



# WILDWOOD

## CITY COUNCIL

### AGENDA - Second Session

City Hall Council Chambers  
16860 Main Street, Wildwood, MO

Monday, May 8, 2023  
6:30 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. PUBLIC PARTICIPATION
  - A. Public Participation And Hearing Procedures
  - B. Officials' Responses
- IV. MAYOR'S ANNOUNCEMENTS AND APPOINTMENTS
  - A. Announcements
  - B. Appointments
    - 1. Mayor Pro Tempore
    - 2. City Council Liaison – Planning And Zoning Commission
    - 3. Mayor Membership – Planning And Zoning Commission
    - 4. Council Standing Committee Assignments

Documents:

[2023-2024 COUNCIL COMMITTEE ASSIGNMENTS.PDF](#)

- 1. Administration/Public Works
- 2. Planning/Parks
- 3. Economic Development
- 5. Council Committee Liaisons

Documents:

[2023-2024 COUNCIL LIAISONS.PDF](#)

1. Historic Preservation Commission (2)
2. Architectural Review Board (1)
6. Council Committee Members

Documents:

[2023-2024 COUNCIL LIAISONS.PDF](#)

1. Board Of Public Safety (1)
2. Wildwood Celebration Commission (1)
7. (Ward Two) – Wildwood Celebration Commission – Term Ending December 31, 2024

#### V. PUBLIC HEARING(S)

- A. P.Z 16-22 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040 – A Request To Review Amendments To Regulations And Requirements Contained In Chapter 415 Of The Zoning Ordinance Of The City Of Wildwood, Missouri, Pertaining To Roof-Mounted Solar Panels Or Other Roof-Mounted Solar Energy Systems Within The Residential Zoning Districts (“R” Districts) And The “NU” Non-Urban Residence District, Including, But Not Limited To, Their Installation In A Manner Where They Are Visible From An Adjoining Or Adjacent Roadway, And The Procedures For Their Approval. (Wards – All)

Documents:

[P.Z. 16-22 SOLAR ENERGY SYSTEMS.PDF](#)

- B. P.Z. 20-22 Greenberg Development Company, L.L.C., P.O. Box 486, Wildwood, Missouri 63038 – A Request For The Modification Of The Town Center Regulating Plan For A 4.6 Acre Tract Of Land That Is Currently Designated By It As “Workplace District” To The “Neighborhood General District” To Accommodate Its Use For A Maximum Of Eleven (11), Single Family Detached Dwellings On Individual Lots And Associated Parking Areas (Street Address: 16795 Manchester Road/ St. Louis County Locator Numbers: 24V630312); Northwest Corner Of The Manchester Road And Taylor Road Intersection. (Ward Eight)

Documents:

[P.Z. 20 AND 21-22 GREENBERG DEVELOPMENT.PDF](#)

- C. P.Z. 21-22 Greenberg Development Company, L.L.C., P.O. Box 486, Wildwood, Missouri 63038

A request for a change in zoning for a total of five (5) properties that are currently designated either Amended C-8 Planned Commercial District (Street Addresses: 16720 and 16780 Main Street/St. Louis County Locator Numbers: 23V310581 and 23V310561), C-8 Planned Commercial District (Street Address: 16700 Main Street/St. Louis County Locator Number: 23V310570), and NU Non- Urban Residence District (Street Addresses: 16795 and 16727 Manchester Road/St. Louis County Locator Numbers: 24V630303 and 24V630312) to the 2nd Amended C-8 Planned Commercial District (Street Addresses: 16720 and 16780 Main Street/St. Louis County Locator Numbers: 23V310581 and 23V310561), Amended C-8 Planned Commercial District, and C-8 Planned Commercial District, including a Conditional Use Permit (CUP) (Street Addresses: 16700 Main Street and 16795 and 16727 Manchester Road/St. Louis County Locator Numbers: 23V310570, 24V630312 and 24V630303), all in association with an overall tract of land that is 11.8 acres, which would thereby authorize a mixed-use development in the City’s Town Center Area, such to be located on the west side of Taylor Road, between Main Street and Manchester Road. Proposed Uses: All C-2 Shopping District Permitted and Conditional Uses, a Maximum of One Hundred Eighty-Nine (189) Multiple- Family Units, and a Maximum of Eleven (11), Single Family Detached Dwellings on Individual Lots, along with Public Space (pickleball courts and others), Stormwater Management Facilities, and Parking Areas. (Ward Eight)

Documents:

[P.Z. 20 AND 21-22 GREENBERG DEVELOPMENT.PDF](#)

## VI. LEGISLATION

### A. NEW BUSINESS

#### 1. BILL #2791

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REVISING THE BUDGET FOR THE CITY OF WILDWOOD, MISSOURI FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2022 AND ENDING ON DECEMBER 31, 2022. Recommended by the Interim City Administrator (First Reading) (Wards - All)

Direct Budgetary Impact: \$2,953,064 increase to Total Ending Fund Balance

Funding Source: All Funds

Strategic Plan Goal: N/A

Documents:

[BILL 2791.PDF](#)

#### 2. BILL #2792

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CONTRACT 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 (First Reading) (Wards One and Five)

Direct Budgetary Impact: \$668,072.54

Funding Source: Road and Bridge Fund

Strategic Plan Goal: Public Works/Public Safety

Documents:

[BILL 2792.PDF](#)

#### 3. BILL #2793

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A SUCCESSOR DEVELOPER AGREEMENT, INCLUDING AN ACCOMPANYING CASH DEPOSIT, WITH THE HOMESTEAD ESTATES AT WILDWOOD HOMEOWNERS ASSOCIATION FOR THE RELEASE OF CERTAIN FUNDS FROM THE DEFAULTED ESCROW ACCOUNTS THAT ARE ASSOCIATED WITH THIS RESIDENTIAL SUBDIVISION, THEREBY ALLOWING FOR THE CITY'S REIMBURSEMENT TO THIS ENTITY FOR ITS COMPLETION OF STREET CORRECTIONS, AS SHOWN ON THE APPROVED IMPROVEMENT PLANS. Recommended by Department of Planning (First Reading) (Ward One)

Direct Budgetary Impact: \$378,35.66 (Defaulted Escrows)

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2793.PDF](#)

4. BILL #2794

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A MINOR SUBDIVISION PLAT FOR A ONE ACRE PARCEL OF GROUND INTO THREE LOTS OF RECORD, BEING ADJUSTED LOT 1 OF THE STRECKER-AMANT SUBDIVISION, A BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION ONE, TOWNSHIP 44 NORTH, RANGE 3 EAST, LOCATED ON THE NORTHEAST CORNER OF MANCHESTER ROAD AND LINDY LANE, AND TO BE HEREAFTER KNOWN AS "17011 MANCHESTER ROAD SUBDIVISION." *Recommended by Department of Planning (First Reading) (Ward Eight)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2794.PDF](#)

5. BILL #2795

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR THE CONSOLIDATION OF TWO LOTS THAT ARE PART OF THE HENCKEN VALLEY ESTATES SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, SPECIFICALLY LOCATED AT THE TERMINUS OF HENCKEN VALLEY ESTATES DRIVE, AND TO BE HEREAFTER KNOWN AS THE "CONSOLIDATION OF LOTS 8 AND 9 OF HENCKEN VALLEY ESTATES RESUBDIVISION. *Recommended by Department of Planning (First Reading) (Ward Six)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2795.PDF](#)

6. BILL #2796

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH PATTERN IVES L.L.C. FOR PROFESSIONAL SERVICES RELATING TO THE DEVELOPMENT OF DESIGN AND ENGINEERING PLANS AND BID SPECIFICATIONS FOR THE REASSEMBLY OF THE ESSEN LOG CABIN, WHICH WAS

DONATED BY ITS FAMILY, AND WILL BE LOCATED IN THE CITY'S VILLAGE GREEN, CONSISTENT WITH THE HISTORIC PRESERVATION COMMISSION'S REPORT DATED MARCH 23, 2023. Recommended by Historic Preservation Commission (First Reading) (Ward Eight)

Direct Budgetary Impact: \$39,840

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2796.PDF](#)

#### 7. BILL #2797

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

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2797.PDF](#)

### VII. FIRST READINGS FROM HEARINGS WITH FAVORABLE CITY RECOMMENDATION

#### A. BILL #2798

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING THE REZONING OF FIVE PROPERTIES TO THE AMENDED C-8 PLANNED COMMERCIAL DISTRICT AND C-8 PANNED COMMERCIAL DISTRICT, ALONG WITH A CONDITIONAL USE PERMIT (CUP), TO ACCOMMODATE A MIXED-USE DEVELOPMENT, WHICH INCLUDES UP TO 11 SINGLE-FAMILY DWELLINGS ON INDIVIDUAL LOTS, 189 MULTIPLE-FAMILY UNITS IN A COMBINATION OF STRUCTURES, AND A FOUR-STORY COMMERCIAL/RESIDENTIAL BUILDING, WHICH IS CONSISTENT WITH THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION DATED APRIL 3, 2023. Recommended by Planning and Zoning Commission (First Reading) (Ward Eight)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/35688?FILEID=43197](https://www.cityofwildwood.com/agendacenter/viewfile/item/35688?fileid=43197)

Documents:

[BILL 2798.PDF](#)

B. BILL #2799

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING TITLE IV OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD BY DELETING SECTION 415.090(C)(35) (A-B), SECTION 415.090(D)(1)(A-H), SECTION 415.110(C)(24A), SECTION 415.110(D)(1)(A-H), SECTION 415.120(C)(16)(A), SECTION 415.120(D)(1)(A-H), SECTION 415.130(17)(A), SECTION 415.130(17)(D)(1)(A-H), SECTION 415.140(16)(A), SECTION 415.140(16)(D)(1)(A-H), SECTION 415.150(17)(A), SECTION 415.150(17)(D)(1)(A-H), SECTION 415.160(17)(A), AND SECTION 415.160(17)(D)(1)(A-H), IN THEIR ENTIRETY, AND ENACTING, IN LIEU THEREOF, A NEW SECTION 415.630 FOR THE REGULATION SOLAR ENERGY SYSTEMS WITHIN THE CITY. Recommended by Planning and Zoning Commission (First Reading) (Wards - All)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/35687?FILEID=43196](https://www.cityofwildwood.com/agendacenter/viewfile/item/35687?fileid=43196)

Documents:

[BILL 2799.PDF](#)

VIII. RESOLUTIONS

A. RESOLUTION #2023-9

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH TSI GLOBAL COMPANIES, L.L.C. FOR THE PURCHASE, DELIVERY, AND INSTALLATION OF AUDIO EQUIPMENT IN THE COMMUNITY ROOM OF THE WILDWOOD MUNICIPAL BUILDING. Recommended by the Interim City Administrator (Wards - All)

Direct Budgetary Impact: \$13,130.86

Funding Source: City Hall Capital Investment Fund

Strategic Plan Goal: N/A

Documents:

[RESOLUTION 2023-9.PDF](#)

B. RESOLUTION #2023-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH ALLIED SERVICES, LLC, D/B/A REPUBLIC SERVICES OF BRIDGETON AND GATEWAY DISPOSAL, LLC FOR SOLID WASTE COLLECTION AND DISPOSAL SERVICES. Recommended by the Administration/Public Works Committee (Wards - All)

Direct Budgetary Impact: No Direct Cost to City

Funding Source: N/A

Strategic Plan Goal: Public Works/Public Safety

Documents:

[RESOLUTION 2023-10.PDF](#)

IX. CONSENT AGENDA

X. MISCELLANEOUS

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 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.