



WILDWOOD

CITY COUNCIL

AGENDA

City Hall Council Chambers
16860 Main Street, Wildwood, MO

Monday, November 13, 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 – Ed Kohn
 - B. Appointments (See Consent Agenda)
- VII. PUBLIC HEARINGS
 - A. Proposed 2024 Municipal Budget (Wards – All)

Documents:

[2024 DRAFT MUNICIPAL BUDGET PRESENTATION.PDF](#)

- B. A Response To A Request From The Manors At The Meadows Of Cherry Hills Homeowners Association Regarding P.Z. 12-13 Manors At The Meadows Of Cherry Hills C/O McBride And Son Homes, Inc.; R-4 7,500 Square Foot Residence District, With A Planned Residential Development Overlay District (PRD); South Side Of Manchester Road, At Its Intersection With Cherry Hills Meadows Drive; Which Seeks A Modification To The Existing Site-Specific Governing Ordinance, Thereby Eliminating The Description That Is Set Forth Therein Regarding The Associated Service Lanes (Alleys), As Private In Nature. (Ward Eight)

Documents:

P.Z. 12-13 MANORS AT THE MEADOWS OF CHERRY HILLS.PDF

- C. A Recommendation Report Of The Planning And Zoning Commission Regarding Its Consideration And Recommendation Relative To P.Z. 20 And 21-22 Greenberg Development Company, L.L.C. [Wildwood GBK, L.L.C.], P.O. Box 486, Wildwood, Missouri 63038

2nd Amended C-8 Planned Commercial District, Amended C-8 Planned Commercial District, and C-8 Planned Commercial District, with a Conditional Use Permit (CUP); southwest corner of Taylor Road and Main Street (Street Addresses: 16700, 16720, 16727, 16780, and 16795 Main Street/St. Louis County Locator Numbers: 23V310561, 23V310570, 23V310581, 24V630303, and 24V630312); which would allow for greater latitude in building design and placement considerations relative to both residential components of this major mixed-use development, reflecting the planned developers of them now addressing their respective approaches upon the site. (Ward Eight)

Documents:

P.Z. 20 AND 21-22 GREENBERG - GREEN STREET MIXED USE.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:

[BILL 2815.PDF](#)

[BILL 2815 - REQUEST TO WITHDRAW.PDF](#)

2. 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](#)

3. 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 (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/36816?FILEID=44851](https://www.cityofwildwood.com/agendacenter/viewfile/item/36816?fileid=44851)

Documents:

[BILL 2827.PDF](#)

4. BILL #2829

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING VARIOUS PROVISIONS OF 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. Recommended by Planning and Zoning Commission (Second Reading) (Wards - All)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2829.PDF](#)
[BILL 2829 - AMENDED VERSION.PDF](#)

5. 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 (Second 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](#)

B. NEW BUSINESS

1. BILL #2831

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING THE 2024 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: \$5,223,889.61

Funding Source: General Fund/Proposition P Funds

Strategic Plan Goal: N/A

Documents:

[BILL 2831.PDF](#)

2. BILL #2832

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE CERTAIN PUBLIC ROADS, RIGHTS-OF-WAY, AND PARKS MAINTENANCE AGREEMENTS ON BEHALF OF THE CITY WITH CERTAIN CONTRACTORS FOR PUBLIC ROADS, RIGHTS-OF-WAY, AND PARKS MAINTENANCE WITHIN THE CITY. Recommended by the Administration/Public Works Committee (First Reading) (Wards - All)

Direct Budgetary Impact: \$2,470,600

Funding Source: Department of Public Works Operating Budget, Department of Planning and Parks Operating Budget, and Road and Bridge Fund

Strategic Plan Goal: Public Works/Public Safety

Documents:

[BILL 2832.PDF](#)

3. BILL #2833

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, ADOPTING THE MUNICIPAL BUDGET AND CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF WILDWOOD FOR FISCAL YEAR 2024. Recommended by the Department of Administration (First Reading) (Wards - All)

Direct Budgetary Impact: \$26,955,549

Funding Source: All Funds

Strategic Plan Goal: N/A

Documents:

[BILL 2833.PDF](#)

4. BILL #2834

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH DG2 DESIGN FOR THE CITY'S UPDATED LANDSCAPE MANUAL AND SUSTAINABLE PLANTINGS GUIDE. Recommended by the Planning and Parks Committee (First Reading) (Wards - All)

Direct Budgetary Impact: \$35,000

Funding Source: Department of Planning Operating Budget

Strategic Plan Goal: Enhanced Green Space

Documents:

[BILL 2834.PDF](#)

5. BILL #2835

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A SUCCESSOR DEVELOPER AGREEMENT AND CASH DEPOSIT AGREEMENT WITH THE TUSCANY RIDGE HOMEOWNERS ASSOCIATION FOR THE RELEASE OF FUNDS FROM THE DEFAULTED ESCROW ACCOUNT ASSOCIATED WITH THIS RESIDENTIAL SUBDIVISION AND REIMBURSING THE ASSOCIATION FOR ITS COMPLETION OF STREET CORRECTIONS SHOWN ON THE APPROVED IMPROVEMENT PLANS. *Recommended by the Department of Planning (First Reading) (Ward One)*

Direct Budgetary Impact: No impact to the City

Funding Source: Defaulted Developer Escrow

Strategic Plan Goal: N/A

Documents:

[BILL 2835.PDF](#)

6. BILL #2836

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CITY-CONTRACTOR AGREEMENT WITH OMNI TREE SERVICE, INC. FOR THE PLANTING OF NEW TREES WITHIN THE PUBLIC RIGHTS-OF-WAY IN THE CITY. Recommended by the Administration/Public Works Committee (First Reading) (Wards All)

Direct Budgetary Impact: \$78,000

Funding Source: Capital Improvement Sales Tax Fund

Strategic Plan Goal: Public Works/Public Safety

Documents:

[BILL 2836.PDF](#)

7. BILL #2837

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CITY-CONSULTANT AGREEMENT WITH CIVIL DESIGN, INC. FOR PROFESSIONAL SERVICES TO COMPLETE THE FINAL DESIGN OF THE MAIN STREET ROAD EXTENSION PROJECT. *Recommended by the Administration/Public Works Committee* (First Reading) (Ward Eight)

Direct Budgetary Impact: \$120,000

Funding Source: Capital Improvement Sales Tax Fund

Strategic Plan Goal: Public Works/Public Safety

Documents:

[BILL 2837.PDF](#)

8. BILL #2838

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CITY-CONSULTANT AGREEMENT WITH GEORGE BUTLER ASSOCIATES, INC. (D/B/A GBA) FOR ENGINEERING DESIGN OF THE ROUTE 100 J-TURN PROJECT IN THE CITY. Recommended by the Administration/Public Works Committee (First Reading) (Ward One and Six)

Direct Budgetary Impact: \$385,000

Funding Source: Capital Improvement Sales Tax Fund

Strategic Plan Goal: Public Works/Public Safety

Documents:

[BILL 2838.PDF](#)

9. BILL #2839

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CITY-CONSULTANT AGREEMENT WITH O.R. COLAN ASSOCIATES, LLC FOR

RIGHT-OF-WAY ACQUISITION SERVICES FOR THE OLD STATE ROAD SHARED USE PATH PROJECT WITHIN THE CITY. Recommended by the Administration/Public Works Committee (First Reading) (Ward Seven)

Direct Budgetary Impact: \$44,800

Funding Source: Capital Improvement Sales Tax Fund

Strategic Plan Goal: Public Works/Public Safety

Documents:

[BILL 2839.PDF](#)

IX. FIRST READINGS FROM HEARINGS WITH FAVORABLE CITY RECOMMENDATION

A. BILL #2840

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING ORDINANCE #2798 AND MODIFYING THE ASSOCIATED CONDITIONAL USE PERMIT (CUP) TO ACCOMMODATE A MIXED-USE DEVELOPMENT BY DELETING SECTIONS 1 AND 4 IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION 1 AND 4, CONSISTENT WITH THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION DATED OCTOBER 2, 2023. Recommended by the Planning and Zoning Commission (First Reading) (Ward Eight)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/37606?FILEID=45661](https://www.cityofwildwood.com/agendacenter/viewfile/item/37606?fileid=45661)

Documents:

[BILL 2840.PDF](#)

B. BILL #2841

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING ORDINANCE #2060 BY DELETING THE DESCRIPTION OF THE ASSOCIATED SERVICE LANES (ALLEYS) AS PRIVATE, CONSISTENT WITH THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION DATED OCTOBER 2, 2023. Recommended by the Planning and Zoning Commission (First Reading) (Ward Eight)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Background

Information: <HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/37606?FILEID=45661>

Documents:

[BILL 2841.PDF](#)

X. RESOLUTIONS (See Consent Agenda)

XI. CONSENT AGENDA

A. Approval Of October 9, 2023 Work Session And Regular Meeting Minutes

Documents:

[10-9-2023 DRAFT CITY COUNCIL MEETING MINUTES.PDF](#)

B. Approval Of Expenditures

Documents:

[EXPENDITURES.PDF](#)

C. Records Retention – Destruction Of Records

Documents:

[RECORDS DESTRUCTION.PDF](#)

D. Mayor's Appointments

1. Michael Lee – Board Of Adjustment - (Ward Four) - Unexpired Term Ending February 2027

Documents:

[APPOINTMENT MEMO.BOA.LEE.PDF](#)

2. Anthony Reiner – Board Of Adjustment (Alternate) - (Ward Six) - Unexpired Term Ending May 2025

Documents:

[APPOINTMENT MEMO.BOA.REINER.PDF](#)

3. Joe Garritano - Crossings Community Improvement District Board Of Directors - (Ward Eight) - Term Ending November 2027

Documents:

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

E. Resolutions

1. RESOLUTION #2023-21

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, REQUESTING THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SUPPORT, FUND, AND IMPLEMENT IMPROVEMENTS TO OLD STATE

ROAD WITHIN THE CITY OF WILDWOOD TO IMPROVE THE SAFETY OF MOTORISTS AND PEDESTRIANS AND RESTRICT LARGE TRUCKS USING OLD STATE ROAD BETWEEN STATE ROUTE 109 AND OLD FAIRWAY DRIVE. Recommended by the Administration/Public Works Committee (Wards Six, Seven and Eight)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: Public Works/Public Safety

Documents:

[RESOLUTION 2023-21.PDF](#)

2. RESOLUTION #2023-22

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH WILDWOOD YOGA AND WELLNESS TO OFFER CLASSES DURING FISCAL YEAR 2024 TO WILDWOOD SENIORS (60+). *Recommended by the Planning and Parks Committee (Wards – All)*

Direct Budgetary Impact: \$18,000

Funding Source: Community Development Block Grant (CDBG) Funds – St. Louis County

Strategic Plan Goal: N/A

Documents:

[RESOLUTION 2023-22.PDF](#)

3. RESOLUTION #2023-23

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, RECOMMENDING THE TEMPORARY SUSPENSION OF THE ENFORCEMENT AND PROSECUTION OF CERTAIN PROVISIONS OF THE TRAFFIC CODE, SECTION 315.150, ON STATE ROUTE 100, BETWEEN STATE ROUTE T (ST. ALBANS ROAD) AND THE FRANKLIN COUNTY LINE, WITHIN THE CITY OF WILDWOOD, UNTIL SUCH TIME AS SUFFICIENT IMPROVEMENTS TO REPAIR AND RESURFACE STATE ROUTE 100 ARE COMPLETED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION. Recommended by the Board of **Public Safety** (Wards One and Six)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: Public Works/Public Safety

Documents:

[RESOLUTION 2023-23.PDF](#)

XII. MISCELLANEOUS

A. Findings Of Fact And Conclusions Of Law

1. 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:

[DOWNEY_CITY COUNCIL SOLAR REVIEW FINDINGS OF FACT AND CONCLUSIONS OF LAW.DOCX](#)

2. 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:

[SCOTT_CITY COUNCIL SOLAR REVIEW FINDINGS OF FACT AND CONCLUSIONS OF LAW.DOCX](#)

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.