



# WILDWOOD

## CITY COUNCIL

### WORK SESSION AGENDA

City Hall Council Chambers  
16860 Main Street, Wildwood, MO

Monday, October 9, 2023  
5:30 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. MAYOR'S COMMENTS AND ANNOUNCEMENTS
- IV. FOR INFORMATION

A. Department Of Administration

1. City Administrator Reports (Wards – All)

Documents:

[WS - CA REPORTS 10.9.2023.PDF](#)

2. City Investments (Wards – All)

Documents:

[WS - SEPTEMBER INVESTMENT INFORMATION.PDF](#)

B. Economic Development Committee

1. Economic Development Committee Report (Wards – All)

Documents:

[WS - EDC REPORT 10.9.2023.PDF](#)

C. Department Of Planning

1. Board And Commission Appreciation Event (Wards – All)

Documents:

[WS - BOARD AND COMMISSION APPRECIATION EVENT.PDF](#)

2. Celebrate Wildwood 2023 (Wards – All)

Documents:

[WS - UPDATE ON CELEBRATE WILDWOOD.PDF](#)

#### D. Planning And Parks Committee

1. Selection Of Consultant Team And Subcommittee Members For Landscape Manual Review (Wards – All)

Documents:

[WS - SELECTION OF CONSULTANT TEAM FOR LANDSCAPE MANUAL.PDF](#)

2. Presentation Of Initial Capital Improvement Projects For 2024 And The 5-Year Plan (Wards – All)

Documents:

[WS - PRESENTATION OF INITIAL CAPITAL IMPROVEMENTS.PDF](#)

3. Update On Re-Occupancy Permit Program (Wards – All)

Documents:

[WS - UPDATE ON RE-OCCUPANCY PERMIT PROGRAM.PDF](#)

4. Recent Development Trends Within Wildwood (Wards - All)

Documents:

[WS - RECENT DEVELOPMENT TRENDS.PDF](#)

5. Ribbon Cutting Event For New Pedestrian Bridge And Trail Segments (Ward Eight)

Documents:

[WS - RIBBON CUTTING FOR PEDESTRIAN BRIDGE.PDF](#)

6. Update On Village Green Engineered Plans (Ward Eight)

Documents:

[WS - UPDATE ON VILLAGE GREEN NINETY PERCENT PLANS.PDF](#)

7. In-Person And Virtual Recreation Programs (Wards - All)

Documents:

[WS - UPDATE ON EVENTS AND PROGRAMS.PDF](#)

8. Facility Reservations, Event Registrations, And Ongoing And Long-Term Maintenance Costs For Parks And Trail Facilities (Wards – All)

Documents:

[WS - RESERVATIONS REGISTRATIONS AND ONGOING MAINTENANCE.PDF](#)

E. Historic Preservation Commission

1. Proposed Alterations To Historic Commercial Building At 16962 Manchester Road (Rettker-Fick-Funk's General Store And Wildwood City Hall (1995-2009)) (Ward Eight)

Documents:

[WS - PROPOSED MODIFICATIONS TO 16962 MANCHESTER RD.PDF](#)

2. Update On 2023 Work Program (Wards – All)

Documents:

[WS - PROPOSED MODIFICATIONS TO 16962 MANCHESTER RD.PDF](#)

F. Wildwood Celebration Commission

1. Expenditures For 2023 Celebrate Wildwood Event (Wards – All)

Documents:

[WS - 2023 CELEBRATE WILDWOOD EXPENDITURES.PDF](#)

2. Proposed Budget Process For 2024 Event (Wards – All)

Documents:

[WS - PROPOSED 2024 CELEBRATE WILDWOOD BUDGET.PDF](#)

G. Administration/Public Works Committee And Board Of Public Safety

1. Policy On The Installation Of Rapid Flashing Beacon At Crosswalks (Wards – All)

Documents:

[WS - POLICY ON THE USE OF RRFBS AT CROSSWALKS.PDF](#)

H. Ad Hoc Building Committee

1. Committee Report (Ward Eight)

Documents:

WS - AD HOC BUILDING COMMITTEE REPORT\_10.9.2023.PDF

I. October 9, 2023 City Council Meeting Agenda Items

V. FOR ACTION

A. Department Of Administration

1. Trash Rebate Program (Wards – All)

Direct Budgetary Impact: \$1,010,724.07

Funding Source: Settlement Agreement

Strategic Plan Goal: N/A

Documents:

[WS - TRASH REBATE PROGRAM\\_10.9.2023.PDF](#)

B. Planning And Parks Committee

1. Alterations To Center Avenue Improvements (Ward Eight)

Direct Budgetary Impact: TBD reduction to original budgeted amount (\$850,000)

Funding Source: Capital Improvement Sales Tax Fund FY2023

Strategic Plan Goal: Public Works/Public Safety

Documents:

[WS - ALTERATIONS TO CENTER AVENUE.PDF](#)

C. EXECUTIVE [CLOSED] SESSION: Legal Actions, Causes Of Action Or Litigation Involving A Public Governmental Body And Any Confidential Or Privileged Communications Between A Public Governmental Body Or Its Representatives And Its Attorney [RSMo 610.012(1)].

VI. MISCELLANEOUS

A. Receive And File

1. Submission Of Proposed Annual Budget For Fiscal Year 2024 By The Crossings Community Improvement District Act, Pursuant To Section 67.1471, RSMo. (Ward Eight)

Documents:

[WS - CCID 2024 BUDGET.PDF](#)

2. P.Z. 2-23 – Aliabar And Kaitlyn Abdolhosseini , 17575 Thunder Mountain Road, Wildwood, Missouri 63025, C/O ADT Solar And Jessica Pettit, 128 Northpark Boulevard, Covington, Louisiana 70433

A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for the installation of roof-mounted solar panels, which are to be so situated on the dwelling as to be visible from the adjoining private roadway, with such being located at 17575 Thunder Mountain Road (St. Louis County Locator Number: 27W310078/Street Address: 17575 Thunder Mountain Road). This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance, which establishes standards and requirements for the installation of solar panels. The requested permit is required due to the panels' placement on the front facing area of the roof of the dwelling, thereby causing them to be visible from the adjoining roadway (25 panels). (Ward Six)

Documents:

[WS - P.Z. 2-23 17575 THUNDER MOUNTAIN ROAD.PDF](#)

3. P.Z. 14-23 Stephen Degnan, 4024 Princeton Ridge Drive, Wildwood, Missouri 63025, C/O Sun Solar, L.L.C. And Cheri Broman, 2531 North Patterson Avenue, Springfield, Missouri 65803

A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for the installation of roof-mounted solar panels, which are to be so situated on the subject dwelling as to be visible from the adjoining roadway, with such being located on the south side of Princeton Ridge Drive, east of its intersection with Princeton Ridge Court (Street Address: 4024 Princeton Ridge Drive/St. Louis County Locator Number: 26V240241). This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance, which establishes standards and requirements for the installation of solar panels. The requested permit is required due to the panels' placement on the dwelling's side facing area of the roof, thereby causing them to be visible from the adjoining roadway. (Ward Six)

Documents:

[WS - P.Z. 14-23 PRINCETON RIDGE.PDF](#)

4. P.Z. 4-23 Jane Budnick, 404 Strecker Road, Wildwood, Missouri 63011, C/O ADT Solar And Niki Rosario, 8124 Bunkum Road, Building C, Caseyville, Illinois 63223

A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for the installation of roof-mounted solar panels, which are to be so situated on the dwelling as to be visible from the adjoining roadway, with such being located on the north side of Strecker Road, east of its intersection with Big Horn Basin Drive (Street Address: 404 Strecker Road/St. Louis County Locator Number: 22U440084). This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance, which establishes standards and requirements for the installation of solar panels. The requested permit is required due to the panels' placement on the front facing area of the roof of the dwelling, thereby causing them to be visible from the adjoining roadway. (Ward Two)

Documents:

[WS - P.Z. 4-23 404 STRECKER ROAD.PDF](#)

5. P.Z. 3-23 Sarah And Patrick Wood, 17837 Wilderness Cliff Court, Wildwood, Missouri 63005, C/O Astrawatt Solar And Megan Murphy, 3525 Roanoke Road, Suite 110, Kansas City, Missouri 64111

A request for a Conditional Use Permit (CUP) in the R-1 One Acre Residence District for the installation of roof-mounted solar panels, which are to be so situated on the dwelling as to be visible from the adjoining roadway, with such being located at 17837 Wilderness Cliff Court (St. Louis County Locator Number: 19W620226/Street Address: 17837 Wilderness Cliff Court). This request is to be reviewed in accordance with Chapter 415.110 R-1 One Acre Residence District Regulations of the City of Wildwood Zoning Ordinance, which establishes standards and requirements for the installation of solar panels. The requested permit is required due to the panels' placement on the front facing area of the roof of the dwelling, thereby causing them to be visible from the adjoining roadway. (Ward Three)

Documents:

[WS - P.Z. 3-23 WILDERNESS CLIFF COURT.PDF](#)

6. A Recommendation Report From The Department Of Planning Regarding The Acceptance Of A Set Of Alleys That Were Platted As Private, Which Are Part Of The Manors At The Meadows Of Cherry Hills Subdivision (P.Z. 12-13 Manors At The Meadows Of Cherry Hills C/O McBride And Son Homes, Inc.); With Said Review Being Consistent With The Requirements Of Chapter 89 Zoning And Planning Of The Revised Statutes Of Missouri, When The City Considers Acceptance Of Major Capital Improvements For Public Purposes. This Review By The Planning And Zoning Commission Is Also Required Under The City's Policy For Acceptance Of Private Improvements. (Ward Eight)

Documents:

[WS - MANORS AT THE MEADOWS OF CHERRY HILLS ALLEYS.PDF](#)

## VII. 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)]; Lease, Purchase or Sale of Real Estate [RSMo 610.021(2)]; hiring, firing, disciplining or promoting employees by a public governmental body [RSMo 610.021(3)]; bidding specification [RSMo 610.021(11)]; 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)]; and/or individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment [RSMo 610.021(13)].

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.