



WILDWOOD

CITY COUNCIL

AGENDA

City Hall Council Chambers
16860 Main Street, Wildwood, MO

Monday, June 13, 2022
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. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES (See Consent Agenda)
- V. PUBLIC PARTICIPATION
 - A. Public Participation And Hearing Procedures
 - B. Officials' Responses
- VI. MAYOR'S ANNOUNCEMENTS AND APPOINTMENTS
 - A. Announcements
 1. The McReynolds Award - Historic Preservation Commission
 2. GFOA Certificate Of Achievement And Award Of Financial Reporting Achievement – City Of Wildwood And Dawn Kaiser
 - B. Appointments (See Consent Agenda)
- VII. PUBLIC HEARING(S)
 - A. P.Z. 24-21 City Of Wildwood Planning And Zoning Commission, C/O Department Of Planning, City Hall, 16860 Main Street, Wildwood, Missouri 63040

A request for the consideration of possible changes to the regulations that are associated with Chapter 415.030 Definitions, Chapter 415.090 NU Non-Urban Residence District, Chapter 415.110 R-1 One Acre Residence District, Chapter 415.120 R-1A 22,000 square foot Residence District, Chapter 415.130 R-2 15,000 square foot Residence District, Chapter 415.140 R-3 10,000 square foot Residence District, Chapter 415.150 R-4 7,500 square foot Residence District, and Chapter 415.160 R-6A 4,500 square feet Residence District of the City of Wildwood's Zoning Ordinance that are intended to clarify the allowances and/or prohibitions for short-term rentals within this community. Planning and Zoning Commission Recommendation: Approval of clarifications to the City's regulations relative to short-term rentals. (Wards – All)

Documents:

[P.Z. 24-21 SHORT-TERM RENTALS.PDF](#)

- B. P.Z. 28-21 Ashleigh Grove, Cypress Real Estate, L.L.C., C/O Daniel Stegmann, 16100 Swingley Ridge Road, Suite 210, Chesterfield, Missouri 63017

A request for a change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District, with a Planned Residential Overlay District (PRD), for five (5) acre parcel of ground that is designated the 'Neighborhood Edge' District of the Town Center Regulating Plan, and located on the west side of Center Avenue, south of its intersection with Manchester Road (Street Address: 2623 Center Avenue/St. Louis County Locator Number: 24V420032). Proposed Use: A total of twelve (12) new single-family dwellings, along with the retention of the existing residence, thereby totaling thirteen (13) units all being on individual lots of record, with street improvements, common ground, and required public space areas. Planning and Zoning Commission Recommendation: Approval of a total of eleven (11) new single-family dwellings, along with the retention of the existing residence, thereby totaling twelve (12) units all being on individual lots of record, with street improvements, common ground, and required public space areas. (Ward Eight)

Documents:

[P.Z. 28-21 ASHLEIGH GROVE.PDF](#)

- C. P.Z. 32-21 Grover Heights – Lot 7A, C/O Mike Whalen, Whalen Custom Homes, 338 South Kirkwood Road, Kirkwood, Missouri 63122

A request for a change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District for a 0.69 acre parcel of ground (three (3) lots of record) that is designated the 'Neighborhood Edge' District of the Town Center Regulating Plan, and located at the southwest corner of Manchester Road and East Avenue (Street Addresses: 17014 and 17016 Manchester Road/St. Louis County Locator Numbers: 24V510452 and 24V510188). Planning and Zoning Commission Recommendation: Support of one (1) single-family dwelling on an individual lot of record. (Ward Eight)

Documents:

[P.Z. 32-21 GROVER HEIGHTS.PDF](#)

VIII. LEGISLATION

A. UNFINISHED BUSINESS

1. BILL #2706

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A CHANGE IN ZONING FROM THE R-1 ONE ACRE RESIDENCE DISTRICT, WITH A CONDITIONAL USE PERMIT (CUP), TO THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT, FOR A 1.4-ACRE TRACT OF LAND THAT IS LOCATED ON THE SOUTHEAST CORNER OF CENTER AVENUE AND BORDEAUX WALK WAY. Recommended by the Department of Planning (Second 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/32371?FILEID=33977](https://www.cityofwildwood.com/agendacenter/viewfile/item/32371?fileid=33977)

Documents:

[BILL 2706.PDF](#)

2. BILL #2707

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CITY-CONSULTANT AGREEMENT WITH HR GREEN, INC. TO COMPLETE A TRAFFIC STUDY OF STATE ROUTE 109, FROM STATE ROUTE BA (SOUTH) TO CLAYTON ROAD, WHICH WILL EVALUATE AND RECOMMEND FUTURE IMPROVEMENTS TO THE CORRIDOR. **Recommended by the Administration/Public Works Committee (Second Reading) (Wards One, Three, and Five)**

Direct Budgetary Impact: \$65,000

Funding Source: Capital Improvement Sales Tax Fund

Strategic Plan Goal: Public Works/Public Safety

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/32538?FILEID=34603](https://www.cityofwildwood.com/agendacenter/viewfile/item/32538?fileid=34603)

Documents:

[BILL 2707.PDF](#)

3. BILL #2708

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CITY-CONTRACTOR AGREEMENT ON BEHALF OF THE CITY WITH PRECISION CONCRETE CUTTING, L.L.C., FOR SIDEWALK REPAIRS ON RESIDENTIAL STREETS WITHIN GARDEN VALLEY FARMS, OAK RIDGE TRAILS, AND WESTHAMPTON WOODS SUBDIVISIONS. **Recommended by the Administration/Public Works Committee (Second Reading) (Ward Three)**

Direct Budgetary Impact: \$41,262

Funding Source: Road and Bridge Fund

Strategic Plan Goal: Public Works/Public Safety

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/32539?FILEID=34604](https://www.cityofwildwood.com/agendacenter/viewfile/item/32539?fileid=34604)

Documents:

[BILL 2708.PDF](#)

B. NEW BUSINESS

1. BILL #2709

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING THE BOUNDARY OF THE SPECIAL CIRCUMSTANCES OVERLAY DISTRICT (SCOD) BY INCLUDING THEREIN A

SINGLE LEGAL LOT OF RECORD, BEING IDENTIFIED HEREIN AS 162 STRECKER ROAD, WITH SAID ACTION BEING CONSISTENT WITH THE LETTER OF RECOMMENDATION COMPLETED AND SUBMITTED BY THE PLANNING AND ZONING COMMISSION DATED APRIL 4, 2022. Recommended by the Planning and Zoning Commission (First Reading) (Ward Four)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Background Information:

<HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/32586?FILEID=34621>

Documents:

[BILL 2709.PDF](#)

2. BILL #2710

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING THE BOUNDARY OF THE SPECIAL CIRCUMSTANCES OVERLAY DISTRICT (SCOD) BY INCLUDING THEREIN A SINGLE LEGAL LOT OF RECORD, IDENTIFIED HEREIN AS 210 STRECKER ROAD, WITH SAID ACTION BEING CONSISTENT WITH THE LETTER OF RECOMMENDATION COMPLETED AND SUBMITTED BY THE PLANNING AND ZONING COMMISSION DATED APRIL 4, 2022. Recommended by the Planning and Zoning Commission (First Reading) (Ward Four)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Background Information:

<HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/32587?FILEID=34622>

Documents:

[BILL 2710.PDF](#)

3. BILL #2711

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE NINETEEN QUIT CLAIM DEEDS FROM HOLDERS OF RIGHTS TO CENTER AVENUE (A PRIVATE RIGHT-OF-WAY), WHICH RELINQUISHES ANY CLAIM THERETO IN THE FUTURE, AND THEREBY ALLOWS THE CITY OF WILDWOOD TO ACCEPT THIS STREET FOR PUBLIC MAINTENANCE FOREVER. Recommended by the Department of Planning (First Reading) (Ward Eight)

Direct Budgetary Impact: \$300,000

Funding Source: Capital Improvement Sales Tax Fund

Strategic Plan Goal: Public Works/Public Safety

Documents:

[BILL 2711.PDF](#)

4. BILL #2712

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A SUCCESSOR DEVELOPER AGREEMENT, INCLUDING AN ACCOMPANYING CASH DEPOSIT, WITH THE ESTATES AT DEER HOLLOW SUBDIVISION'S 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 IMPROVEMENTS, AS SHOWN ON THE APPROVED IMPROVEMENT PLANS THEREON. 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 2712.PDF](#)

5. BILL #2713

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A LOT SPLIT PLAT FOR "KREIENKAMP FARM", WHICH ALSO INCLUDES THE DEDICATION OF A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AREA TO THE CITY OF WILDWOOD FOR PUBLIC USE FOREVER, THEREBY REPLACING THE CURRENTLY REFERENCED AS-TRAVELLED CHARACTERIZATION OF IT. 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 2713.PDF](#)

6. BILL #2714

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REAUTHORIZING A MINOR SUBDIVISION PLAT OF A 29.57-ACRE PARCEL OF GROUND THAT IS LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED AT THE TERMINUS OF CHATEAU LANE, AND TO BE HEREAFTER KNOWN AS "CHATEAU FOREST" SUBDIVISION. *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 2714.PDF](#)

7. BILL #2715

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REAUTHORIZING A BOUNDARY ADJUSTMENT PLAT BETWEEN TWO LOTS THAT ARE IDENTIFIED AS A SURVEY LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 3 EAST, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF SHEPARD ROAD AND SELLENRIEK LANE, AND TO BE HEREAFTER KNOWN AS THE "18109 SELLENRIEK LANE & 1611 SHEPARD ROAD BOUNDARY ADJUSTMENT PLAT."
Recommended by the Department of Planning (First Reading) (Ward Three)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2715.PDF](#)

8. BILL #2716

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 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 2716.PDF](#)

9. BILL #2717

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CITY-CONSULTANT AGREEMENT WITH CB ENGINEERING, INC., D/B/A COCHRAN, TO COMPLETE PRELIMINARY PLANS TO REPLACE STRUCTURE 3-107 ON WILD HORSE CREEK ROAD IN THE CITY. Recommended by the Administration/Public Works Committee (First Reading) (Ward One)

Direct Budgetary Impact: \$43,200

Funding Source: Capital Improvement Sales Tax Fund

Strategic Plan Goal: Public Works/Public Safety

Documents:

[BILL 2717.PDF](#)

IX. RESOLUTIONS (See Consent Agenda)

X. CONSENT AGENDA

A. Approval Of May 9, 2022 Work Session & Regular Meeting Minutes

Documents:

[5-9-2022 DRAFT CITY COUNCIL MEETING MINUTES.PDF](#)

B. Approval Of Expenditures - Motion To Grant The Mayor Authority To Approve June 2022 Expenditures (Wards – All)

C. Mayor's Appointments

1. Jan Stevens – (Ward Three) – Historic Preservation Commission – Term Ending May 2025

Documents:

[APPOINTMENT MEMO.HPC - STEVENS.06.10.22.PDF](#)

D. RESOLUTION #2022-12

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CITY-CONSULTANT AGREEMENT WITH HR GREEN, INC. TO FINALIZE THE DESIGN PLANS AND COMPLETE FINAL BID DOCUMENTS FOR A PROJECT TO CONSTRUCT A NEW SIDEWALK ON STATE ROUTE 109 FROM MANCHESTER ROAD TO SOUTH OF VIOLA GILL LANE IN THE CITY. Recommended by the Administration/Public Works Committee (Ward Eight)

Direct Budgetary Impact: \$11,000

Funding Source: Capital Improvement Sales Tax Fund

Strategic Plan Goal: Public Works/Public Safety

Documents:

[RESOLUTION 2022-12.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.