



WILDWOOD

CITY COUNCIL

AGENDA

City Hall Council Chambers
16860 Main Street, Wildwood, MO

Monday, October 9, 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
 - B. Appointments (See Consent Agenda)
- VII. PUBLIC HEARINGS
 - A. Caption: Thomas Downey, 2638 Wyncrest Falls Drive, Wildwood, Missouri 63005, C/O StraightUp Solar, 11693 Lilburn Park Road, St. Louis, Missouri 63146

Case Number: P.Z. 11-22

Property Owner: Thomas J. Downey, Jr.

Applicant: StraightUp Solar c/o Sulaiman Sulaimankhil

Hearing Date: Monday, October 9, 2023

Hearing Time: 6:30 p.m.

Hearing Location: City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040

Notice is hereby given that, at its meeting on February 13, 2023, pursuant to Section 415.500(I)(3) of the Code of Ordinances of the City of Wildwood, Missouri (the "City Code"), the City Council for the City of Wildwood, Missouri, (the "City Council") exercised its 'Power of Review' of the

Planning And Zoning Commission's denial of the request for a Conditional Use Permit (CUP) in the "R-1A" Residence District - with a Planned Residential Development Overlay District (PRD), for use of certain property generally located on the east side of Wynncrest Falls Drive, north of its intersection with Clayton Road, with a street address of 2638 Wynncrest Falls Drive and St. Louis County Locator Number 21U210370, 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. (Ward Two)

Documents:

[P.Z. 11-22 DOWNEY SOLAR LOR.PDF](#)

- B. Caption: Glenn Scott, 16245 Wynncrest Ridge Court, Wildwood, Missouri 63005, C/O Helio Solar Power, 1017 South Vega Street, Alhambra, California 91801

Case Number: P.Z. 15-22

Property Owner: Glenn Scott

Applicant: Helio Solar Power c/o Eric Lo

Hearing Date: Monday, October 9, 2023

Hearing Time: 6:30 p.m.

Hearing Location: City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040

Notice is hereby given that, at its meeting on February 13, 2023, pursuant to Section 415.500(I)(3) of the Code of Ordinances of the City of Wildwood, Missouri (the "City Code") the City Council for the City of Wildwood, Missouri, (the "City Council") exercised its 'Power of Review' of the Planning And Zoning Commission's denial of the request for Conditional Use Permit (CUP) in the R-1A 22,000 square foot Residence District - with a Planned Residential Development Overlay District (PRD), for use of certain property generally located on the north side of the intersection of Wynncrest Falls Drive and Wynncrest Ridge Court, with a street address of 16245 Wynncrest Ridge Court and St. Louis County Locator Number 21U240557, 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. (Ward Two)

Documents:

[P.Z. 15-22 SCOTT SOLAR LOR.PDF](#)

VIII. LEGISLATION

A. UNFINISHED BUSINESS

1. 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 91 DETACHED SINGLE-FAMILY DWELLINGS ON INDIVIDUAL LOTS, WITH COMMON GROUND, STORMWATER FACILITIES, AND REQUIRED PUBLIC SPACE AREAS, ALL BEING CONSISTENT WITH THE PLANNING AND

ZONING COMMISSION'S LETTER OF RECOMMENDATION DATED AUGUST 7, 2023.
Recommended by the Planning and Zoning Commission Committee (Second 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/36581?
FILEID=44480](HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/36581?FILEID=44480)

Documents:

[REQUEST TO TABLE.PDF](#)
[BILL 2815.PDF](#)

2. BILL #2821

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, 2023 AND ENDING ON DECEMBER 31, 2023. Recommended by the City Administrator (Second Reading) (Wards - All)

Direct Budgetary Impact: \$2,586,627.00 increase to ending Fund Balance

Funding Source: Multiple

Strategic Plan Goal: N/A

Documents:

[MID-YEAR BUDGET AMENDMENT MEMORANDUM.PDF](#)
[BILL 2821.PDF](#)

3. BILL #2822

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A MINOR SUBDIVISION OF A 39-ACRE TRACT OF LAND INTO FOUR LOTS, RANGING IN FROM SIX ACRES TO OVER 12 ACRES, LOCATED ON THE WEST SIDE OF HENCKEN ROAD, EAST OF ITS INTERSECTION AT STATE ROUTE 100, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE 5TH PRINCIPAL MERIDIAN, AND TO BE HEREAFTER KNOWN AS "HENCKEN HILLS ESTATES." Recommended by the Department of Planning (Second Reading) (Ward Six)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2822.PDF](#)

4. BILL #2823

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH DOERING ENGINEERING, INC. FOR PROFESSIONAL SERVICES RELATING TO SURVEY WORK FOR THE ANTICIPATED RETROFITS OF UP TO EIGHT EXISTING DETENTION/RETENTION BASINS LOCATED IN THE UPPER REACHES OF THE CAULKS CREEK WATERSHED, IN ORDER TO IMPROVE THEIR FUNCTIONS AND WATER STORAGE CAPABILITIES. Recommended by the Watershed Erosion Task Force (Second Reading) (Wards Seven and Eight)

Direct Budgetary Impact: \$49,072.00

Funding Source: Capital Improvement Sales Tax Fund FY2023

Strategic Plan Goal: Erosion Control - Stormwater Management

Documents:

[BILL 2823.PDF](#)

5. BILL #2824

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A SUPPLEMENTAL AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR STATE FUNDING FOR THE DESIGN AND CONSTRUCTION OF TURN LANE IMPROVEMENTS ON STATE ROUTE 100 AT MANCHESTER ROAD/BOONESS LANE, WOODLAND MEADOWS DRIVE, HENCKEN ROAD, AND HAWKS REST ROAD/WINDY HOLLOW LANE IN THE CITY. Recommended by the Administration/Public Works Committee (Second Reading) (Wards One and Six)

Direct Budgetary Impact: No direct cost to the City

Funding Source: N/A

Strategic Plan Goal: Public Works/Public Safety

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/36805?FILEID=44882](https://www.cityofwildwood.com/agendacenter/viewfile/item/36805?fileid=44882)

Documents:

[BILL 2824.PDF](#)

6. BILL #2825

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A SUPPLEMENTAL AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR STATE FUNDING FOR THE DESIGN AND CONSTRUCTION OF INTERSECTION IMPROVEMENTS ON STATE ROUTE 100 AT POND ROAD AND AT STATE ROUTE T IN THE CITY. Recommended by the Administration/Public Works Committee (Second Reading) (Wards One and Six)

Direct Budgetary Impact: No direct cost to the City

Funding Source: N/A

Strategic Plan Goal: Public Works/Public Safety

Background

Information: <HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/36805?FILEID=44882>

Documents:

[BILL 2825.PDF](#)

7. BILL #2826

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SECTION TWO OF ORDINANCE #2792 OF THE CITY OF WILDWOOD, MISSOURI, INCREASING THE TOTAL AUTHORIZATION AMOUNT FOR THE CITY-CONTRACTOR AGREEMENT AUTHORIZED PURSUANT TO SAID ORDINANCE #2792 TO ALLOW FOR THE RESURFACING OF CENTER AVENUE BY N.B. WEST CONTRACTING COMPANY. Recommended by the Administration/Public Works Committee (Second Reading) (Ward Eight)

Direct Budgetary Impact: \$39,500

Funding Source: Road and Bridge Fund

Strategic Plan Goal: Public Works/Public Safety

Background

Information: <HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/36814?FILEID=44884>

Documents:

[BILL 2826.PDF](#)

B. NEW BUSINESS

1. BILL #2827

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SECTION 440.020 OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD BY DELETING IT IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW SECTION 440.020; AND PROVIDING FOR THE COMPOSITION OF THE HISTORIC PRESERVATION COMMISSION. *Recommended by the Historic Preservation Commission* (First Reading) (Wards – All)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2827.PDF](#)

2. BILL #2828

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING AN AMENDED

BOUNDARY ADJUSTMENT PLAT CONSISTING OF TWO LEGAL LOTS OF RECORD IDENTIFIED AS LOTS A AND B OF 'SALIA TRACTS THIRD BOUNDARY ADJUSTMENT PLAT', RECORDED IN PLAT BOOK 371, PAGE 308, OF ST. LOUIS COUNTY RECORDS, BEING IN 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 HEREAFTER BE KNOWN AS "SALIA TRACTS FOURTH 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 2828.PDF](#)

3. BILL #2829

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PROVISIONS IN CHAPTER 415 OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD, MISSOURI, AND ENACTING A NEW SECTION 415.630; PROVIDING FOR REGULATIONS RELATED TO THE USE OF SOLAR ENERGY SYSTEMS WITHIN THE CITY OF WILDWOOD. *Recommended by Planning and Zoning Commission (First Reading) (Wards – All)*

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2829.PDF](#)

4. BILL #2830

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A MAINTENANCE AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) FOR STORMWATER IMPROVEMENTS TO BE CONSTRUCTED AND USED FOR THE CITY'S VILLAGE GREEN SITE. *Recommended by the Department of Planning and Parks (First Reading) (Ward Eight)*

Direct Budgetary Impact: \$2,500/year

Funding Source: Department of Planning and Parks Operating Budget

Strategic Plan Goal: Erosion Control - Stormwater Management

Documents:

[BILL 2830.PDF](#)

IX. FIRST READINGS FROM HEARINGS WITH FAVORABLE CITY RECOMMENDATION

X. RESOLUTIONS (See Consent Agenda)

XI. CONSENT AGENDA

A. Approval Of September 11, 2023 Work Session And Regular Meeting Minutes

Documents:

B. Approval Of Expenditures

Documents:

[EXPENDITURES.PDF](#)

C. Mayor's Appointments

1. Joe Farmer - Crossings Community Improvement District Board Of Directors - (Ward Four) - Unexpired Term Ending November 2025

Documents:

[APPOINTMENT MEMO.CCID.FARMER.PDF](#)

2. Gregg Maryniak – Board Of Ethics - (Ward One) - Expired Term Ending July 2028

Documents:

[APPOINTMENT MEMO.BOE.MARYNIAK.2023.PDF](#)

3. Anthony (Tony) Sgroi – City Treasurer - (Ward One)

Documents:

[APPOINTMENT MEMO.TREASURER.SGROI.PDF](#)

D. Resolutions

1. RESOLUTION #2023-19

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, ENDORSING AND COMMITTING \$500,000.00, WHICH REPRESENTS THE COMMUNITY'S MATCH AS THE PROJECT SPONSOR AND APPLICANT, TO THE LAND AND WATER CONSERVATION FUND (LWCF), FOR THE DEVELOPMENT AND FIRST PHASE OF THE WILDWOOD VILLAGE GREEN PROJECT. Recommended by the Planning and Parks **Committee** (Ward Eight)

Direct Budgetary Impact: \$500,000

Funding Source: Capital Improvement Sales Tax Fund FY2023

Strategic Plan Goal: Enhanced Green Space

Documents:

[RESOLUTION 2023-19.PDF](#)

2. RESOLUTION #2023-20

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A POLICY ON THE USE OF RAPID FLASHING BEACONS AT EXISTING CROSSWALKS. Recommended by the Administration/Public Works Committee and Board of **Public Safety** (Wards - All)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: Public Works/Public Safety

Documents:

[RESOLUTION 2023-20.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)]; 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 at least 48 hours prior to the start of the meeting.