



# WILDWOOD

## CITY COUNCIL

### AGENDA

City Hall Council Chambers  
16860 Main Street, Wildwood, MO

Monday, July 10, 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. 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. Proclamation - Retirement Of Officer Joe Early From St. Louis County Police Department
  - B. Appointments (See Consent Agenda)
- VII. PUBLIC HEARINGS
  - A. P.Z. 5-23 Crestview, McBride Berra Land Company, L.L.C., 17415 North Outer Forty Road, Chesterfield, Missouri 63005

A request for the modification of the Town Center Regulating Plan for a total of four (4) properties that are currently designated by it as "Downtown District" to the "Neighborhood General District" (Street Addresses: 16927, 16921, 16915, and 16907 Crestview Drive/St. Louis County Locator Numbers: 23V220161, 23V220141, 23V220150, and 23V220172), thereby accommodating a portion of their use for up to one hundred thirty-one (131) attached and detached single family dwellings on individual lots and associated street and pedestrian network, off-street parking areas, required public space, and stormwater management facilities, all in association with an approximately 9.65 acre tract of land that is located on the north side of Crestview Drive, east of its intersection with Eatherton Road. This requested modification to the Town Center Regulating Plan is applicable to this 9.65 acre tract of land, minus an approximately 1.05 acre area, with such being identified on the Preliminary Development Plan as an outlot of this residential project, which is to retain the "Downtown

District” designation for planned future commercial uses, all being identified by the City’s Town Center Plan. (Ward Eight)

Documents:

[P.Z. 5, 6, 7-23 CRESTVIEW.PDF](#)

- B. P.Z. 6-23 Crestview, McBride Berra Land Company, L.L.C., 17415 North Outer Forty Road, Chesterfield, Missouri 63005

A request for a change in zoning for a total of nine (9) properties that are currently designated either the NU Non-Urban Residence District (Street Addresses: 2406, 2420, and 2424 Eatherton Road and 16933, 16927, 16921, 16915, and 16907 Crestview Drive/ St. Louis County Locator Numbers: 23V210085, 23V210052, 23V210113, 23V220132, 23V220161, 23V220141, 23V220150, and 23V220172) or R-3 10,000 square foot Residence District (Street Address: 2418 Eatherton Road/St. Louis County Locator Number: 23V210063) to the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), all in association with an overall tract of land that is 16.3 (+/-) acres in area and located on the north side of Crestview Drive, east of its intersection with Eatherton Road. Proposed Uses: A maximum of one hundred thirty-one (131) single family attached and detached dwellings on individual lots, along with associated street and pedestrian network, off-street parking areas, required public space, and stormwater management facilities. (Ward Eight)

Documents:

[P.Z. 5, 6, 7-23 CRESTVIEW.PDF](#)

- C. P.Z. 7-23 Crestview, McBride Berra Land Company, L.L.C., 17415 North Outer Forty Road, Chesterfield, Missouri 63005 – A Request For A Change In Zoning For A 1.05 Acre Portion Of A Total Of Three (3) Properties, As Identified On The Preliminary Development Plan, With Such Being An Outlot Of An Associated Residential Project, Which Are Currently Designated The NU Non-Urban Residence District (16927, 16921, And 16915 Crestview Drive/St. Louis County Locator Numbers: 23V220161, 23V220141, And 23V220150) To The C-2 Shopping District, With This Area Being Located On The North Side Of Crestview Drive, East Of Its Intersection With Eatherton Road. Proposed Uses: All C-2 Shopping District Permitted Uses. (Ward Eight)

Documents:

[P.Z. 5, 6, 7-23 CRESTVIEW.PDF](#)

- D. P.Z. 7A-23 Crestview, McBride Berra Land Company, L.L.C., 17415 North Outer Forty Road, Chesterfield, Missouri 63005

A request for the modification of the Town Center Regulating Plan for a 1.05 acre portion of a total of three (3) properties, as identified on the Preliminary Development Plan, with the same being previously indicated as an outlot of an associated residential project, which are **currently designated** by it as “Downtown District” to the “Neighborhood General District” (Street Addresses: 16927, 16921, and 16915 Crestview Drive/St. Louis County Locator Numbers: 23V220161, 23V220141, and 23V220150), thereby accommodating a portion of their use for attached and detached single family dwellings on individual lots and associated street and pedestrian network, off-street parking areas, required public space, and stormwater management facilities. Accompanying the aforementioned requested modification to the Town Center Regulating Plan is a request for a change in zoning for the same 1.05 acre portion of a total of three (3) properties, again, as identified on the Preliminary

Development Plan, with the same being previously identified as an outlot of an associated residential project, which are currently designated the NU Non-Urban Residence District (16927, 16921, and 16915 Crestview Drive/St. Louis County Locator Numbers: 23V220161, 23V220141, and 23V220150), to the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), with this area being located on the north side of Crestview Drive, east of its intersection with Eatherton Road. Proposed Uses: A maximum of seven (7) single family attached and detached dwellings on individual lots, along with associated street and pedestrian network, off-street parking areas, required public space, and stormwater management facilities. (Ward Eight)

Documents:

[P.Z. 7A-23 CRESTVIEW.PDF](#)

- E. P.Z. 5-21 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040 – A Request Of The Planning And Zoning Commission For Its Consideration And Recommendation Regarding A Potential Allowance To The Application Of The Chapter 410 Tree Preservation And Restoration Code Of The City's Municipal Code, As Amended, Onto Projects That Have Certain Vesting Due To Their Current Statuses Relative To The Rezoning And Subdivision Processes Of The City Of Wildwood. (Wards - All)

Documents:

[P.Z. 5-21 TREE CODE.PDF](#)

## VIII. LEGISLATION

### A. UNFINISHED BUSINESS

#### 1. BILL #2796

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH PATTERNH 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 (Second Reading) (Ward Eight)

Direct Budgetary Impact: \$39,840

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2796.PDF](#)

[BILL 2796A - AMENDED VERSION.PDF](#)

#### 2. BILL #2802

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN STBG PROGRAM AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION TO OBTAIN FEDERAL FUNDING TO

DESIGN AND CONSTRUCT A CAPITAL IMPROVEMENT PROJECT TO RESURFACE AND IMPROVE VALLEY ROAD. Recommended by the Administration/Public Works Committee (Second Reading) (Ward Two)

Direct Budgetary Impact: \$200,000 (20% Of \$1,000,000)

Funding Source: Capital Improvement Sales Tax Fund FY2023

Strategic Plan Goal: Public Works/Public Safety

Documents:

[BILL 2802.PDF](#)

### 3. BILL #2805

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING TITLE IV OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD BY DELETING CHAPTER 410 IN ITS ENTIRETY, AND ENACTING, IN LIEU THEREOF, A NEW CHAPTER 410 FOR THE REGULATION OF TREE PRESERVATION AND RESTORATION WITHIN THE CITY.

Recommended by the Planning and Zoning Commission (Second 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/35974?FILEID=43798](https://www.cityofwildwood.com/agendacenter/viewfile/item/35974?fileid=43798)

[HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/36298?FILEID=44287](https://www.cityofwildwood.com/agendacenter/viewfile/item/36298?fileid=44287)

Documents:

[BILL 2805.PDF](#)

[BILL 2805A - AMENDED VERSION.PDF](#)

## B. NEW BUSINESS

### 1. BILL #2806

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPOINTING THOMAS J. LEE TO THE OFFICE OF CITY ADMINISTRATOR; ESTABLISHING THE COMPENSATION OF THE CITY ADMINISTRATOR; AND AUTHORIZING THE MAYOR TO EXECUTE AN EMPLOYMENT AGREEMENT. Recommended by the City Council (First Reading) (Wards - All)

Direct Budgetary Impact: \$130,000 plus benefits

Funding Source: Operating Budget

Strategic Plan Goal: N/A

Documents:

[BILL 2806.PDF](#)

2. BILL #2807

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 390, TRAFFIC SCHEDULE II, SPEED LIMITS, OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD, BY ESTABLISHING A 40 MPH SPEED LIMIT ON A PORTION OF MISSOURI ROUTE 109 WITHIN THE CITY OF WILDWOOD. *Recommended by the Board of Public Safety (First Reading) (Wards One, Three, and Five)*

**Direct Budgetary Impact: No direct cost to City**

**Funding Source: N/A**

**Strategic Plan Goal: Public Works/Public Safety**

Documents:

[BILL 2807.PDF](#)

3. BILL #2808

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO COMPLETE ALL NECESSARY DOCUMENTS FOR THE PURCHASE OF A 2023 CHRYSLER PACIFICA VAN FROM GLENDALE CHRYSLER, DODGE, RAM, JEEP UNDER THE STATE OF MISSOURI'S COOPERATIVE PROCUREMENT PROGRAM FOR THE DEPARTMENTS OF ADMINISTRATION, PLANNING AND PARKS, AND PUBLIC WORKS. *Recommended by the Planning and Parks Committee (First Reading) (Wards – All)*

**Direct Budgetary Impact: \$37,762.38**

**Funding Source: Capital Improvement Sales Tax Funds FY2023**

**Strategic Plan Goal: N/A**

Documents:

[BILL 2808.PDF](#)

4. BILL #2809

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A RECORD PLAT, TRUST INDENTURES, GENERAL WARRANTY DEED, AND A DEPOSIT AGREEMENT, WHICH GUARANTEES REQUIRED IMPROVEMENTS FOR A 12 LOT RESIDENTIAL SUBDIVISION THAT IS LOT 2 AND 3 OF THE SUBDIVISION MADE BY THE BOARD OF PUBLIC SCHOOLS OF SECTION 16, TOWNSHIP 44 NORTH, RANGE 3 EAST, BEING THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF STATE ROUTE 100 AND MELROSE ROAD, AND TO BE HEREAFTER KNOWN AS "WEST EDEN" 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 2809.PDF](#)

5. BILL #2810

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A RECORD PLAT, TRUST INDENTURES, AND A DEPOSIT AGREEMENT, WHICH GUARANTEES REQUIRED IMPROVEMENTS FOR A SEVEN LOT RESIDENTIAL SUBDIVISION THAT IS A RESUBDIVISION OF LOT A OF RIEGER FARMS - PLAT ONE, PART OF SECTION 33, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, LOCATED ON THE SOUTH SIDE OF RIEGER ROAD, EAST OF ITS INTERSECTION WITH WILD HORSE CREEK ROAD, AND TO BE HEREAFTER KNOWN AS "RIEGER FARMS - PLAT TWO" SUBDIVISION. Recommended by the Department of Planning (First Reading) (Ward One)

Direct Budgetary Impact: None

Funding Source: Not Applicable

Strategic Plan Goal: N/A

Documents:

[BILL 2810.PDF](#)

6. BILL #2811

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A MINOR SUBDIVISION PLAT FOR A THREE LOT RESIDENTIAL SUBDIVISION LOCATED ON A TRACT OF LAND BEING LOTS 2 AND 3 OF THE SCHNEIDER'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST AND IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF STATE ROUTE 100 AND POND ROAD, AND TO BE HEREAFTER KNOWN AS "SCHNEIDER'S WILDWOOD SUBDIVISION - RESUBDIVISION OF LOTS 2 AND 3" 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 2811.PDF](#)

7. BILL #2812

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A BOUNDARY ADJUSTMENT PLAT OF THREE LEGAL LOTS OF RECORD, ALL LOCATED ON A TRACT OF LAND BEING ADJUSTED LOT 2 OF THE "SALIA TRACTS SECOND BOUNDARY ADJUSTMENT PLAT (PLAT BOOK 360, PAGE 214)", AND LOTS 1-A AND 1-B OF THE "SALIA TRACTS LOT SPLIT OF ADJUSTED LOT ONE" OF THE "SALIA TRACTS SECOND BOUNDARY ADJUSTMENT PLAT (PLAT BOOK 363, BOOK 333)", ALL WITHIN U.S. SURVEY 909, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, LOCATED ON THE SOUTH SIDE OF PUELLMAN ROAD AT ITS INTERSECTION WITH EAST SALIA DRIVE, AND TO BE HEREAFTER KNOWN AS "SALIA TRACTS THIRD BOUNDARY ADJUSTMENT PLAT." 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 2812.PDF](#)

8. BILL #2813

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A SECOND AMENDMENT TO THE CONTRACT WITH THE UNITED STATES GEOLOGICAL SURVEY (USGS) FOR AN ADDITIONAL THREE MONTHS OF RESEARCH AND ANALYSIS AS PART OF A TWO YEAR STUDY OF THE CAULKS CREEK WATERSHED, EXTENDING THE DATE TO MARCH 30, 2024, WHICH IS CONSISTENT WITH THE WATERSHED EROSION TASK FORCE'S EFFORTS TO DEVELOP ENVIRONMENTALLY APPROPRIATE AND ENGINEERED SOLUTIONS TO ONGOING CONCERNS. *Recommended by the Departments of Planning and Public Works (First Reading) (Wards Two, Three, Four, Five, Seven, and Eight)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2813.PDF](#)

9. BILL #2814

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AN AMENDED DEED, EXHIBIT, AND OTHER DOCUMENTATION, TO GRANT AN EXPANDED UTILITY EASEMENT TO THE UNION ELECTRIC COMPANY, D/B/A AMEREN MISSOURI, ONTO PUBLIC PROPERTY LOCATED ON A PORTION OF KOHN PARK, ABUTTING SOUTH EATHERTON ROAD, IN ORDER TO RELOCATE A UTILITY POLE. *Recommended by the Planning and Parks Committee (First Reading) (Wards One)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2814.PDF](#)

IX. FIRST READINGS FROM HEARINGS WITH FAVORABLE CITY RECOMMENDATION

A. BILL #2815

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, ENDORSING AND RATIFYING A CHANGE TO THE TOWN CENTER REGULATING PLAN AND APPROVING THE REZONING OF NINE PROPERTIES, WITH THE APPLICATION OF A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) ONTO THE PROPERTIES TOTALING 17.3 ACRES, LOCATED ON THE NORTH SIDE OF CRESTVIEW DRIVE (FUTURE MAIN STREET), BETWEEN MARKET DRIVE AND EATHERTON ROAD, AND AUTHORIZING UP TO 134 ATTACHED AND DETACHED SINGLE-

FAMILY DWELLINGS ON INDIVIDUAL LOTS, WITH COMMON GROUND, STORMWATER FACILITIES AND REQUIRED PUBLIC SPACE AREAS, ALL BEING CONSISTENT THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION DATED JULY 5, 2023. **Recommended by the Planning and Zoning Commission Committee (First Reading)** (Ward Eight)

**Direct Budgetary Impact: None**

**Funding Source: Not Applicable**

**Strategic Plan Goal: N/A**

**Background**

**Information:** <HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/36296?FILEID=44285>

<HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/36297?FILEID=44286>

**Documents:**

[BILL 2815.PDF](#)

X. RESOLUTIONS (See Consent Agenda)

XI. CONSENT AGENDA

A. Resolutions

1. RESOLUTION #2023-12

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH SLAPPEY COMMUNICATIONS, L.L.C., DBA IT VOICE, FOR A CLOUD-BASED PHONE SYSTEM FOR THE WILDWOOD MUNICIPAL BUILDING. Recommended by the Administration/Public Works Committee (Wards - All)

**Direct Budgetary Impact: \$229.70 increase to total ending balance of Administration - Service Contracts Fund**

**Funding Source: General Fund**

**Strategic Plan Goal: N/A**

**Documents:**

[RESOLUTION 2023-12.PDF](#)

[ADDITIONAL INFORMATION ON PHONE SYSTEM SECURITY.PDF](#)

[RESOLUTION 2023-12A.PDF](#)

B. Mayor's Appointments

1. William Biermann – (Ward Five) – Municipal Judge – Term Ending June 2025

**Documents:**



[APPOINTMENT MEMO.MUNICIPAL JUDGE.BIERMANN.2023.PDF](#)

2. Jim Hrubes – (Ward Eight) – Board Of Adjustment (Alternate) – Term Ending June 2025

Documents:

[APPOINTMENT MEMO.BOA.HRUBES.2023.PDF](#)

C. Approval Of June 12, 2023 Work Session And Regular Meeting Minutes

Documents:

[6-12-2023 DRAFT CITY COUNCIL MEETING MINUTES.PDF](#)

D. Approval Of Expenditures

Documents:

[EXPENDITURES.PDF](#)

XII. MISCELLANEOUS

XIII. 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.