



WILDWOOD®

CITY COUNCIL

COUNCIL CHAMBERS

MONDAY, AUGUST 8, 2016

7:30 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES – July 25, 2016 Work Session & Regular Agenda

Documents:

[DRAFT COUNCIL MINUTES 7-25-16.PDF](#)

V. MAYOR APPOINTMENTS AND ANNOUNCEMENTS

A. Board Of Adjustment Member Reappointment – Bob Morris (Ward - Seven) – Five Year Term

Documents:

[APPOINTMENT - BOA- MORRIS.PDF](#)

B. Board Of Adjustment Alternate Member Reappointment – Richard Pfarr (Ward - Four) – Two Year Term

Documents:

[APPOINTMENT - BOA - PFARR.PDF](#)

- C. Rural Internet Access Committee – David Sewell (Ward - Six)

Documents:

[APPOINTMENT RIAC SEWELL.PDF](#)

- D. Rural Internet Access Committee – Debra Trunko (Ward – One)

Documents:

[APPOINTMENT RIAC TRUNKO.PDF](#)

VI. PUBLIC PARTICIPATION

VII. PUBLIC HEARING(S)

- A. St. Louis County's P.C. 219-85 Alfred L. Hicks And J.L. Mason Of Missouri, Inc

(Postponed at the January 11, 2016 City Council Meeting – to remain postponed)

A response to 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. P.Z. 12 And 13-15 The Villages At Bright Leaf

(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)

- C. P.Z. 1-16 Old Towne Parc, 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 1.4 acre tract of land consisting of four (4) lots of record, all being located on the east side of Center Avenue, south of Manchester Road (Locator Numbers: 24V510232, 24V510221, 24V510166, and 24V510089/Street Addresses: 17020, 17026, and 17030 Manchester Road and 2612 Center Avenue). Proposed Use: A total of four (4) single family dwellings on individual lots. (Ward - Eight)

Documents:

[PUBLIC HEARING - PZ 1-16 WHALEN CUSTOM HOMES.PDF](#)

D. P.Z. 10-16 City Of Wildwood Planning And Zoning Commission, C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040

A request to review and consider amendments to the City of Wildwood's Zoning Ordinance - Chapter 415 of the City of Wildwood Municipal Code - for all of its "R" Residence Districts zoning designations (Chapter 415 - Sections 110 through 160), including Chapter 415.090 NU Non-Urban Residence District, thereby adding new language to prohibit the installation of impervious surfaces and other improvements in the side yard setbacks, which are not considered structures under the Zoning Ordinance's definition of the same. (Wards - All)

Documents:

[PUBLIC HEARING - 10-16 CITY OF WW - IMPERVIOUS SURFACES REGS.PDF](#)

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 #2201

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING SECTIONS 210.310, 210.340, AND 415.590 OF THE CITY OF WILDWOOD, MISSOURI, MUNICIPAL CODE BY DELETING THEM IN THEIR ENTIRETY AND ENACTING, IN LIEU THEREOF, NEW SECTIONS 210.310, 210.340, AND 415.590; AMENDING SECTION 415.200.C OF THE MUNICIPAL CODE BY ENACTING A NEW SUBSECTION 17; AMENDING SECTION 415.210.E OF THE MUNICIPAL CODE BY ENACTING A NEW SUBSECTION 2; AMENDING SECTION 600.070 OF THE MUNICIPAL CODE BY ENACTING A NEW SUBSECTION J AMENDING TITLE VI OF THE MUNICIPAL CODE BY ENACTING A NEW CHAPTER 645; PROHIBITING SEXUAL MISCONDUCT; PROVIDING REGULATIONS PERTAINING TO THE LOCATION OF SEXUALLY ORIENTED BUSINESSES IN THE ZONING DISTRICTS OF THE CITY; LICENSING AND REGULATING SEXUALLY ORIENTED BUSINESSES; AND OTHER MATTERS PERTAINING THERETO. *Recommended by the Planning and Zoning Commission (Second Reading) (Wards - All)*

Documents:

[BILL 2201.PDF](#)

B. NEW BUSINESS

1. 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 (First Reading) (Wards – All)*

Documents:

[BILL 2202.PDF](#)

2. 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 (First Reading) (Ward One)*

Documents:

[BILL 2203.PDF](#)

3. 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 (First Reading) (Ward - Eight)*

Documents:

[BILL 2204.PDF](#)

4. BILL #2205

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI, TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH L. F. KRUPP CONSTRUCTION, INC., FOR CONSTRUCTION OF THE FOX CREEK ROAD BRIDGE REPLACEMENT PROJECT, INCLUDING TRAFFIC CONTROL AND OTHER INCIDENTAL ITEMS AS SHOWN ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS. *Recommended by the Administration/Public Works Committee (First Reading) (Ward - Six)*

Documents:

[BILL 2205.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 2nd STATE ROUTE 100 PEDESTRIAN BRIDGE AND ASSOCIATED PLAZA AREAS, AS SHOWN ON CONSTRUCTION DRAWINGS AND SPECIFICATIONS. *Recommended by the Administration/Public Works Committee (First Reading) (Wards - Five and Eight)*

Documents:

[BILL 2206.PDF](#)

IX. RESOLUTIONS

A. RESOLUTION #2016-20

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CB ENGINEERING, INC., d/b/a COCHRAN, FOR THE DESIGN OF BICYCLE AND PEDESTRIAN SAFETY IMPROVEMENTS ON STATE ROUTE 109, STATE ROUTE 100 AND TAYLOR ROAD WITHIN THE CITY OF WILDWOOD. *Recommended by the Administration/Public Works Committee (Wards - One, Three, Five, Seven, and Eight)*

Documents:

[RES 2016-20.PDF](#)

B. RESOLUTION #2016-21

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A PURCHASE ORDER ON BEHALF OF THIS COMMUNITY WITH GAEHLE CONTRACTING SERVICES, FOR THE 2016 WILDWOOD BBQ BASH EVENT (Wards - All).

Documents:

[RES 2016-21.PDF](#)

C. RESOLUTION #2016-22

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO AUTHORIZE A PURCHASE ORDER TO THE BENEFIT OF FIRST STUDENT (WASHINGTON) FOR SHUTTLE SERVICES IN ASSOCIATION WITH THE 2016 WILDWOOD BBQ BASH EVENT. (Wards - All)

Documents:

[RES 2016-22.PDF](#)

D. RESOLUTION #2016-23

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A PURCHASE ORDER ON BEHALF OF THIS COMMUNITY WITH

PORTABLE WATER CLOSET, LLC, FOR THE 2016 WILDWOOD BBQ BASH EVENT
(Wards - All).

Documents:

[RES 2016-23.PDF](#)

E. RESOLUTION #2016-24

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE AN AGREEMENT WITH ST. LOUIS HOME FIRES BBQ BASH LLC. FOR THE ORGANIZATION AND MANAGEMENT OF THE 2016 WILDWOOD BBQ BASH EVENT IN THE WILDWOOD TOWN CENTER PLAZA AREA. (Wards - All)

Documents:

[RES 2016-24.PDF](#)

X. OTHER

A. Receive & File – Pond-Grover Loop Road Committee Recommendation Packet (Ward – Five)

Documents:

[POND-GROVER LOOP AREA MAP - MARCH 2016.PDF](#)
[RECEIVE AND FILE - POND-GROVER LOOP ROAD REPORT - 2016.PDF](#)

1. Meeting 1 - March 22, 2016

Documents:

[AGENDA FOR 3-22-16 P-G LOOP RD COMMITTEE.PDF](#)
[APPROVED MINUTES FOR 3-22-16 P-G LOOP RD COMMITTEE MTG.PDF](#)
[II.A.I. POND-GROVER COMMUNITY AREA STUDY - ST. LOUIS COUNTY 1990.PDF](#)
[II.A.II. MASTER PLAN OF THE CITY OF WILDWOOD - 2006.PDF](#)
[II.A.III. TOWN CENTER STREET GRID REPORT - 1997.PDF](#)
[II.A.IV. TOWN CENTER DEVELOPMENT MANUAL - 1998.PDF](#)
[II.A.IX. LETTER OF ENGAGEMENT FOR NEW TRAFFIC STUDY.PDF](#)
[II.A.V. TOWN CENTER - REVISED PLAN 2013.PDF](#)
[II.A.VI \(PART 1\) KINGSTOWNE ESTATES P.E.U. ORDINANCE.PDF](#)
[II.A.VI \(PART 2\) KINGSTOWNE ESTATES RECORD PLAT.PDF](#)
[II.A.VI \(PART 3\) HICKORY MANOR P.E.U. ORDINANCE.PDF](#)
[II.A.VI \(PART 4\) HICKORY MANOR RECORD PLAT.PDF](#)
[II.A.VII \(PART 1\) LOR - PZ 12 AND 13-15 VILLAGES AT BRIGHT LEAF.PDF](#)
[II.A.VII \(PART 2\) VILLAGES AT BRIGHT LEAF PRD ORDINANCE.PDF](#)
[II.A.VIII \(PART 1\) TRAFFIC STUDY - VILLAGES AT BRIGHT LEAF - 7-14-15.PDF](#)
[II.A.VIII \(PART 2\) TRAFFIC STUDY - VILLAGES AT BRIGHT LEAF - 7-23-](#)

15.PDF

2. Meeting 2 - May 10, 2016

Documents:

AGENDA FOR 5-10-16 P-G LOOP RD COMMITTEE.PDF
APPROVED MINUTES FOR 5-10-16 P-G LOOP RD COMMITTEE
MTG.PDF
V.A. INTRODUCTION TO FUNCTIONAL STREET CLASSIFICATION
SYSTEM.PDF
V.B. REVIEW OF OTHER STREET EXTENSION PROJECTS WITHIN THE
CITY.PDF
V.C. REVIEW OF FREQUENT COMMENTS IN VILLAGES AT BL
DISCUSSION.PDF

3. Meeting 3 - May 24, 2016

Documents:

AGENDA FOR 5-24-16 P-G LOOP RD COMMITTEE.PDF
APPROVED MINUTES FOR 5-24-16 P-G LOOP RD COMMITTEE
MTG.PDF
III. SALES DATA 2012-2014.PDF
III. WARD 5 OPEN SPACE MAP AND PARK SIZE COMPARISON.PDF
III.A. POND GROVER LOOP TRAFFIC STUDY.PDF

4. Meeting 4 - June 28, 2016

Documents:

AGENDA FOR 6-28-16 P-G LOOP RD COMMITTEE.PDF
APPROVED MINUTES FOR 6-28-16 P-G LOOP RD COMMITTEE
MTG.PDF
III.A. UPDATED POND GROVER LOOP TRAFFIC STUDY - UPDATED
RED.PDF
III.B. POTENTIAL ROADWAY CONCEPTS.PDF
III.C.I. INFORMATION ON ROADWAYS NOT EXTENDED WITHIN
WILDWOOD.PDF
III.C.II. LIST OF SUBDIVISIONS WHERE SECONDARY EMERGENCY
ACCESS WAS REQUIRED.PDF
III.C.III. QUESTIONS FROM MAY 24, 2016 PGL ROAD COMMITTEE
MEETING.PDF
III.C.IV. DOCUMENT WITH HOME PRICE SALES AROUND THE POND-
GROVER LOOP ROAD.PDF
III.C.V. AERIAL MAP OF IMPACTED AREA, ALONG WITH SALES DATES
OF PROPERTY.PDF

5. Meeting 5 - July 26, 2016

Documents:

AGENDA FOR 7-26-16 P-G LOOP RD COMMITTEE.PDF
APPROVED MINUTES FROM 7-26-16 MEETING.PDF
III.A. PRESENTATION OF OUTSTANDING QUESTIONS AND
COMMENTS.PDF
RESPONSE TO COMMENTS SUBMITTED BY SCOTT REED.PDF

6. Miscellaneous Information Provided At Request Of Committee Members

Documents:

COMMITTEE MEMBER PITNEY IMPACT CHART.PDF
COMMITTEE MEMBER PITNEY QUESTIONS ON THE FAQs.PDF
COMMITTEE MEMBER POHLER REQUEST ON ORD 1977.PDF
COMMITTEE MEMBER SINDEN REQUEST ON PUBLIC COMMENTS.PDF

7. Public Comments

Documents:

ALL PUBLIC COMMENTS RECEIVED THROUGH JULY 26, 2016.PDF

8. Comments Received After 7-26-16

Documents:

COMMENTS - INFO RECEIVED AFTER 7-26-16.PDF

9. Service Provider Comments

Documents:

METRO WEST - INITIAL COMMENTS ON VILLAGES AT BRIGHT LEAF -
7-14-15.PDF
METRO WEST - SERVICE TIME REDUCTION - 6-21-16.PDF
METRO WEST FOLLOW UP - 9-24-15.PDF
METRO WEST LETTER ON PGL - 10-8-15.PDF
ROCKWOOD SCHOOL DISTRICT - BUS SERVICE 6-23-16.PDF
ROCKWOOD SCHOOL DISTRICT LETTER 11.19.15..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.