACT ON BEHALF OF THE CITY WITH GO GREEN! LAWN AND LANDSCAPE, L.L.C., FOR THE MAINTENANCE OF CERTAIN NATIVE LANDSCAPING AREAS WITHIN THE CITY. Recommended by the Administration/Public Works Committee (Second Reading) (Wards One, Five, and Eight)

Direct Budgetary Impact: \$48,200

Funding Source: Road and Bridge Fund

Strategic Plan Goal: N/A

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/31962?FILEID=33755](https://www.cityofwildwood.com/agendacenter/viewfile/item/31962?fileid=33755)

Documents:

[BILL 2686.PDF](#)

5. BILL #2687

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CONTRACT ON BEHALF OF THE CITY WITH N.B. WEST CONTRACTING COMPANY FOR THE RESURFACING OF VARIOUS PUBLIC STREETS WITHIN THE CITY, INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS. Recommended by the Administration/Public Works Committee (Second Reading) (Wards Five and Six)

Direct Budgetary Impact: \$600,000

Funding Source: Road and Bridge Fund

Strategic Plan Goal: N/A

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/31963?FILEID=33739](https://www.cityofwildwood.com/agendacenter/viewfile/item/31963?fileid=33739)

Documents:

[BILL 2687.PDF](#)

B. NEW BUSINESS

1. BILL #2688

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A MUNICIPAL AGREEMENT BY AND BETWEEN THE CITY OF WILDWOOD, MISSOURI, AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE CONSTRUCTION AND MAINTENANCE OF A NEW ROUNDABOUT ON STATE ROUTE 109/ROUTE CC AT WILD HORSE CREEK ROAD AND SOUTH EATHERTON ROAD. Recommended by the Administration/Public Works Committee (First Reading) (Ward One)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2688.PDF](#)

2. BILL #2689

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, ESTABLISHING THE BOUNDARIES OF THE SPECIAL CIRCUMSTANCES OVERLY DISTRICT (SCOD) BY INCLUDING THEREIN FIVE LEGAL LOTS OF RECORDS, ALL BEING HEREIN IDENTIFIED, WITH SAID ACTION BEING CONSISTENT WITH THE LETTER OF RECOMMENDATION COMPLETED AND SUBMITTED BY THE PLANNING AND ZONING COMMISSION AND DATED FEBRUARY 7, 2022. Recommended by the Planning and Zoning Commission (First Reading) (Ward Two)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Background Information:

<HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/32001?FILEID=33747>

Documents:

[BILL 2689.PDF](#)

### 3. BILL #2690

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING EXISTING PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #727, AND ITS CORRESPONDING CONDITIONAL USE PERMIT (CUP), BY DELETING IN ITS ENTIRETY SECTION ONE - PERMITTED USES, SECTION 4(m.) - PARKING REQUIREMENTS, AND SECTIONS 4(v. and x.) - MISCELLANEOUS CONDITIONS, AND THEREAFTER REPLACING THEM WITH A NEW SECTION ONE - PERMITTED USES, SECTION 4(m.) - PARKING REQUIREMENTS, AND SECTIONS 4(v. and x.) - MISCELLANEOUS CONDITIONS, WHICH WOULD PERMIT THE INSTALLATION OF DOG RUNS, ESTABLISH THE PROCESSES AND STANDARDS FOR ARCHITECTURAL REVIEW OF CERTAIN STRUCTURES, AND ALLOW FOR ADDITIONAL PET-RELATED ACTIVITIES ON THIS 7.9-ACRE SITE, WITH SAID ACTION BEING CONSISTENT WITH THE LETTER OF RECOMMENDATION COMPLETED AND SUBMITTED BY THE PLANNING AND ZONING COMMISSION THAT IS DATED MARCH 7, 2022.

Recommended by the Planning and Zoning Commission (First Reading) (Ward Six).

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2690.PDF](#)

### 4. BILL #2691

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A BOUNDARY ADJUSTMENT PLAT BETWEEN TWO PROPERTIES UNDER THE SAME OWNERSHIP TO ADDRESS A PREVIOUS ENCROACHMENT ONTO ST. LOUIS COUNTY, MISSOURI PARK PROPERTY, ALL OF WHICH ARE PART OF U.S. SURVEY 2032, SECTION 15, AND ALSO BEING A PORTION OF TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED AT THE TERMINUS OF STONESTHROW DRIVE, TO BE HEREAFTER KNOWN AS "LOT CONSOLIDATION PLAT OF LOT 4 STONESTHROW EQUESTRIAN ESTATES, PLAT BOOK 346, PAGE 395." Recommended by the Department of Planning (First Reading) (Ward Six)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2691.PDF](#)

5. BILL #2692

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO A CITY/CONTRACTOR AGREEMENT WITH IDEAL LANDSCAPING GROUP, FOR THE DEVELOPMENT OF PHASE TWO OF THE BLUFF VIEW PARK PROJECT, AS INDICATED IN THE BID DOCUMENTS AND SPECIFICATIONS, WHICH INCLUDES THE BASE PROPOSAL AND ADD ALTERNATES #1 AND #3, IN KEEPING WITH THE DOCUMENTATION SUBMITTED BY SUCH IN RESPONSE TO THE CITY'S ADVERTISEMENT IN THIS REGARD. Recommended by the Planning and Parks Committee (First Reading) (Ward Six)

Direct Budgetary Impact: \$738,000

Funding Source: Grant (\$525,000) and Capital Improvement Program FY2022

Strategic Plan Goal: Public Works/Public Safety

Documents:

[BILL 2692.PDF](#)

6. BILL #2693

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH A CERTAIN LANDOWNER CONTROLLING A TOTAL OF A SINGLE PROPERTY LOCATED AT 713 GRAND AVENUE/ST. LOUIS COUNTY LOCATOR NUMBER 26V621158, FOR THE TOTAL AMOUNT OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00), WHICH WILL ADD ADDITIONAL LAND AREA TO GLENCOE CITY'S PARK, BEING ALONG ITS NORTHERNMOST BOUNDARY. Recommended by the City Council (First Reading) (Ward Six)

Direct Budgetary Impact: \$25,000

Funding Source: Capital Improvement Program FY2022

Strategic Plan Goal: Enhanced Green Space

Documents:

[BILL 2693.PDF](#)

7. BILL #2694

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REAUTHORIZING THE ADJUSTMENT OF FOUR LEGAL LOTS OF RECORD INTO TWO PARCELS OF GROUND, SUCH BEING ADJUSTED LOTS A, B, AND C OF THE BOUNDARY ADJUSTMENT SURVEY (PLAT BOOK 274, PAGE 63) AND A TRACT OF LAND BEING IN SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST, AND MORE SPECIFICALLY, SITUATED ON THE EAST SIDE OF WOODS AVENUE, SOUTH OF MANCHESTER ROAD, TO BE HEREAFTER KNOWN AS "RODGERS

DRIVE BOUNDARY ADJUSTMENT PLAT.” Recommended by the Department of Planning (First Reading) (Ward Eight)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2694.PDF](#)

8. BILL #2695

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN AGREEMENT BY AND BETWEEN THE CITY OF WILDWOOD, MISSOURI, AND METRO WEST FIRE PROTECTION DISTRICT FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF A PRIORITY CONTROL SIGNAL SYSTEM AT CITY-OWNED AND MAINTAINED TRAFFIC SIGNALS. Recommended by the Board of Public Safety (First Reading) (Wards Seven and Eight)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2695.PDF](#)

9. BILL #2696

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS AND OTHER ITEMS THAT ARE NECESSARY TO ESTABLISH A MULTIPLE-USE TRAIL EASEMENT TO THE BENEFIT OF THE CITY OF WILDWOOD, MISSOURI, WITHIN AN EXISTING COMMON GROUND AREA OF THE ENCLAVES AT CHERRY HILLS SUBDIVISION, OF WHICH THE THREE TRUSTEES HAVE AGREED AND SIGNED SAID INSTRUMENTS TO THIS EFFECT AND THEREBY APPROVING SUCH. Recommended by the Department of Planning (First Reading) (Ward Seven)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: Enhanced Green Space

Documents:

[BILL 2696.PDF](#)

IX. RESOLUTIONS

A. RESOLUTION #2022-8

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE PURCHASE OF ONE PORTABLE CHANGEABLE MESSAGE SIGN FROM AMERICAN SIGNAL COMPANY THROUGH THE STATE OF MISSOURI COOPERATIVE PROCUREMENT PROGRAM.  
Recommended by the Board of Public Safety (Wards - All)

Direct Budgetary Impact: \$18,631.66

Funding Source: General Fund (Public Safety Sales Tax)

Strategic Plan Goal: None

Documents:

[RESOLUTION 2022-8.PDF](#)

X. CONSENT AGENDA

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](mailto:megan@cityofwildwood.com) at least 48 hours prior to the start of the meeting.