



WILDWOOD[®] CITY COUNCIL

COUNCIL CHAMBERS
MONDAY, OCTOBER 22, 2018

7:00 P.M.
AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES – October 8, 2018 Work Session & Regular Agenda Minutes

Documents:

[10-8-2018 DRAFT CITY COUNCIL MEETING MINUTES.PDF](#)

- V. PUBLIC PARTICIPATION
 - A. Public Participation And Hearing Procedures
 - B. Officials' Responses
- VI. MAYOR'S ANNOUNCEMENTS AND APPOINTMENTS
 - A. Announcements
 1. Introduction Of New Police Commander
 - B. Appointments
 1. James Williams - Planning And Zoning Commission - (Ward Seven) - Term Ending June 2022

Documents:

[APPOINTMENT MEMO.PZ.WILLIAMS.PDF](#)

2. Town Center Plan Update Committee

Documents:

[APPOINTMENT MEMO.TOWN CENTER UPDATE COMMITTEE.PDF](#)

- VII. PUBLIC HEARING(S)
 - A. P.Z. 10-18 Wildwood Senior Apartments (The Prime), C/O Patrick Warnecke, KAI Design And Build, 2060 Craighshire Road, St. Louis, Missouri 63146

An application for the inclusion of an additional Land Use District of the Town Center Plan's Regulating Plan onto a portion of a 5.3 acre site, which would place the requested 'Neighborhood General District' designation onto the existing air space above the current 'Downtown District' designation that is situated on the property's Main Street frontage. The use of the air space would be for an additional three (3) stories of multiple family housing units, being in association with the planned first floor of commercial uses. Accompanying this proposed Regulating Plan addition is a proposed change in zoning from the C-8 Planned Commercial District to the Amended C-8 Planned Commercial District for this subject site, all being located on the south side of Main Street, west of Taylor Road (Locator Number: 23V310383/Street Address: 16700 Main Street). Proposed Use - A four (4) story, mixed-use building, with the first story being utilized for commercial purposes, and the upper stories being dedicated to apartment units to be primarily offered to an age-restricted population, along with stormwater facilities and public space. (Ward Eight)

Documents:

[PUBLIC HEARING - P.Z. 10-18 WILDWOOD SENIOR APARTMENTS \(THE PRIME\).PDF](#)

VIII. LEGISLATION

A. UNFINISHED BUSINESS –

1. BILL #2403

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PARAGRAPH 16 OF SUBSECTION A OF SECTION 110.210 OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD BY DELETING IT IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW PARAGRAPH 16 OF SUBSECTION A OF SECTION 110.210 OF THE CODE OF ORDINANCES; AND PROVIDING FOR RULES AND PROCEDURES PERTAINING TO PUBLIC PARTICIPATION AT CITY COUNCIL MEETINGS.

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

Direct Budgetary Impact: None

Documents:

[BILL 2403.PDF](#)

2. BILL #2404

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT HEREBY ACCEPTS THIRTEEN (13), ASSIGNABLE AND PERMANENT, HIKING, BIKING, AND WALKING EASEMENTS, VIA QUIT CLAIM DEED THAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI ON AUGUST 20, 2018, FOR THE PURPOSES OF THE CITY OF WILDWOOD, MISSOURI TO ACCEPT THE MAINTENANCE OF A SEGMENT OF THE MONARCH-CHESTERFIELD LEVEE TRAIL, BEING LOCATED WITH THE BOUNDARIES OF THE CITY OF WILDWOOD, FOR PERPETUITY, WITH ALL ASSOCIATED RESPONSIBILITIES CONTAINED THEREIN.

Recommended by the Planning and Parks Committee (Second Reading) (Ward – One)

Direct Budgetary Impact: \$5,000 per year

Documents:

[BILL 2404.PDF](#)

3. BILL #2405

AN ORDINANCE AUTHORIZING THE APPROVAL OF A REPLACEMENT DEPOSIT AGREEMENT, WITH EXTENSIONS OF THE ASSOCIATED LETTERS OF CREDIT, WHICH ARE MADE PART HEREOF AND ATTACHED HERETO, FOR THE "BRETON WOODS SUBDIVISION;" A TWELVE (12) LOT RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE NORTH AND SOUTH SIDES OF ORRVILLE ROAD, EAST OF STATE ROUTE 109. *Recommended by the Department of Planning and Parks (Second Reading) (Ward – Three)*

Direct Budgetary Impact: None

Documents:

[BILL 2405.PDF](#)

B. NEW BUSINESS –

1. BILL #2406

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING CHANGES TO AMENDED MIXED-USE DEVELOPMENT DISTRICT ORDINANCE #2061, WHICH GOVERNS THE COMMERCIAL AREAS OF THE LARGER HARBORS AT LAKE CHESTERFIELD PROJECT, SUCH BEING LOCATED ON THE SOUTH SIDE OF MANCHESTER ROAD, WEST OF ITS INTERSECTION WITH PIERSIDE LANE, THEREBY ALLOWING AN ADDITIONAL FREESTANDING MONUMENT-TYPE SIGN AT THE EASTERNMOST ACCESS POINT INTO/OUT OF THIS DEVELOPMENT, WITH SUCH ACTION BEING CONSISTENT WITH THE REPORT AND RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION THAT IS DATED SEPTEMBER 17, 2018. *Recommended by the Planning and Zoning Commission (First Reading) (Ward - Seven)*

Direct Budgetary Impact:

Documents:

[BILL 2406.PDF](#)

2. BILL #2407

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI APPROVING A CHANGE IN ZONING FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT FOR A 21,600 SQUARE FOOT TRACT OF LAND THAT IS LOCATED ON THE WEST SIDE OF CENTER AVENUE, SOUTH OF MANCHESTER ROAD - P. Z. 7-18, Mike Whalen, Whalen Custom Homes, Inc. *Recommended by the Planning and Zoning Commission. (First Reading) (Ward - Eight)*

Direct Budgetary Impact: None

Documents:

[BILL 2407.PDF](#)

3. BILL #2408

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO A CONTRACT WITH GERSHENSON CONSTRUCTION COMPANY, INC. FOR THE INSTALLATION OF THE JOHN L. LeCAVE MEMORIAL TRAILHEAD, AS INDICATED IN THE BID DOCUMENTS AND SPECIFICATIONS, ALL IN KEEPING WITH THE DOCUMENTATION SUBMITTED BY SUCH IN RESPONSE TO THE CITY'S ADVERTISEMENT IN THIS REGARD, AND THE RECOMMENDATION OF THE

PLANNING AND PARKS COMMITTEE OF CITY COUNCIL REGARDING THIS PROJECT'S COMPONENTS. *Recommended by the Planning and Parks Committee (First Reading) (Ward - One)*

Direct Budgetary Impact: \$273,000

Documents:

[BILL 2408.PDF](#)

4. BILL #2409

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE AMENDMENT OF SECTION 235.040, ITEM (A.), OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD BY ALLOWING FOR THE EXTENSION OF THE HOURS FOR USE OF THE ROCK HOLLOW, BLUFF VIEW, AND THE ASSOCIATED CONNECTOR TRAIL SEGMENT, ALL OF WHICH ARE LOCATED WITHIN THE CITY'S PUBLIC SPACE HOLDINGS, THEREBY OFFSETTING THE SHORTER DAYS AND LONGER NIGHTS ASSOCIATED WITH THE UPCOMING FALL, WINTER, AND EARLY SPRING MONTHS OF THE YEAR. *Recommended by the Planning and Parks Committee (First Reading) (Wards - Six, Seven, and Eight)*

Direct Budgetary Impact: None

Documents:

[BILL 2409.PDF](#)

IX. RESOLUTIONS

A. RESOLUTION 2018-29

A RESOLUTION OF THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, RECOGNIZING AND COMMENDING THE ACTIONS AND SERVICE OF OFFICER CECIL ANTHONY (TONY) WINTERS AND OFFICER MATTHEW OTTO (MATT) SHUTE WHILE ON DUTY WITHIN THE CITY OF WILDWOOD. *Recommended by the City Council (Wards – All)*

Direct Budgetary Impact: None

Documents:

[RESOLUTION 2018-29.PDF](#)

X. MISCELLANEOUS

A. Approval Of Expenditures

Documents:

[EXPENDITURES.PDF](#)

B. Receive And File – Four Items

1. Report From Special Prosecutor Tim Engelmeyer – Dismissal Of 9/14/2018 Charter Complaint Against Mayor Jim Bowlin (Wards – All)

Documents:

[RECEIVE AND FILE - REPORT TO COUNCIL.BOWLIN.PDF](#)

2. Report From Special Prosecutor Tim Engelmeyer – Dismissal Of 9/14/2018 Charter Complaint Against Raymond Manton (Wards – All)

Documents:

RECEIVE AND FILE - REPORT TO COUNCIL.MANTON.PDF

3. A Request For The On-Going Operation Of An Existing Telecommunications Tower And Facility Authorized By P.Z. 25-97 Sprint Spectrum, L.P. (Marianist Retreat Center); Conditional Use Permit (CUP) In The NU Non-Urban Residence District; East Side Of State Route 109, South Of Old State Road; Under A One (1) Year Renewal Allowed By The Existing Conditions Of This Site-Specific Permit. (Ward Six)

Documents:

RECEIVE AND FILE - P.Z. 25-97 SPRINT SPECTRUM, L.P. (MARIANIST RETREAT CENTER) - CONDITIONAL USE PERMIT (CUP).PDF

4. A Request For The On-Going Operation Of An Existing Telecommunications Tower And Facility Authorized By P.Z. 4-98 AT&T Wireless Services, Inc.; Conditional Use Permit (CUP) In The NU Non-Urban Residence District; East Side Of Joe's Way, North Of Valley Road; Under A One (1) Year Renewal Allowed By The Existing Conditions Of This Site-Specific Permit. (Ward Two)

Documents:

RECEIVE AND FILE - P.Z. 4-98 ATT WIRELESS SERVICES, INC. - CONDITIONAL USE PERMIT (CUP).PDF

- C. Council Member Gragnani - Request To Investigate Allegations By Tony Salvatore (Wards – All)

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 Amanda Foster, City Clerk at 636-458-0440 or email at afoster@cityofwildwood.com at least 48 hours prior to the start of the meeting.