



WILDWOOD

CITY COUNCIL
COUNCIL CHAMBERS
MONDAY, September 9, 2019
7:00 P.M.
Amended AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES – August 26, 2019 Work Session & Regular Agenda Minutes

Documents:

[8-26-2019 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
 - B. Appointments
 - 1. Joe Farmer – City Council – (Ward Four) – Unexpired Term Ending April 2020

Documents:

[APPOINTMENT MEMO.CITY COUNCIL.FARMER.PDF](#)

2. Scott Collier – City Marshal – (Ward Three) – Indefinite Term Per Charter

Documents:

[APPOINTMENT MEMO.CITY MARSHAL.COLLIER.PDF](#)

VII. PUBLIC HEARING

- A. The City Council Authorized An Amendment To A C-8 Planned Commercial District Ordinance In June 2018 To Allow For The Use Of An Existing Building For A Coffee Shop, Lounge/Bar, Event Space, And A Shared-Use Office Concept (The Miller Haus - St. Louis County's P.C. 112-89 Cliff Rufkahr).

The determination, which allowed these activities, was City Council Agenda – 09/09/2019 (Page 2) accompanied by a certain set of conditions that were intended to ensure they would not cause issues upon surrounding lots or roadways. Among the conditions relating to these allowances was the requirement for review of these activities, after the initial six (6) month period of time by the Planning and Zoning Commission and City Council, with an annual report to be issued each year thereafter. With the grand opening of The Miller Haus occurring in March 2019, the Planning and Zoning Commission will conduct its initial six (6) month review of the operation's compliance to City requirements and responses to any comments received on the same from the general public. The Miller Haus is located south of Manchester Road, east side of East Avenue [Street Address: 2612 East Avenue/Locator Number: 24V510441]. (Ward – Eight)

Documents:

[PUBLIC HEARING - MILLER HAUS - ST. LOUIS COUNTY'S P.C. 112-89.PDF](#)

- B. A Request Of The Department Of Planning To Allow The Modification Of The Site-Specific Governing Ordinance Associated With St. Louis County's P.C. 219-85 Alfred Hicks And J.L. Mason Of Missouri, Inc.; South Side Of Manchester Road, West Of State Route 100 (Street Address: 16506 Manchester Road/Locator Number: 23U120480); Thereby Correcting Certain Scrivener's Errors That Occurred As The Document Was Transcribed From One Format To Another, At The Time Of Its Most Recent Amendment In The Fall 2018. (Ward – Seven)

Documents:

[PUBLIC HEARING - ALFRED L. HICKS AND J.L. MASON OF MISSOURI, INC. P.C. 219-85.PDF](#)

VIII. LEGISLATION

A. UNFINISHED BUSINESS

1. BILL #2495 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONSULTANT/SERVICES AGREEMENT ON BEHALF OF THE CITY OF WILDWOOD WITH O.R. COLAN ASSOCIATES, LLC, FOR EASEMENT ACQUISITION SERVICES ON THE MANCHESTER ROAD SHARED USE PATH PROJECT WITHIN THE CITY OF WILDWOOD. Recommended By The Administration/Public Works Committee

(Second Reading) (Ward – One)

Direct Budgetary Impact: \$28,300

Documents:

[BILL 2495.PDF](#)

2. BILL #2496 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE CONSOLIDATION OF TWO (2) PARCELS OF GROUND, ADDRESSED AS 2512 AND 2524 LINDY LANE (IDENTIFIED BY ST. LOUIS COUNTY ASSESSOR'S LOCATOR NUMBERS 24V530533 AND 24V530542), BOTH BEING LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND, MORE SPECIFICALLY, SITUATED ON THE EAST SIDE OF LINDY LANE, NORTH OF MANCHESTER ROAD; THEREBY CREATING A SINGLE LEGAL LOT OF RECORD, WHICH IS IN GREATER CONFORMANCE TO THE ACREAGE REQUIREMENTS OF THE NU NON-URBAN RESIDENCE DISTRICT, TO BE HEREAFTER KNOWN AS CONSOLIDATED LOT A. Recommended By The Department Of Planning (Second Reading) (Ward – Eight)

Direct Budgetary Impact: None

Documents:

[BILL 2496.PDF](#)

3. BILL #2497 AN ORDINANCE AUTHORIZING THE DIVISION OF A 6.89-ACRE TRACT OF LAND, PER THE LOT SPLIT PROCEDURE OF CHAPTER 420.110 SUBDIVISION AND DEVELOPMENT REGULATIONS OF THE WILDWOOD MUNICIPAL CODE, FOR A PROPERTY IDENTIFIED BY ST. LOUIS COUNTY LOCATOR NUMBER 23Y440033, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, MISSOURI, AND, MORE SPECIFICALLY, SITUATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD, WEST OF STATE ROUTE 100, FOR THE PURPOSES OF CREATING TWO (2) PARCELS OF GROUND, HEREAFTER TO BE KNOWN AS LOTS 1 AND 2 OF NORDMAN ESTATES. Recommended By The Department Of Planning (Second Reading) (Ward – One)

Direct Budgetary Impact: None

Documents:

[BILL 2497.PDF](#)

4. BILL #2498 AN ORDINANCE REVISING THE BUDGET FOR THE CITY OF WILDWOOD, MISSOURI, FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2019 AND ENDING ON DECEMBER 31, 2019. Recommended By The City Administrator (Second Reading) (Wards – All)

Direct Budgetary Impact: TBD

Documents:

[BILL 2498.PDF](#)

B. NEW BUSINESS

1. BILL #2499 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT HEREBY AMENDS VARIOUS SECTIONS OF CHAPTER 415 OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD, AND ENACTS A NEW SECTION 415.610; REGULATING MEDICAL MARIJUANA FACILITIES WITHIN THE CITY OF WILDWOOD, MISSOURI, WHICH INCLUDES THE ACTIVITIES OF CULTIVATION, MANUFACTURE, TESTING, TRANSPORTATION, AND SALE, ALL BEING CONSISTENT WITH THE ACTION OF THE PLANNING AND ZONING COMMISSION CONTAINED IN ITS LETTER OF RECOMMENDATION DATED AUGUST 19, 2019. Recommended By The Planning And Zoning Commission (First Reading) (Wards – All)

Direct Budgetary Impact: None

Documents:

[BILL 2499.PDF](#)

2. BILL #2500

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDWOOD APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN THREE (3) EXISTING PARCELS OF GROUND, KNOWN AS A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND, MORE SPECIFICALLY, SITUATED EAST SIDE OF STATE ROUTE 109, SOUTH OF BLUM FARM ROAD, FOR THE PURPOSES OF RECONFIGURING THEIR COMMON BOUNDARY LINES AND ESTABLISHING A DEDICATED INGRESS/EGRESS EASEMENT TO THEM FOR ACCESS PURPOSES (hereafter Blum Farm Boundary Adjustment Plat), THEREBY IN ACCORDANCE WITH THE CITY'S REQUIREMENTS, AS SET FORTH IN ITS SUBDIVISION AND DEVELOPMENT REGULATIONS. Recommended by the Department of Planning (First Reading) (Ward – Three)
Direct Budgetary Impact: None

Documents:

[BILL 2500.PDF](#)

3. BILL #2501 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, ON BEHALF OF THIS COMMUNITY, TO EXECUTE AN AGREEMENT WITH ST. LOUIS HOME FIRES BBQ BASH, L.L.C. FOR THE ORGANIZATION AND MANAGEMENT OF THE 2019 WILDWOOD BBQ BASH EVENT AT THE ST. LOUIS COMMUNITY COLLEGE – WILDWOOD CAMPUS. (Wards – All) Recommended By The Department Of Planning And Parks (First Reading) (Wards – All)

Direct Budgetary Impact: \$51,000

Documents:

[BILL 2501.PDF](#)

4. BILL #2502 AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE DIVISION OF A 6.89-ACRE TRACT OF LAND, KNOWN AS ADJUSTED LOT B OF BIDDLE BUCK RIDGE [LOCATOR NUMBER 22W310132], WHICH IS PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST.

LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE NORTH SIDE OF HOHMANN ROAD, WEST OF POND ROAD, FOR THE PURPOSES OF SUBDIVIDING IT INTO TWO (2) PARCELS OF GROUND, HEREAFTER TO BE KNOWN AS LOTS 1 AND 2 OF BIDDLE BUCK RIDGE, BOTH RESULTANT PROPERTIES BEING IN EXCESS OF THREE (3) ACRES EACH. Recommended By The Department Of Planning (First Reading) (Ward – One)

Direct Budgetary Impact: None

Documents:

[BILL 2502.PDF](#)

5. BILL #2503 AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A STANDSTILL AND UTILITY RELOCATION AGREEMENT ON BEHALF OF THE CITY OF WILDWOOD WITH MISSOURI-AMERICAN WATER COMPANY FOR THE RELOCATION AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF CERTAIN WATER UTILITY FACILITIES WITHIN THE CITY OF WILDWOOD. Recommended By The Department Of Public Works (First Reading) (Wards – All)

Direct Budgetary Impact: None

Documents:

[BILL 2503.PDF](#)

IX. RESOLUTIONS

- A. RESOLUTION #2019-33 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF WILDWOOD, MISSOURI, ON BEHALF OF THIS COMMUNITY, TO AUTHORIZE AND EXECUTE A PURCHASE ORDER WITH GREEN 2GO, L.L.C, FOR THE 2019 WILDWOOD BBQ BASH EVENT. Recommended By The Department Of Planning And Parks (Wards – All)

Direct Budgetary Impact: \$8,500

Documents:

[RESOLUTION 2019-33.PDF](#)

X. MISCELLANEOUS

- A. Receive And File – One (1) Items

1. Action On A Resolution That States The Planning And Zoning Commission's Intent To Initiate And Act Upon The Needed Extension Of The Moratorium For P.Z. 1 And 1a-99 W.J. Byrne Builders, Inc., 3112 Shady Glen Estates Drive, Wildwood, Missouri 63038. (Ward – Two)

Documents:

[RECEIVE AND FILE - RESOLUTION 2019-01.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 will provide reasonable accommodations for persons attending City Council meetings. Requests for reasonable accommodations should be made by contacting Jessica Stirmlinger, City Clerk at 636-458-0440 or email at jessica@cityofwildwood.com at least 48 hours prior to the start of the meeting.