



# WILDWOOD

## CITY COUNCIL

### AGENDA

City Hall Council Chambers  
16860 Main Street, Wildwood, MO

Monday, October 24, 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
- VII. PUBLIC HEARING(S)
  - A. Liquor License Application For Wallis Petroleum, LC D/B/A Wallis Petroleum #350, Which Is Located At 300 Highway 109 (Ward One)

Documents:

[WS - LIQUOR LICENSE APPLICATION.PDF](#)

- B. P.Z. 1-22 Kurtz Nursery, 2312 Steamboat Hollow Lane, Wildwood, Missouri 63038, C/O Edward Griesedieck, EJG Legal Consulting, L.L.C, 5 Indian Creek Lane, St. Louis, Missouri 63131

A request for a change in zoning from the M-3 Planned Industrial District to the Amended M-3 Planned Industrial District upon a tract of land that is 15.44 acres in size, which is located on the west side of North Eatherton Road, north of its intersection with Centaur Road (Street Address: 495 North Eatherton Road/St. Louis County Locator Number: 18X640024). Proposed Uses: A mulch storage and processing facility, composting of a range of landscape materials, agricultural and horticultural operations, landscape and maintenance operations, along with forestry and timber processing, and accessory sales of products. (Ward One)

Documents:

[P.Z. 1-22 KURTZ NURSERY.PDF](#)

- C. P.Z. 5-22 New Community Church, C/O Peter Schwartz, Vessel Architecture, 600 Emerson Road, Suite 401, Creve Coeur, Missouri 63141

A request for a change in zoning from the C-8 Planned Commercial District to the Amended C-8 Planned Commercial District upon a tract of land that is 4.08 acres in size, which is located on the south side of Manchester Road, west of Taylor Road (Street Addresses: 16830, 16832, 16832-A, and 16840 Manchester Road/St. Louis County Locator Numbers: 24V630352, 24V630011, 24V610068, and 24V520202). Accompanying this request is an application for a Conditional Use Permit (CUP) for the same tract of land identified herein, which would allow for the use of it for an expanded parking area for New Community Church and the recreational activities associated with it as well. The subject tract of land is designated the 'Workplace' District under the current Town Center Regulating Plan, as adopted by the Planning and Zoning Commission on June 7, 2021. (Ward Eight)

Documents:

[P.Z. 5-22 NEW COMMUNITY CHURCH.PDF](#)

- D. P.Z. 9-22 2545 Eatherton Road, C/O Robert And Laura Busby, 8 Blackwolf Run Court, Wildwood, Missouri 63040

A request for a change in zoning from the NU Non-Urban Residence District and C-2 Shopping District to the R-3 10,000 square foot Residence District upon a property that is 1.05 acres in size, which is located on the west side of Eatherton Road, north of its intersection with Manchester Road (St. Louis County Locator Number: 24V530661/Street Address: 2545 Eatherton Road). The subject property is designated the 'Neighborhood General' District under the current Town Center Regulating Plan, as adopted by the Planning and Zoning Commission on June 7, 2021. Proposed Use: One (1), new single family detached dwelling on an individual lot. (Ward Eight)

Documents:

[P.Z. 9-22 2545 EATHERTON ROAD - BUSBY.PDF](#)

- E. A Response To A Request Dated August 11, 2022, From Michael Petruso, Owner Of CrossFit Wildwood, Regarding St. Louis County P.C. P.C. 98-86 Manchester-Woods Partnership

Amended C-8 Planned Commercial District (Workplace District of the Town Center Regulating Plan); south side of Manchester Road, at Rockwood Pointe Court (Street Address: 16962 Manchester Road/St. Louis County Locator Number: 24V510504); which seeks a modification to the site-specific governing ordinance to allow additional permitted uses to be considered in this overall development, which would include medical and dental offices, and fast-food restaurants, without drive-through facilities. (Ward Eight)

Documents:

[P.C. 98-86 MANCHESTER-WOODS PARTNERSHIP.PDF](#)

VIII. LEGISLATION

A. UNFINISHED BUSINESS

1. BILL #2727

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,

2022 AND ENDING ON DECEMBER 31, 2022. Recommended by the City  
Administrator (Second Reading) (Wards - All)

Direct Budgetary Impact: Operating - \$562,785

Funding Source: Multiple

Strategic Plan Goal: N/A

Documents:

[BILL 2727.PDF](#)

2. BILL #2728

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CITY-CONTRACTOR AGREEMENT WITH GAMMA TREE EXPERTS, LLC, D/B/A GAMMA TREE EXPERTS, FOR THE PLANTING OF NEW TREES WITHIN THE PUBLIC RIGHTS-OF-WAY OF THE CITY OF WILDWOOD. Recommended by the Administration/Public Works Committee (Second Reading) (Wards - All)

Direct Budgetary Impact: \$79,000

Funding Source: Capital Improvement Sales Tax Fund

Strategic Plan Goal: Enhanced Green Space

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/33617?FILEID=39337](https://www.cityofwildwood.com/agendacenter/viewfile/item/33617?fileid=39337)

Documents:

[BILL 2728.PDF](#)

3. BILL #2730

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CITY-CONSULTANT AGREEMENT WITH INTUITION AND LOGIC, INC. FOR PROFESSIONAL SERVICES TO COMPLETE THE DESIGN OF A NEW SHARED USE PATH ALONG OLD STATE ROAD BETWEEN NANTUCKET ISLAND DRIVE AND OLD STATE PLACE DRIVE WITHIN THE CITY OF WILDWOOD. Recommended by the Administration/Public Works Committee (Second Reading) (Ward Seven)

Direct Budgetary Impact: \$52,853.40 (\$180,853.40-\$128,000 grant)

Funding Source: Capital Improvement Sales Tax Funds

Strategic Plan Goal: Public Works/Public Safety

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/33615?FILEID=39352](https://www.cityofwildwood.com/agendacenter/viewfile/item/33615?fileid=39352)

Documents:

[BILL 2730.PDF](#)

4. BILL #2731

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH THE MISSOURI DEPARTMENT OF CONSERVATION UNDER THE COMMUNITY FORESTRY COST SHARE GRANT PROGRAM TO OBTAIN STATE FUNDING FOR ADDITIONAL WORK TO COMPLETE A CITYWIDE INVENTORY OF STREET TREES. **Recommended by the Administration/Public Works Committee (Second Reading) (Wards - All)**

Direct Budgetary Impact: \$5,475 (\$21,900 - \$16,425 grant)

Funding Source: Capital Improvement Sales Tax Funds

Strategic Plan Goal: Enhanced Green Space

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/33614?FILEID=39339](https://www.cityofwildwood.com/agendacenter/viewfile/item/33614?fileid=39339)

Documents:

[BILL 2731.PDF](#)

5. BILL #2732

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A LOT SPLIT PLAT RESULTING IN THE CREATION OF TWO LEGAL LOTS OF RECORD, ALL BEING THREE ACRES OR GREATER IN SIZE, KNOWN AS "ADJUSTED LOT 8 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 8 AND 9 OF THE BABLER FOREST HILLS SUBDIVISION - PLAT ONE (PLAT BOOK 347, PAGE 811)," ALL BEING PART OF THE FRACTIONAL SURVEY 31, TOWNSHIP 45 NORTH, RANGE 3 EAST, WITH SUCH BEING LOCATED ON BABLER FOREST ROAD, EAST OF THE FRANKLIN COUNTY LINE. **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 2732.PDF](#)

6. BILL #2736

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CHESTERFIELD, MISSOURI FOR THE COST-SHARING OF RESURFACING THE MONARCH-CHESTERFIELD LEVEE TRAIL, WHICH A MAJOR PORTION OF IT IS LOCATED WITHIN WILDWOOD, WITH THE AMOUNT NOT TO EXCEED \$22,500.00. **Recommended by the Department of Planning and Parks (Second Reading) (Ward One)**

Direct Budgetary Impact: \$22,575

Funding Source: Capital Improvement Sales Tax Fund FY2022

Strategic Plan Goal: Enhanced Green Space

Documents:

[BILL 2736.PDF](#)

## IX. NEW BUSINESS

### A. BILL #2737

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT ON BEHALF OF THE CITY OF WILDWOOD WITH RUBINBROWN, LLC, CERTIFIED PUBLIC ACCOUNTANTS, FOR AUDIT SERVICES COMMENCING FOR THE FISCAL YEAR ENDING DECEMBER 31, 2022. Recommended by the Administration/Public Works **Committee** (First Reading) (Wards - All)

Direct Budgetary Impact: \$39,000

Funding Source: General Fund

Strategic Plan Goal: N/A

Documents:

[BILL 2737.PDF](#)

### B. BILL #2738

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING THE 2023 POLICE SERVICES COST SHEET AS AN ADDENDUM TO THE POLICE SERVICE AGREEMENT BY AND BETWEEN ST. LOUIS COUNTY AND THE CITY OF WILDWOOD. Recommended by the Board of Public Safety (First Reading) (Wards - All)

Direct Budgetary Impact: \$5,102,271.08

Funding Source: General Fund/Proposition P Funds

Strategic Plan Goal: N/A

Documents:

[BILL 2738.PDF](#)

### C. BILL #2739

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A LOT SPLIT PLAT FOR THE "DEHART LOT SPLIT TWO" UPON A LEGAL LOT OF RECORD THAT EXISTS AS A TRACT OF LAND BEING LOT A OF THE DEHART LOT SPLIT, PER PLAT BOOK 356, PAGES 385 AND 386, ALL BEING LOCATED IN THE U.S. SURVEY 957, TOWNSHIP 44 AND 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, LOCATED ON THE WEST SIDE OF OSSENFORT ROAD, NORTH OF ITS INTERSECTION WITH DEHART ROAD, AND THEREBY CREATING 3.02 AND 43.53 ACRE PROPERTIES. 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 2739.PDF](#)

D. BILL #2740

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY AND REQUIRED DOCUMENTS RELATING TO AN AMENDED PROFESSIONAL SERVICE AGREEMENT WITH SWT DESIGN FOR DEVELOPING A CONCEPT OR MASTER PLAN FOR ROUTE 66 ROADSIDE PARK. Recommended by the Planning and Parks Committee (First Reading) (Ward Eight)

Direct Budgetary Impact: \$12,765 (added to original \$30,000)

Funding Source: Capital Improvement Sales Tax Fund FY2022

Strategic Plan Goal: Enhanced Green Space

Documents:

[BILL 2740.PDF](#)

E. BILL #2741

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 415 OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD, AS IT RELATES TO THE INSTALLATION AND MAINTENANCE OF FENCES. *Recommended by the Planning and Zoning Commission* (First Reading) (Wards – All)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2741.PDF](#)

F. BILL #2742

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 ENACTING A KEEP KIDS ALIVE DRIVE 25@ SPECIAL ENFORCEMENT AREA ON TAYLOR ROAD. Recommended by the Board of Public Safety (First Reading) (Ward Five)

Direct Budgetary Impact: \$2,380

Funding Source: Road and Bridge Fund

Strategic Plan Goal: Public Works/Public Safety

Documents:

[BILL 2742.PDF](#)

G. BILL #2743

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, ADOPTING THE PLAN FOR THE REDISTRICTING OF WARDS IN THE CITY OF WILDWOOD BASED ON THE 2020 DECENNIAL CENSUS OF THE UNITED STATES PURSUANT TO SECTION 7.5 OF THE CITY CHARTER. Recommended by the Redistricting Committee (First Reading) (Wards - All)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2743.PDF](#)

X. RESOLUTIONS (See Consent Agenda)

XI. CONSENT AGENDA

A. Approval Of September 12, 2022 Work Session And Regular Meeting Minutes

Documents:

[9-12-2022 CITY COUNCIL MEETING MINUTES.PDF](#)

B. Approval Of Expenditures

Documents:

[EXPENDITURES.PDF](#)

C. RESOLUTIONS

1. RESOLUTION #2022-24

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CITY-CONSULTANT AGREEMENT WITH DAVEY RESOURCE GROUP, INC., FOR ADDITIONAL WORK TO COMPLETE A CITYWIDE INVENTORY OF STREET TREES. Recommended by the Administration/Public Works Committee (Ward Seven)

Direct Budgetary Impact: \$5,475 (\$21,900 - \$16,425 grant)

Funding Source: Capital Improvement Sales Tax Fund

Strategic Plan Goal: Enhanced Green Space

Documents:

[RESOLUTION 2022-24.PDF](#)

2. RESOLUTION #2022-25

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING AN EXPENDITURE FOR THE PURCHASE OF A SHADED SWING SET FOR ANNIVERSARY PARK FROM FRY AND ASSOCIATES, INC., AT A COST NOT TO EXCEED AN AMOUNT OF \$16,000.00 FROM FUNDS SET ASIDE IN THE CITY'S 2022 CAPITAL IMPROVEMENTS PROGRAM. **Recommended by the Planning and Parks Committee (Ward Four)**

Direct Budgetary Impact: \$16,000

Funding Source: Capital Improvement Sales Tax Fund FY2022

Strategic Plan Goal: Enhanced Green Space

Documents:

[RESOLUTION 2022-25.PDF](#)

3. RESOLUTION #2022-26

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, ENDORSING AND COMMITTING THE SUM OF \$900,000, REPRESENTING THE COMMUNITY'S MATCH AS THE PROJECT SPONSOR AND APPLICANT, TO THE LAND AND WATER CONSERVATION FUND, FOR THE DEVELOPMENT/FIRST PHASE OF THE WILDWOOD "VILLAGE GREEN" PROJECT. **Recommended by the Planning and Parks Committee (Ward Eight)**

Direct Budgetary Impact: \$900,000

Funding Source: Capital Improvement Sales Tax Fund FY2022

Strategic Plan Goal: Enhanced Green Space

Documents:

[RESOLUTION 2022-26.PDF](#)

4. RESOLUTION #2022-27

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AMENDING THE CURRENT MEMBERSHIP OF THE WATERSHED EROSION TASK FORCE BY REDUCING THE NUMBER OF TOTAL REPRESENTATIVES UPON IT. **Recommended by the Watershed Erosion Task Force (Wards - All)**

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[RESOLUTION 2022-27.PDF](#)



### 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.