



WILDWOOD®

## CITY COUNCIL

### COUNCIL CHAMBERS

**MONDAY, September 26, 2016**

**7:30 P.M.**

## AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES – September 12, 2016 Work Session & Regular Agenda Minutes

Documents:

[DRAFT CITY COUNCIL MINUTES 9-12-16.PDF](#)

- V. MAYOR APPOINTMENTS AND ANNOUNCEMENTS
  - A. Introduction Of Bruce DeGroot, Candidate For District 101 Of The Missouri House Of Representatives (R)
  - B. Introduction Of Dennis Lavalley, Candidate For District 101 Of The Missouri House Of Representatives (D)
  - C. Introduction Of Rick Gans, President, Board Of Directors And Acting Chief Cary Spiegel, From The Monarch Fire Protection District
  - D. EPA (Environmental Protection Agency) Meeting Update
- VI. PUBLIC PARTICIPATION
- VII. PUBLIC HEARING(S)/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. Liquor License Application For BP Gas Station, From Icell Enterprise, L.L.C., C/O Hassan Abdiannia, Which Is Located At 300 State Route 109. (Ward - One)

Documents:

[HEARING - LIQOUR LICENSE APPLICATION BP.PDF](#)

## VIII. LEGISLATION

### A. UNFINISHED BUSINESS

#### 1. BILL #2211

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A DEVELOPMENT FINANCE COOPERATION AGREEMENT WITH PAYNE FAMILY HOMES, LLC, FOR DEVELOPMENT FINANCE INCENTIVES PERTAINING TO THE CONSTRUCTION OF MAIN STREET AND IMPROVEMENTS TO STATE ROUTE 109. *Recommended by the Development Finance Group and City Council (Second Reading) (Wards - All)*

**DIRECT BUDGETARY IMPLICATION: Revenue Neutral**

Documents:

[BILL 2211.PDF](#)

#### 2. PROPOSED AMENDED BILL #2211-A

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR OF THE CITY TO NEGOTIATE AND EXECUTE A DEVELOPMENT FINANCE COOPERATION AGREEMENT WITH PAYNE FAMILY HOMES, LLC, FOR DEVELOPMENT FINANCE INCENTIVES PERTAINING TO THE CONSTRUCTION OF MAIN STREET AND IMPROVEMENTS TO STATE ROUTE 109. *Recommended by Council Member Cullinane and City Administrator Thomas (Second Reading) (Wards - All)*

**DIRECT BUDGETARY IMPLICATION: Revenue Neutral**

Documents:

[BILL 2211-A PROPOSED AMENDMENT TO BILL 2211.PDF](#)

#### 3. BILL #2212

AN ORDINANCE AUTHORIZING A LOT SPLIT PLAT OF A 9.14 ACRE TRACT OF LAND, KNOWN AS 'ADJUSTED LOT B OF THE BOYLE-HOLCOMB ESTATE,' WHICH WAS SUBJECT TO A BOUNDARY ADJUSTMENT PLAT APPROVED IN 2014, AND SAID TRACT OF LAND IS LOCATED IN SECTION 25, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI; BEING MORE SPECIFICALLY SITUATED ON THE WEST SIDE OF SHEPARD RIDGE ROAD, TO THE NORTHEAST OF ITS INTERSECTION WITH SHEPARD ROAD, FOR THE PURPOSES OF SUBDIVIDING IT INTO TWO (2) PARCELS OF GROUND, HEREAFTER TO BE KNOWN AS LOTS 1 AND 2 OF THE BOYLE-HOLCOMB ESTATE; BEING THREE (3) ACRES AND SIX (6) ACRES IN SIZE, RESPECTIVELY. *Recommended by the Department of Planning (Second Reading) (Ward - Three)*

Documents:

[BILL 2212.PDF](#)

### B. NEW BUSINESS

#### 1. BILL #2213

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI AMENDING CERTAIN PROVISIONS OF CHAPTER 415; AND AMENDING REGULATIONS PERTAINING TO

GROUP HOMES – P.Z. 11-16 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 2213.PDF](#)

2. BILL #2214

AN ORDINANCE AUTHORIZING THE APPROVAL OF A MINOR SUBDIVISION PLAT, TO BE KNOWN AS “*SCHNEIDER SUBDIVISION*,” FOR A THIRTY-FOUR (34) ACRE TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND PART OF LOT 2 OF ‘DREINHOEFER ESTATE’ [PLAT BOOK 1, PAGE 63] IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, BOTH OF WHICH ARE LOCATED IN TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND, MORE SPECIFICALLY, SITUATED BETWEEN STATE ROUTE 109 TO THE WEST AND EATHERTON ROAD TO THE EAST, ALL BEING NORTH OF VIOLA GILL LANE, FOR THE PURPOSES OF CREATING THREE (3) LOTS FOR FUTURE DEVELOPMENT AND DEDICATION OF A PORTION OF PUBLIC RIGHT-OF-WAY FOR THE EXTENSION OF MAIN STREET. *Recommended by the Department of Planning (First Reading) (Ward Eight)*

Documents:

[BILL 2214.PDF](#)

3. BILL #2215

AN ORDINANCE AMENDING ORDINANCE #2206 AND 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 Mayor Bowlin and Director of Planning and Parks Vujnich (First Reading) (Wards – Five and Eight)*

**DIRECT BUDGETARY IMPLICATION: \$196,771.00 Cost  
Reduction from Amount of Bill #2206**

Documents:

[BILL 2215.PDF](#)

IX. RESOLUTIONS - NONE

X. OTHER

- A. Receive & File - A Site Development Plan (SDP) Report, With Recommendation, Regarding The Planning And Zoning Commission's Action On P.Z. 12 And 13-15 The Villages At Bright Leaf

An 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. (Ward - Five)

Documents:

[RECEIVE AND FILE - PZ 12 AND 13-15 VILLAGES AT BRIGHT LEAF.PDF](#)

B. Approval Of Expenditures (Wards – All)

Documents:

[9-26-16 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 will provide reasonable accommodations for persons attending City Council meetings. Requests for reasonable accommodations should be made by contacting Liz Weiss, City Clerk at 636-458-0440 or email at [liz@cityofwildwood.com](mailto:liz@cityofwildwood.com) at least 48 hours prior to the start of the meeting."**