



# WILDWOOD

## CITY COUNCIL

### AGENDA

City Hall Council Chambers  
16860 Main Street, Wildwood, MO

Monday, March 14, 2022  
7:00 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 – February 28, 2022 Work Session & Regular Meeting Minutes

Documents:

[2-28-22 DRAFT MINUTES.PDF](#)

- V. PUBLIC PARTICIPATION
  - A. Public Participation And Hearing Procedures
  - B. Officials' Responses
- VI. MAYOR'S ANNOUNCEMENTS AND APPOINTMENTS
  - A. Announcements
    - 1. Recognizing Retirement Of Superintendent Of Parks Gary Crews
  - B. Appointments
    - 1. Karen Jehling – (Ward Three) – Wildwood Celebration Commission – Term Ending December 31, 2023
    - 2. Kevin Lux – (Ward Three) – Board Of Adjustment – Unexpired Term Ending January 2024
    - 3. Susan Siebert – (Ward Eight) – Board Of Ethics – Unexpired Term Ending July 2022

## VII. PUBLIC HEARING(S)

- A. P.Z. 10-21 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, City Hall, 16860 Main Street, Wildwood, Missouri 63040

A request of the Planning and Zoning Commission to consider the amendment and the change of the zoning district boundaries and classification of properties in the city by establishing the boundaries of the Special Circumstances Overlay District (SCOD), Chapter 415.505 Special Circumstances Overlay District (SCOD) of the Zoning Ordinance, and including within such district boundaries certain property generally located on the north side of Strecker Road, east of Englebrook Drive, consisting of approximately 11.57 acres, and with a street address of 149 Strecker Road (St. Louis County Locator Number 22U330051), which is currently zoned NU Non-Urban Residence District. Planning and Zoning Commission Action: Recommended for inclusion within the Special Circumstances Overlay District (SCOD). (Ward Two)

- B. P.Z. 13-21 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, City Hall, 16860 Main Street, Wildwood, Missouri 63040

A request of the Planning and Zoning Commission to consider the amendment and the change of the zoning district boundaries and classification of properties in the City by establishing the boundaries of the Special Circumstances Overlay District (SCOD), Chapter 415.505 Special Circumstances Overlay District (SCOD) of the Zoning Ordinance, and including within such district boundaries certain property generally located on the north side of Strecker Road, east of Englebrook Drive, consisting of approximately 5.17 acres, and with a street address of 165 Strecker Road (St. Louis County Locator Number 22U330031), which is currently zoned NU Non-Urban Residence District. Planning and Zoning Commission Action: Recommended for inclusion within the Special Circumstances Overlay District (SCOD). (Ward Two)

- C. P.Z. 14-21 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, City Hall, 16860 Main Street, Wildwood, Missouri 63040

A request of the Planning and Zoning Commission to consider the amendment and the change of the zoning district boundaries and classification of properties in the City by establishing the boundaries of the Special Circumstances Overlay District (SCOD), Chapter 415.505 Special Circumstances Overlay District (SCOD) of the Zoning Ordinance, and including within such district boundaries certain property generally located on the north side of Strecker Road, east of Englebrook Drive, consisting of approximately 10.16 acres, and with a street address of 173 Strecker Road (St. Louis County Locator Number 22U330062), which is currently zoned NU Non-Urban Residence District. Planning and Zoning Commission Action: Recommended for inclusion within the Special Circumstances Overlay District (SCOD). (Ward Two)

- D. P.Z. 15-21 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, City Hall, 16860 Main Street, Wildwood, Missouri 63040

A request of the Planning and Zoning Commission to consider the amendment and the change of the zoning district boundaries and classification of properties in

the City by establishing the boundaries of the Special Circumstances Overlay District (SCOD), Chapter 415.505 Special Circumstances Overlay District (SCOD) of the Zoning Ordinance, and including within such district boundaries certain property generally located on the north side of Strecker Road, east of Englebrook Drive, consisting of approximately 3.0 acres, and with a street address of 177 Strecker Road (St. Louis County Locator Number 22U240024), which is currently zoned NU Non-Urban Residence District. Planning and Zoning Commission Action: Recommended for inclusion within the Special Circumstances Overlay District (SCOD). (Ward Two)

E. P.Z. 17-21 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, City Hall, 16860 Main Street, Wildwood, Missouri 63040

A request of the Planning and Zoning Commission to consider the amendment and the change of the zoning district boundaries and classification of properties in the City by establishing the boundaries of the Special Circumstances Overlay District (SCOD), Chapter 415.505 Special Circumstances Overlay District (SCOD) of the Zoning Ordinance, and including within such district boundaries certain property generally located on the north side of Strecker Road, consisting of approximately 4.29 acres, and with a street address of 340 Turnberry Place Drive (St. Louis County Locator Number 22U610641), which is currently zoned R-2 15,000 square foot Residence District, with a Planned Environment Unit (PEU). Planning and Zoning Commission Action: Recommended for inclusion within the Special Circumstances Overlay District (SCOD). (Ward Two)

## VIII. LEGISLATION

### A. UNFINISHED BUSINESS

#### 1. BILL #2675

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN EXTENSION OF THE CITY-CONTRACTOR AGREEMENT WITH KELPE CONTRACTING, INC. ON BEHALF OF THE CITY OF WILDWOOD FOR THE 2022 CONCRETE STREET AND SIDEWALK REPLACEMENT PROJECT. Recommended by the Administration/Public Works Committee (Second Reading) (Wards - All)

Direct Budgetary Impact: \$885,500

Funding Source: Road and Bridge Fund

Strategic Plan Goal: None

#### 2. BILL #2676

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY AND REQUIRED ITEMS RELATING TO A PROFESSIONAL SERVICE AGREEMENT WITH HUMAN NATURE AND CIVIL DESIGN, INC. (CDI) FOR THE DEVELOPMENT AND COMPLETION OF DESIGN, ENGINEERING, AND BID SPECIFICATIONS AND PLANS FOR PHASE ONE OF WILDWOOD VILLAGE GREEN IN TOWN CENTER AREA. Recommended by the

**Planning and Parks Committee (Second Reading) (Ward Eight)**

Direct Budgetary Impact: \$193,000

Funding Source: Capital Improvement Program FY2022

Strategic Plan Goal: Enhanced Green Space

Documents:

[BILL 2676.PDF](#)

**3. BILL #2677**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY AND REQUIRED ITEMS RELATING TO A PROFESSIONAL SERVICE AGREEMENT WITH SWT DESIGN FOR THE DEVELOPMENT A MASTER PLAN DESIGN FOR ROUTE 66 ROADSIDE PARK.

**Recommended by the Historic Preservation Commission (Second Reading) (Ward Eight)**

Direct Budgetary Impact: \$30,000

Funding Source: Capital Improvement Program FY2022

Strategic Plan Goal: Enhanced Green Space

Documents:

[BILL 2677.PDF](#)

**4. BILL #2678**

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, THAT HEREBY ENDORSES, RATIFIES, AND AUTHORIZES A CHANGE TO THE TOWN CENTER REGULATING PLAN, THE REZONING OF PROPERTY, AND THE APPLICATION OF A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) ONTO A SET OF PROPERTIES TOTALING 2.5 ACRES THAT ARE LOCATED ON THE NORTH AND SOUTH SIDES OF NEW COLLEGE AVENUE, WEST OF WEST AVENUE, AND EAST OF STATE ROUTE 109, THEREBY ALLOWING UP TO EIGHTEEN (18), ATTACHED ROWHOUSES ON INDIVIDUAL LOTS, WITH COMMON GROUND AND REQUIRED PUBLIC SPACES AREAS, ALL BEING CONSISTENT WITH THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION FROM ITS ACTION ON JANUARY 18, 2021 REGARDING ITS LETTER OF RECOMMENDATION ON THESE MATTERS. Recommended by the Planning and Zoning Commission (Second Reading) (Ward Eight)

Direct Budgetary Impact: N/A

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2678.PDF](#)

5. BILL #2681

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A COST SHARE AGREEMENT WITH THE MISSOURI DEPARTMENT OF CONSERVATION UNDER THE TREE RESOURCE IMPROVEMENT AND MAINTENANCE (TRIM) GRANT PROGRAM FOR STATE FUNDING TO COMPLETE A CITYWIDE INVENTORY OF STREET TREES.

**Recommended by the Administration/Public Works Committee** (Second Reading) (Wards - All)

Direct Budgetary Impact: \$7,595.00 (25% of \$30,380)

Funding Source: Department of Public Works Operating Budget

Strategic Plan Goal: Enhanced Green Space

Documents:

[BILL 2681.PDF](#)

B. NEW BUSINESS

1. BILL #2683

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A MINOR SUBDIVISION PLAT OF A 29.57 ACRE PROPERTY THAT IS A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY LOCATED AT THE TERMINUS OF CHATEAU LANE, TO BE HEREAFTER KNOWN AS "CHATEAU WOODS" MINOR SUBDIVISION PLAT. Recommended by the Department of Planning (First Reading) (Ward Six)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

2. BILL #2684

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A BOUNDARY ADJUSTMENT PLAT BETWEEN TWO LOTS THAT ARE IDENTIFIED AS A SURVEY LOCATED IN THE SOUTHEAST QUARTER OF THE

NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 3 EAST, BEING MORE SPECIFICALLY LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF SHEPARD ROAD AND SELLENRIEK LAND, TO BE HEREAFTER KNOWN AS THE "18109 SELLENRIEK LANE & 1611 SHEPARD ROAD BOUNDARY ADJUSTMENT PLAT." Recommended by the Department of Planning (First Reading) (Ward Three)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

3. BILL #2685

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH NATALIE MCAVOY FOR THE MANAGEMENT AND OVERSIGHT OF THE CITY-SPONSORED FARMERS MARKET, OF WHICH SAID INDIVIDUAL SHALL ACT AS ITS MANAGER IN ALL ASPECTS OF THE SCHEDULING, OPERATION, AND RECORD-KEEPING ASSOCIATED WITH THE SAME. Recommended by the Department of Planning and Parks (First Reading) (Wards - All)

Direct Budgetary Impact: \$19,000

Funding Source: Department of Planning and Parks Operating Budget

Strategic Plan Goal: N/A

4. BILL #2686

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A MUNICIPAL AGREEMENT BY AND BETWEEN THE CITY OF WILDWOOD AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE CONSTRUCTION AND MAINTENANCE OF A NEW ROUNDABOUT ON STATE ROUTE 109. Recommended by the Administration/Public Works Committee (First Reading) (Ward One)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

5. BILL #2687

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CONTRACT ON BEHALF OF THE CITY WITH GO GREEN! LAWN AND LANDSCAPE, L.L.C., FOR THE

MAINTENANCE OF CERTAIN NATIVE LANDSCAPING AREAS WITHIN THE CITY. Recommended by the Administration/Public Works Committee (First Reading) (Wards One, Five, and Eight)

Direct Budgetary Impact: \$43,500

Funding Source: Road and Bridge Fund

Strategic Plan Goal: N/A

6. BILL #2688

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH N.B. WEST CONTRACTING COMPANY FOR THE RESURFACING OF VARIOUS PUBLIC STREETS WITHIN THE CITY, INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS. Recommended by the Administration/Public Works Committee (First Reading) (Wards Five and Six)

Direct Budgetary Impact: \$600,000

Funding Source: Road and Bridge Fund

Strategic Plan Goal: N/A

IX. RESOLUTIONS

X. CONSENT AGENDA

- A. Approval Of Expenditures - Motion To Grant The Mayor Authority To Approve March 2022 Expenditures (Wards – All)

XI. MISCELLANEOUS

XII. 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.