



WILDWOOD

CITY COUNCIL

AGENDA - First Session City Hall Council Chambers 16860 Main Street, Wildwood, MO

Monday, April 25, 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 - Boy Scout Troop 677
- 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. The State Of The City (Wards – All)
 2. Proclamation - 100th Anniversary Of Daughters Of The American Colonists
 3. Proclamation - Arbor Day
- VII. PUBLIC HEARING(S)
 - A. Liquor License Application For Basil Spice Thai Corp. D/B/A Thai Bistro, Which Is Located At 2436 Taylor Road (Ward Eight)

Documents:

[PUBLIC HEARING - THAI BISTRO.PDF](#)
 - B. P.Z. 10-00 Stuart Monty Robson, 18962 Highway 100, Wildwood, Missouri, 63069

A request for certain amendments to the existing Conditional Use Permit (CUP) and Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, which would then allow for the inclusion of pet run areas, as part of the use of site, along with the addition training programs and services, while clarifying architectural requirements for all structures and buildings, including fencing, on this approximately eight (8) acre tract of land that is located at the intersection of Fox Creek Road

and State Route 100 (Locator Number 26Y120124/Street Address: 18962 Highway 100). The Conditional Use Permit (CUP) and Planned Residential Development Overlay District (PRD) currently authorizes the use of the subject tract of land for a veterinary clinic, the boarding and grooming of animals, and other related accessory activities. (Ward Six)

Documents:

[PUBLIC HEARING - P.Z. 10-00 ROBSON.PDF](#)

- C. P.Z. 31-21 Wesley Parc, C/O Mike Whalen, Whalen Custom Homes, 338 South Kirkwood Road, Kirkwood, Missouri 63122

A request for a change in zoning from the R-1 One Acre Residence District, with a Conditional Use Permit (CUP), to the R-3 10,000 square foot Residence District for 1.39 acre parcel of ground that is designated the 'Neighborhood Edge' District of the Town Center Regulating Plan, and located on the east side of Center Avenue at its intersection with Bordeaux Walk Way (Street Address: 2630 Center Avenue/St. Louis County Locator Number: 24V510034). Proposed Use: A total of four (4), single family dwellings on individual lots of record, with required street improvements. (Ward Eight)

Documents:

[PUBLIC HEARING - P.Z. 31-21 WESLEY PARC.PDF](#)

VIII. LEGISLATION

A. UNFINISHED BUSINESS

1. BILL #2676 (TO BE POSTPONED)

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

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/31575?FILEID=33592](https://www.cityofwildwood.com/agendacenter/viewfile/item/31575?fileid=33592)

Documents:

[BILL 2676.PDF](#)

2. BILL #2689

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, ESTABLISHING THE BOUNDARIES OF THE SPECIAL CIRCUMSTANCES OVERLY DISTRICT (SCOD) BY INCLUDING THEREIN FIVE LEGAL LOTS OF RECORDS, ALL BEING HEREIN IDENTIFIED, WITH SAID ACTION BEING CONSISTENT WITH THE LETTER OF RECOMMENDATION COMPLETED AND SUBMITTED BY THE PLANNING AND ZONING COMMISSION AND DATED FEBRUARY 7, 2022. Recommended by the Planning and Zoning Commission (Second Reading) (Ward Two)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/320012?FILEID=33747](https://www.cityofwildwood.com/agendacenter/viewfile/item/320012?fileid=33747)

Documents:

[BILL 2689.PDF](#)

3. BILL #2690

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING EXISTING PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #727, AND ITS CORRESPONDING CONDITIONAL USE PERMIT (CUP), BY DELETING IN ITS ENTIRETY SECTION ONE - PERMITTED USES, SECTION 4(m.) - PARKING REQUIREMENTS, AND SECTIONS 4(v. and x.) - MISCELLANEOUS CONDITIONS, AND THEREAFTER REPLACING THEM WITH A NEW SECTION ONE - PERMITTED USES, SECTION 4(m.) - PARKING REQUIREMENTS, AND SECTIONS 4(v. and x.) - MISCELLANEOUS CONDITIONS, WHICH WOULD PERMIT THE INSTALLATION OF DOG RUNS, ESTABLISH THE PROCESSES AND STANDARDS FOR ARCHITECTURAL REVIEW OF CERTAIN STRUCTURES, AND ALLOW FOR ADDITIONAL PET-RELATED ACTIVITIES ON THIS 7.9-ACRE SITE, WITH SAID ACTION BEING CONSISTENT WITH THE LETTER OF RECOMMENDATION COMPLETED AND SUBMITTED BY THE PLANNING AND ZONING COMMISSION THAT IS DATED MARCH 7, 2022.

Recommended by the Planning and Zoning Commission (Second Reading) (Ward Six)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2690.PDF](#)

4. BILL #2692

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO A CITY/CONTRACTOR AGREEMENT WITH IDEAL LANDSCAPING GROUP, FOR THE DEVELOPMENT OF PHASE TWO OF THE BLUFF VIEW PARK PROJECT, AS INDICATED IN THE BID DOCUMENTS AND SPECIFICATIONS, WHICH INCLUDES THE BASE PROPOSAL AND ADD ALTERNATES #1 AND #3, IN KEEPING WITH THE DOCUMENTATION SUBMITTED BY SUCH IN RESPONSE TO THE CITY'S ADVERTISEMENT IN THIS REGARD. Recommended by the Planning and Parks Committee (Second Reading) (Ward Six)

Direct Budgetary Impact: \$738,000

Funding Source: Grant (\$525,000) and Capital Improvement Program FY2022

Strategic Plan Goal: Public Works/Public Safety

Documents:

[BILL 2692.PDF](#)

5. BILL #2696

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS AND OTHER ITEMS THAT ARE NECESSARY TO ESTABLISH A MULTIPLE-USE TRAIL EASEMENT TO THE BENEFIT OF THE CITY OF WILDWOOD, MISSOURI, WITHIN AN EXISTING COMMON GROUND AREA OF THE ENCLAVES AT CHERRY HILLS SUBDIVISION, OF WHICH THE THREE TRUSTEES HAVE AGREED AND SIGNED SAID INSTRUMENTS TO THIS EFFECT AND THEREBY APPROVING SUCH. Recommended by the Department of Planning (Second Reading) (Ward Eight)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: Enhanced Green Space

Documents:

[BILL 2696.PDF](#)

B. NEW BUSINESS

1. Certification Of April 5, 2022 Municipal Election Results

1. RESOLUTION #2022-9

A RESOLUTION OF THE CITY OF WILDWOOD, MISSOURI CERTIFYING THE RESULTS OF THE APRIL 5, 2022, GENERAL MUNICIPAL ELECTION (Wards – All)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[RESOLUTION 2022-9.PDF](#)

2. Swearing-In Ceremony

IX. CONSENT AGENDA

A. Approval Of April 11, 2022 Work Session & Regular Meeting Minutes

Documents:

[4-11-2022 DRAFT CITY COUNCIL MEETING MINUTES.PDF](#)

X. MISCELLANEOUS

XI. 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 at least 48 hours prior to the start of the meeting.