



WILDWOOD[®]
CITY COUNCIL
COUNCIL CHAMBERS
MONDAY, OCTOBER 8, 2018
7:00 P.M.
AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE – Boy Scout Troop 603 - Babler PTO
- IV. APPROVAL OF MINUTES – September 24, 2018 Work Session & Regular Agenda Minutes

Documents:

[9-24-2018 DRAFT CITY COUNCIL MEETING MINUTES.PDF](#)

V. PUBLIC PARTICIPATION

- A. Public Participation And Hearing Procedures

VI. MAYOR'S ANNOUNCEMENTS AND APPOINTMENTS

A. Announcements

- 1. In Memoriam – Ron Throckmorton

B. Appointments

- 1. Gregg Maryniak - Board Of Ethics Reappointment - (Ward One) - Term Ending July 2023

Documents:

[APPOINTMENT MEMO.GREGG MARYNIAK.BOE.PDF](#)

- 2. Stan Parsons - Board Of Ethics, Alternate Member - (Ward Eight) - Term Ending July 2020

Documents:

[APPOINTMENT MEMO.STAN PARSONS.BOE.PDF](#)

- 3. Richard Pfarr - Board Of Ethics - (Ward Four) - Unexpired Term Ending July 2022

Documents:

[APPOINTMENT MEMO.RICK PFARR.BOE.PDF](#)

4. Carol Simpson - Planning And Zoning Commission - (Ward Six) - Unexpired Term Ending June 2019

Documents:

[APPOINTMENT MEMO.CAROL SIMPSON.PZ.PDF](#)

5. Scott Risdall - Planning And Zoning Commission - (Ward Seven) - Term Ending June 2022

Documents:

[APPOINTMENT MEMO.SCOTT RISDALL.PZ.PDF](#)

VII. PUBLIC HEARING(S)

- A. A Response To A Submittal From The Desco Group, Which Is Dated August 28, 2018, That Seeks A Change To The Amended MXD Mixed-Use Development District Ordinance That Governs The Schnucks Wildwood Crossing Center (St. Louis County's P.C. 219-85 Alfred Hicks And J.L. Mason Of Missouri, Inc.) To Allow For The Installation Of Additional Signage Abutting The Property's Manchester Road Frontage, Along With Others Internal To The Site, While Also Requesting The Use Of Back-Lighting Of The Proposed Monument Type Sign, Versus External Sources Only;

south side of Manchester Road, west of State Route 100 (Street Address: 16506 Manchester Road/Locator Number: 23U120480). Action: The Planning and Zoning Commission acted to support the proposed monument type sign, but did not support the requested back-lighting, thereby allowing only external illumination or no illumination of the signs. (Ward – Seven)

Documents:

[PUBLIC HEARING - DESCO GROUP.PDF](#)

- B. P.Z. 7-18 2607 Center Avenue, Mike Whalen, Whalen Custom Homes, Inc., 338 South Kirkwood Road, Suite 103, Kirkwood, Missouri 63122 – A Request For A Change In Zoning From The NU Non-Urban Residence District To The R-3 10,000 Square Foot Residence District On A Property That Is 0.5 Acres In Size, Which Is Located On The West Side Of Center Avenue, South Of Manchester Road (Locator Number: 24V420054/Street Address: 2607 Center Avenue). The Subject Property Is Designated 'Neighborhood Edge' District Under The Town Center Regulating Plan. Proposed Use: One (1) Single Family Dwelling On An Existing Non-Conforming Lot. Action: The Planning And Zoning Commission Acted To Recommend Approval Of The Requested Change In Zoning. (Ward Eight)

Documents:

[PUBLIC HEARING - PZ 7 -18.PDF](#)

VIII. LEGISLATION

- A. UNFINISHED BUSINESS –

1. BILL #2398

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A CITY-CONTRACTOR AGREEMENT ON BEHALF OF THE CITY OF WILDWOOD WITH KELPE CONTRACTING, INC., FOR THE REPLACEMENT OF THE FORBY ROAD BOX CULVERT #320 OVER CLIFTE CREEK-FORBY CREEK, INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS.

*Recommended by the Administration/Public Works Committee (Second Reading)
(Ward - Six)*

Direct Budgetary Impact: \$360,499.13

Documents:

[BILL 2398.PDF](#)

2. BILL #2399

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI ENACTING OR OTHERWISE AMENDING CERTAIN COMPONENTS OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD, MISSOURI, SUCH BEING SPECIFIC TO THE LAND USE APPEAL AND PROTEST PROCEDURES, ALONG WITH IMPROVING CITIZEN NOTIFICATIONS EFFORTS, BY ENACTING A NEW SUBSECTION TO 415.500 (I.) APPEAL, PROTEST, OR CITY COUNCIL REVIEW OF PLANNING COMMISSION DECISION, WHILE ALSO AMENDING SUBSECTIONS OF SECTION 415.500 (H) AND (I) CUP 15-DAY REVIEW; SUBSECTIONS OF SECTION 415.530 APPEAL AND PROTEST PROCEDURE FOR CHANGE OF ZONING AND SPECIAL PROCEDURES; AND SUBSECTIONS OF SECTION 415.560 PROCEDURE FOR AMENDING THE ZONING ORDINANCE, ALL IN ACCORDANCE WITH THE ACTIONS OF THE AD-HOC COMMITTEE OF CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION DATED SEPTEMBER 4, 2018. *Recommended by the Planning and Zoning Commission (Second Reading) (Wards - All)*

Direct Budgetary Impact: None

Documents:

[BILL 2399.PDF](#)

3. BILL #2400

AN ORDINANCE AUTHORIZING THE APPROVAL OF A FOURTH REPLACEMENT DEPOSIT AGREEMENT FOR THE "MERIDIEN SUBDIVISION" [PLAT BOOK 350, PAGES 174-178]; A THIRTY (30) LOT DIVISION OF A NINETY-NINE (99) ACRE TRACT OF LAND THAT IS LOCATED IN SECTION 23, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, BEING MORE SPECIFICALLY SITUATED ON THE NORTH SIDE OF ORRVILLE ROAD, EAST OF STATE ROUTE 109.

Recommended by the Department of Planning (Second Reading) (Ward – Three)

Direct Budgetary Impact: None

Documents:

[BILL 2400.PDF](#)

4. BILL #2402

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE AN AMENDED AGREEMENT WITH BYRNE SOFTWARE TECHNOLOGIES, INC. FOR CERTAIN REFINEMENTS TO THE PLANNED CITY-SPECIFIC SOFTWARE PROGRAM, WHICH WILL OFFER INFORMATION AND PERMIT MANAGEMENT SOLUTIONS TO UNIQUELY ADDRESS THE DIVERSE NEEDS OF WILDWOOD RESIDENTS, BUSINESSES, AND CUSTOMERS BY ENHANCING TEAM MEMBERS' WORKFLOW AND MAKING PUBLICLY AVAILABLE INFORMATION MORE ACCESSIBLE TO ALL USER

GROUPS. *Recommended by the Department of Planning and Parks (Second Reading)*
(Wards – All)

Direct Budgetary Impact: \$9,000

Documents:

[BILL 2402.PDF](#)

B. NEW 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 (First 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 (First Reading) (Ward – One)

Direct Budgetary Impact: TBD

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 (First Reading)* (Ward – Three)

Direct Budgetary Impact: None

Documents:

[BILL 2405.PDF](#)

IX. RESOLUTIONS – None

X. MISCELLANEOUS

A. Receive And File – Three Items

1. The Planning And Zoning Commission Has Previously Authorized The Extension Of This Required Timeframe In February 2017 And, Again, In October 2017.

The timeframe established by the Commission will expire on August 26, 2018. The Commission will be considering whether to grant an extension of time for this requirement in association with this approved Conditional Use Permit (CUP), which authorizes the installation of a one hundred ten (110) foot telecommunications tower facility upon a two thousand (2,000) square foot lease area on a tract of land that is 10.6 acres in overall size. This tract of land is generally located northwest of the intersection of Babler Park Drive and Old Eatherton Road (Locator Number 21W310270/Street Addresses: 1400 Babler Park Drive – Lifepointe Church). (Ward Three)

Documents:

[RECEIVE AND FILE - LIFEPOINTE CHURCH.PDF](#)

2. A Recommendation Of The Department Of Planning To The Planning And Zoning Commission Regarding The Sound Mitigation Berm And Landscaping Design In Regard To P.Z. 11-17 Peak Resorts (Hidden Valley Golf And Ski), C/O Tim Boyd, 17409 Hidden Valley Drive, Wildwood, Missouri 63025; Conditional Use Permit (CUP) In The NU Non-Urban Residence District For A 243.92 Acre Tract Of Land That Is Located At The Terminus Of Hidden Valley Drive, West Of Alt Road. Conditional Use: A Recreational Zip Line Course, Consisting Of A Total Of Four (4) Lines, Associated Support Structures, And Takeoff And Landing Platforms. Existing Parking Areas And Support Buildings And Structures Will Be Used In Conjunction With The Proposed Zip Line Course. (Ward Six)

Documents:

[RECEIVE AND FILE - HIDDEN VALLEY.PDF](#)

3. A Recommendation Of The Department Of Planning To The Planning And Zoning Commission Regarding A Modification To The Disturbance Limits In Association With A Portion Of The Property That Borders The Birch Forest Drive Area To Allow For The Removal Of Certain Improvements And Vegetation In Association With P.Z. 12 And 13-15 The Villages At Bright Leaf, Fischer & Frichtel Custom Homes L.L.C. And Consort Homes L.L.C., 16640 Chesterfield Grove Road, Suite 130, Chesterfield, Missouri, 63005; 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. Permitted Uses: A total of one hundred ninety-four (194), detached single-family dwellings (Town Center Building Type – House), with common ground, and required public space areas. (Ward Five)

Documents:

[RECEIVE AND FILE - BRIGHTLEAF SUBDIVISION.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 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.