



WILDWOOD®

## CITY COUNCIL

### COUNCIL CHAMBERS

**MONDAY, AUGUST 22, 2016**

**7:30 P.M.**

## AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES – August 8, 2016 Work Session & Regular Agenda Minutes

Documents:

[8-8-16 DRAFT CITY COUNCIL MINUTES .PDF](#)

- V. MAYOR APPOINTMENTS AND ANNOUNCEMENTS
  - A. Proclamation Honoring Wildwood Municipal Court Bailiff John Schlegel
- VI. PUBLIC PARTICIPATION
- VII. PUBLIC HEARING(S)
  - A. (Postponed At The January 11, 2016 City Council Meeting – To Remain Postponed) A Response To A Communication From Jenny Mitchell, Director Of Property Management For The Desco Group, Which Is Dated October 20, 2015, Regarding St. Louis County's P.C. 219-85 Alfred L. Hicks And J.L. Mason Of Missouri, Inc.

Amended MXD Mixed-Use Development District; south side of Manchester Road, east of Old Fairway Drive (Street Address: 16506 Manchester Road/Locator Number: 23U120480); seeking modifications to an existing site-specific ordinance that governs the Schnucks Wildwood Crossing Center to allow for a third freestanding monument sign along the property's Manchester Road frontage. (Ward – Seven)
  - B. (Postponed At The June 27, 2016 City Council Meeting – To Remain Postponed) A Response To A Communication From Mike Falkner, Sterling Engineers And Surveyors,

Dated March 25, 2016, Regarding P.Z. 12 And 13-15 The Villages At Bright Leaf

R-3 10,000 square foot Residence District (Town Center “Neighborhood General District” and “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD); north side of State Route 100, east of State Route 109 (Locator Numbers 23V230041, 23V230050, 23V240327, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, and 23V610917/Street Addresses: 2350 and 2344 Eatherton Road, 2531, 2555, and 2567 Taylor Road, 16721 Manchester Road, and 16615, 16602, and 16618 Overlook Hills Drive); which seeks modifications to the existing site-specific ordinance (Planned Residential Overlay District Ordinance # 2145) that governs this site to address inconsistencies between this legislation and the proposed Site Development Plan (SDP) relative to certain allowed lot widths, depths, and sites. (Ward – Five)

## VIII. LEGISLATION

### A. UNFINISHED BUSINESS

1. BILL #2197 (Postponed At The July 11, 2016 City Council Meeting – To Remain Postponed)

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A COOPERATION AGREEMENT FOR INTERNET ACCESS SITES WITH ST. LOUIS COUNTY, MISSOURI, FOR THE USE OF EMERGENCY COMMUNICATIONS TOWERS FOR THE PURPOSES OF PROVIDING HIGH-SPEED INTERNET ACCESS SERVICES TO THE RESIDENTS OF THE CITY. *Recommended by the Rural Internet Access Committee* (Second Reading) (Wards – All)

2. BILL #2202

AN ORDINANCE AMENDING SECTION 110.250 OF THE MUNICIPAL CODE BY DELETING IT IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW SECTION 110.250 OF THE MUNICIPAL CODE; AND PROVIDING FOR THE ESTABLISHMENT OF A STANDING COMMITTEE FOR ECONOMIC DEVELOPMENT. *Recommended by the Department of Administration* (Second Reading) (Wards – All)

Documents:

[BILL 2202.PDF](#)

3. BILL #2203

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING PLANNED DISTRICT ORDINANCE #1697 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED M-3 PLANNED INDUSTRIAL DISTRICT FOR A CERTAIN 12.74 ACRE TRACT OF LAND FOR USE AS A COMPOSTING FACILITY, WITH AN EXPANDED RANGE OF WASTE STREAMS - P.Z. 9-16 Fick Supply Services, Inc. *Recommended by the Planning and Zoning Commission* (Second Reading) (Ward - One)

Documents:

[BILL 2203.PDF](#)

4. BILL #2204

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SPECIAL

PROCEDURES PERMIT ORDINANCE #2116 BY DELETING SECTION TWO THEREOF AND ENACTING, IN LIEU THEREOF, A NEW SECTION TWO; AND PROVIDING FOR THE APPROVAL OF AN AMENDED PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) FOR AN APPROXIMATELY TWENTY-EIGHT (28) ACRE TRACT OF LAND BEING AUTHORIZED FOR ONE HUNDRED FOUR (104), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH COMMON GROUND AND PUBLIC SPACES - P.Z. 25, 26, and 26a-14 Main Street Crossing, Payne Family Homes L.L.C. *Recommended by the Planning and Zoning Commission* (Second Reading) (Ward – Eight)

Documents:

[BILL 2204.PDF](#)

5. BILL #2206

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD, MISSOURI WITH *KCI CONSTRUCTION COMPANY* FOR THE CONSTRUCTION OF THE 2<sup>nd</sup> STATE ROUTE 100 PEDESTRIAN BRIDGE AND ASSOCIATED PLAZA AREAS, AS SHOWN ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS. *Recommended by the Administration/Public Works Committee* (Second Reading) (Wards - Five and Eight)

Documents:

[BILL 2206.PDF](#)

B. NEW BUSINESS

1. BILL #2207

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A CHANGE IN ZONING FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE R-3 RESIDENCE DISTRICT FOR A ONE AND FOUR-TENTHS (1.4) ACRE TRACT OF LAND THAT IS LOCATED ON THE SOUTHEAST CORNER OF MANCHESTER ROAD AND CENTER AVENUE - P. Z. 1-16 Old Towne Parc, Mike Whalen, Whalen Custom Homes, Inc. *Recommended by the Planning and Zoning Commission* (First Reading) (Ward - Eight)

Documents:

[BILL 2207.PDF](#)

2. BILL #2208

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SECTION 410.380 OF THE MUNICIPAL CODE OF THE CITY OF WILDWOOD, MISSOURI, BY DELETING IT IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW SECTION 410.380; AND PROVIDING REGULATIONS FOR THE USE OF SIDE YARD SETBACK AREAS FOR ANY TYPE OF IMPROVEMENT OR LAND DISTURBANCE – P.Z. 10-16 CITY OF WILDWOOD PLANNING AND ZONING COMMISSION, C/O DEPARTMENT OF PLANNING. *Recommended by the Planning and Zoning Commission* (First Reading) (Wards – All)

Documents:

[BILL 2208.PDF](#)

3. BILL #2209

AN ORDINANCE REVISING THE BUDGET FOR THE CITY OF WILDWOOD, MISSOURI, FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2016 AND ENDING ON DECEMBER 31, 2016. *Recommended by the Department of Administration (First Reading) (Wards – All)*

Documents:

[BILL 2209.PDF](#)

4. BILL #2210

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT APPROVES AN ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) LOTS OF RECORD, WHICH ARE DESCRIBED AS ALL OF LOT 3 OF THE 'JAEGER FARMS SUBDIVISION,' BEING RECORDED IN PLAT BOOK 303, PAGE 72, OF ST. LOUIS COUNTY, MISSOURI RECORDS, AND PART OF A BOUNDARY ADJUSTED TRACT OF LAND BEING RECORDED IN PLAT BOOK 304, PAGE 66, OF ST. LOUIS COUNTY, MISSOURI RECORDS, AND MORE SPECIFICALLY SITUATED ON THE NORTHWEST CORNER OF JAEGER FARMS DRIVE AND OSSENFORT ROAD, THEREBY TRANSFERRING AN AREA OF 8,494.2 SQUARE FEET BETWEEN THE RESPECTIVE PROPERTIES, THEREBY ENSURING ALL IMPROVEMENTS ASSOCIATED WITH THE SMALLER SIZED PROPERTY ARE NOW LOCATED WITHIN ITS ADJUSTED BOUNDARIES – "THE BOUNDARY ADJUSTMENT OF 19305 JAEGER FARMS DRIVE." *Recommended by the Department of Planning and Parks (First Reading) (Ward - One )*

Documents:

[BILL 2210.PDF](#)

IX. RESOLUTIONS

A. RESOLUTION #2016-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AND AGREEMENT WITH MTW ENTERPRISES, LLC, d/b/a SERVPRO OF SOUTH CHESTERFIELD/WILDWOOD, FOR MOLD REMEDIATION SERVICES AT THE WILDWOOD MUNICIPAL BUILDING. *Recommended by the Department of Administration (Ward – Eight)*

Documents:

[RES 2016-25.PDF](#)

B. RESOLUTION #2016-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH CB ENGINEERING, INC., d/b/a COCHRAN, FOR THE DESIGN OF THE YMCA LOOP TRAIL IMPROVEMENTS. *Recommended by the Planning/Economic Development/Parks Committee (Ward – One)*

Documents:

[RES 2016-26.PDF](#)

C. RESOLUTION #2016-27

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A PURCHASE ORDER TO THE BENEFIT OF KLANCE UNLIMITED FOR THE USE OF ELECTRICAL EQUIPMENT, THE INSTALLATION OF LINES, AND THE MAINTENANCE OF THE GRID, ALL BEING IN ASSOCIATION WITH THE 2016 CELEBRATE WILDWOOD WEEKEND EVENT.  
*Recommend by the Department of Planning and Parks (Wards – All)*

Documents:

[RES 2016-27.PDF](#)

X. OTHER

A. Receive & File

A recommendation report regarding the submittal of plans and related information for **P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C.**, which includes the Site Development Plan, Landscape Plan, Public Space Plan, and other components; east side of State Route 109, south of State Route 100; R-4 7,500 square foot Residence District (Town Center “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD); that would allow for the property’s use to proceed and provide Preliminary Plat approval of this planned one hundred four (104) lot residential subdivision, including single family detached dwellings, common ground, and public space. (Ward - Eight)

Documents:

[RECEIVE AND FILE - PZ 25 26 26-A-14 MAIN STREET CROSSING.PDF](#)

B. Receive & File

A response to a communication from Robert W. Covert III and Mary Kay Corsair, which is dated April 15, 2016, regarding **P.Z 14-07 Covert-Corsair Homes, Inc., c/o Stock and Associates**; C-8 Planned Commercial District (Town Center Workplace and Neighborhood Edge Districts); north side of Manchester Road, west of Taylor Road; seeking a modification to the site-specific ordinance, to allow for an extension of time for the commencement of construction to begin upon this tract of land, which must be met in a specified timeframe (July 25, 2016). (Ward – Eight)

Documents:

[RECEIVE AND FILE - PZ 14-07 COVERT CORSAIR HOMES.PDF](#)

C. Receive & File

**P.Z. 24-15 Rockwood School District – Lafayette High School, c/o Dr. Karen Calcaterra, 17050 Clayton Road, Wildwood, Missouri 63011** - A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District for the installation of sponsorship type banners on existing fencing associated with the athletic fields that are part of the Lafayette High School Campus. This campus is located on the east side of State Route 109, south of Clayton Road (Locator Number: 22V210215/Street Address: 17050 Clayton Road). Proposed Use: Sponsorship type banners for a public use, with a minimum of two (2) operational athletic fields on the same lot. (Ward - Five)

Documents:

[RECEIVE AND FILE - PZ 24-15 ROCKWOOD SCHOOL DISTRICT.PDF](#)

D. Approval Of Expenditures (Wards – All)

Documents:

[8-22-16 EXPENDITURES.PDF](#)

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 Is Working to Comply with the Americans with Disabilities Act Mandates. Individuals Who Require an Accommodation to Attend a Meeting Should Contact City Hall, 636/48-0440 at Least 48 Hours in Advance***

*City Council Policy Established August 9, 2004:*

*A ten (10) minute break is to be taken at 9:00 p.m., during the regularly scheduled City Council meeting.*