



# WILDWOOD

CITY COUNCIL  
COUNCIL CHAMBERS  
Monday, June 28, 2021  
7:00 P.M.  
AGENDA

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 – June 14, 2021 Work Session & Regular Meeting Minutes

Documents:

[6-14-2021 CITY COUNCIL MEETING MINUTES.PDF](#)

- V. PUBLIC PARTICIPATION
  - A. Public Participation And Hearing Procedures
  - B. Officials' Responses
- VI. MAYOR'S ANNOUNCEMENTS AND APPOINTMENTS

- A. Announcements
- B. Appointments

1. William Biermann - (Ward Five) - Municipal Judge – Term Ending June 2023

Documents:

[APPOINTMENT MEMO.MUNICIPAL JUDGE.BIERMANN.PDF](#)

- VII. PUBLIC HEARING(S)

- A. P.Z. 2-21 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning , City Hall, 16860 Main Street, Wildwood, Missouri 63040

A request of the Planning and Zoning Commission to consider the updated five (5) major elements of the Town Center Plan, which includes the Boundary Map, the Street Network Map, the Regulating Plan Map, the Neighborhood Design Standards, and the Architectural Guidelines, all of which have been under review and study over the past twenty-four (24) months by the City Council appointed Town Center Update Team (TCUT), with ultimate action on the same being sought on the requirements of

State Statute, the City's Charter, and local code. The Town Center Plan establishes goals, objectives, and policies for the development of the Town Center Area to create neighborhoods, which are self-sufficient in terms of their mix of land use activities; the availability of green space and amenities for all age groups; and the coordination of its public infrastructure to be functional, safe, and aesthetically appealing to the community in its application with building architecture and other design components, inclusive of streets, sidewalks, trails, stormwater management facilities, and others. These components of the Town Center Plan are intended to complement each other and create interdependence as well. Along with these goals, objectives, and policies, the Town Center Area establishes types and densities/intensities of land use for these parcels of ground within the boundaries of the City of Wildwood Town Center Area, all which were the subject of the study by the Town Center Update Team (TCUT). (Wards One, Four, Five, Seven, and Eight)

Documents:

[PZ 2-21 COW TOWN CENTER PLAN.PDF](#)

- B. P.Z. 6-21 173 Stonestrow Drive, C/O Jeffery Erb, 173 Stonestrow Drive, Wildwood, Missouri 63038

A request for a change in zoning from the PS Park and Scenic District to the NU Non-Urban Residence District upon a parcel of ground that is 0.53 acres in size, which is located on the north side of Stonestrow Drive, at its current terminus. The property was previously owned by St. Louis County, Missouri and was part of Greensfelder County Park, but now, the subject parcel of ground is under the private ownership of the petitioner, such being duly established by an approved Boundary Adjustment Plat between the appropriate parties. (Ward Six)

Documents:

[PZ 6-21 173 STONESTROW DRIVE - ERB.PDF](#)

## VIII. LEGISLATION

### A. UNFINISHED BUSINESS

#### 1. BILL 2620

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING CERTAIN MODIFICATIONS TO EXISTING C-8 PLANNED COMMERCIAL DISTRICT ORDINANCE #2549, WHICH GOVERNS A MIXED-USE DEVELOPMENT LOCATED IN THE CITY'S TOWN CENTER DOWNTOWN AND NEIGHBORHOOD GENERAL DISTRICTS, BY ALLOWING UP TO AN ADDITIONAL TWENTY-FOUR (24) MONTHS FOR THE SUBMITTAL AND ACTION ON THE REQUIRED SITE DEVELOPMENT PLAN, WITH SUCH BEING CONSISTENT WITH THE FAVORABLE ACTION OF THE PLANNING AND ZONING COMMISSION THAT IS SET FORTH IN ITS MAY 3, 2021 LETTER OF RECOMMENDATION ON THE SAME. *Recommended by the Planning and Zoning Commission (Second Reading) (Ward Eight)*

**Direct Budgetary Impact: None**

**Funding Source: N/A**

Documents:

[BILL 2620.PDF](#)

## B. NEW BUSINESS

### 1. BILL 2623

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN STP-URBAN PROGRAM AGREEMENT BY AND BETWEEN THE CITY OF WILDWOOD AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION IN ORDER TO PROCEED WITH OBTAINING FEDERAL FUNDING TO DESIGN AND CONSTRUCT A ROUNDABOUT AT THE INTERSECTION OF STATE ROUTE 109 AND STATE ROUTE BA SOUTH JUNCTION. *Recommended by the Administration/Public Works Committee (First Reading) (Wards One and Three)*

**Direct Budgetary Impact: \$340,000 (20% of \$1,700,000)**

**Funding Source: Capital Improvement Fund**

Documents:

[BILL 2623.PDF](#)

### 2. BILL 2624

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN STP-URBAN PROGRAM AGREEMENT BY AND BETWEEN THE CITY OF WILDWOOD AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION IN ORDER TO PROCEED WITH OBTAINING FEDERAL FUNDING TO DESIGN AND CONSTRUCT THE MANCHESTER ROAD AND TAYLOR ROAD RESURFACING PROJECT. *Recommended by the Administration/Public Works Committee (First Reading) (Wards Seven and Eight)*

**Direct Budgetary Impact: \$360,000 (20% of \$1,800,000)**

**Funding Source: Capital Improvement Fund**

Documents:

[BILL 2624.PDF](#)

### 3. BILL 2625

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT ON BEHALF OF THE CITY WITH TERRASPEC, FOR THE DEVELOPMENT OF DESIGN AND ENGINEERED DRAWINGS AND SPECIFICATIONS FOR BIDDING PURPOSES IN ASSOCIATION WITH THE BLUFF VIEW PARK UPGRADES, WHICH WOULD INCLUDE CONSTRUCTION ADMINISTRATION/MANAGEMENT SERVICES. *Recommended by the Planning and Parks Committee (First Reading) (Ward Six)*

**Direct Budgetary Impact: \$67,500**

Funding Source: FY2021 Capital Improvements Program

Documents:

[BILL 2625.PDF](#)

## IX. RESOLUTIONS

### A. RESOLUTION 2021-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AMENDING RESOLUTION #2020-16 AND PROVIDING FOR THE COMPOSITION OF THE COMMUNITY OUTREACH TASK FORCE. *Recommended by Mayor Bowlin (Wards - All)*

Direct Budgetary Impact: None

Funding Source: N/A

Documents:

[RESOLUTION 2021-16.PDF](#)

### B. RESOLUTION 2021-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, APPROVING THE POSTPONEMENT OF THE MANCHESTER ROAD SHARED USE PATH PROJECT, INCLUDING THE SUSPENSION OF EASEMENT ACQUISITION AND RESCISSION OF THE FEDERAL TRANSPORTATION ALTERNATIVES FUNDING PROGRAM AGREEMENT. *Recommended by the City Council (Ward One)*

Direct Budgetary Impact: None

Funding Source: N/A

Documents:

[RESOLUTION 2021-17.PDF](#)

## X. CONSENT AGENDA

### A. Approval Of Expenditures

Documents:

[EXPENDITURES.PDF](#)

### B. Appointments

1. Lindsay Marion – Architectural Review Board (Alternate) – (Ward Eight) – Term Ending May 31, 2025

Documents:

[APPOINTMENT MEMO.ARB - MARION.6.21.PDF](#)

2. Debra Volkening-Quarternik – Historic Preservation Commission (Alternate) – (Ward Six) – Term Ending May 2024

Documents:

[APPOINTMENT MEMO.HPC-QUARTERNIK.PDF](#)

3. Jim Hrubes – Historic Preservation Commission – (Ward Eight) – Term Ending May 2024

Documents:

[APPOINTMENT MEMO-HRUBES-HPC.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](mailto:megan@cityofwildwood.com) at least 48 hours prior to the start of the meeting.