



# WILDWOOD

CITY COUNCIL  
COUNCIL CHAMBERS  
Monday, December 9, 2019  
7:00 P.M.  
AMENDED AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE – Boy Scout Troop 677
- IV. APPROVAL OF MINUTES – November 25, 2019 Work Session & Regular Agenda Minutes

Documents:

[11-25-2019 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. Debra (Debbie) Volkening-Quarternik – Historic Preservation Commission Alternate – (Ward Six) – Unexpired Term Ending May 2021

Documents:

[APPOINTMENT MEMO.HPC.QUARTERNIK.PDF](#)

- VII. PUBLIC HEARING(S)
  - A. A Response To A Communication From Andrea Miller, The Miller Haus, 2612 East Avenue, Wildwood, Missouri, 63040, Which Is Dated October 29, 2019, Regarding St. Louis County's P.C. 112-89 Cliff Ruffkahr; Amended C-8 Planned Commercial District; Town Center 'Workplace District;' South Of Manchester Road, East Side Of East Avenue (Street Address: 2612 East Avenue/Locator Number: 24V510441); That Provides A Recommendation On Requested Modifications To The Existing Site-Specific Governing Ordinance To Allow The Permitted Uses Authorized By It To Include Stores Or Shops For Retail Purposes, To Be In Conjunction With The Existing Coffee Shop, Lounge/Bar, Event Space, And A Shared-Use Office Concept. (Ward – Eight)

Documents:

B. Proposed 2020 Municipal Budget

Documents:

[2020 BUDGET PUBLIC HEARING.PDF](#)

VIII. LEGISLATION

A. UNFINISHED BUSINESS

1. BILL #2528

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI GRANTING APPROVAL OF A REPLACEMENT DEPOSIT AGREEMENT FOR PLAT 1 OF THE "MAIN STREET CROSSING" SUBDIVISION [PLAT BOOK 365; PAGE 323-327]; A THIRTY-FIVE (35) LOT PORTION OF AN OVERALL TWENTY-EIGHT (28) ACRE RESIDENTIAL DEVELOPMENT THAT IS LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND, MORE SPECIFICALLY, SITUATED ON THE EAST SIDE OF STATE ROUTE 109, ON THE NORTH AND SOUTH SIDES OF MAIN STREET, FOR THE PURPOSES OF ALLOWING THE DEVELOPER ADDITIONAL TIME TO COMPLETE REQUIRED IMPROVEMENTS ASSOCIATED WITH THE PROJECT. *Recommended by the Department of Planning (Second Reading) (Ward – Eight)*

*Direct Budgetary Impact: None*

*Funding Source: None*

Documents:

[BILL 2528.PDF](#)

2. BILL #2529

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI GRANTING APPROVAL OF A REPLACEMENT DEPOSIT AGREEMENT FOR PLAT 2 OF THE "MAIN STREET CROSSING" SUBDIVISION [PLAT BOOK 366; PAGE 41-43]; A THIRTY-FIVE (35) LOT PORTION OF AN OVERALL TWENTY-EIGHT (28) ACRE RESIDENTIAL DEVELOPMENT THAT IS LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND, MORE SPECIFICALLY, SITUATED ON THE EAST SIDE OF STATE ROUTE 109, ON THE NORTH AND SOUTH SIDES OF MAIN STREET, FOR THE PURPOSES OF ALLOWING THE DEVELOPER ADDITIONAL TIME TO COMPLETE REQUIRED IMPROVEMENTS ASSOCIATED WITH THE PROJECT. *Recommended by the Department of Planning (Second Reading) (Ward – Eight)*

*Direct Budgetary Impact: None*

*Funding Source: None*

Documents:

[BILL 2529.PDF](#)

3. BILL #2530

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI GRANTING APPROVAL OF A REPLACEMENT DEPOSIT AGREEMENT FOR PLAT 3 OF THE "MAIN STREET CROSSING" SUBDIVISION [PLAT BOOK 366; PAGE 290-293]; A THIRTY-FOUR (34) LOT PORTION OF AN OVERALL TWENTY-EIGHT (28) ACRE RESIDENTIAL DEVELOPMENT THAT IS LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND, MORE SPECIFICALLY, SITUATED ON THE EAST SIDE OF STATE ROUTE 109, ON THE NORTH AND SOUTH SIDES OF MAIN STREET, FOR THE PURPOSES OF ALLOWING THE DEVELOPER ADDITIONAL TIME TO COMPLETE REQUIRED IMPROVEMENTS ASSOCIATED WITH THE PROJECT. *Recommended by the Department of Planning (Second Reading) (Ward – Eight)*

Direct Budgetary Impact: None

Funding Source: None

Documents:

[BILL 2530.PDF](#)

4. BILL #2531

AN ORDINANCE ADOPTING THE MUNICIPAL BUDGET AND CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF WILDWOOD FOR FISCAL YEAR 2020. *Recommended by the City Administrator (Second Reading) (Wards – All)*

Direct Budgetary Impact: \$17,029,004

Funding Source: All Funds

Documents:

[BILL 2531.PDF](#)

5. BILL #2532

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN ADDENDUM TO AND A RENEWAL OF THE POLICE SERVICE AGREEMENT WITH ST. LOUIS COUNTY FOR THE YEAR 2020. *Recommended by the City Administrator (Second Reading) (Wards – All)*

Direct Budgetary Impact: \$4,911,017.84

Funding Source: General Fund, Proposition P Funds

Documents:

[BILL 2532.PDF](#)

B. NEW BUSINESS

1. BILL #2533

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO AN AMENDED AGREEMENT WITH THE MISSOURI-AMERICAN WATER COMPANY FOR ITS PLANNED USE OF CITY-OWNED INTERNET POLES IN ASSOCIATION WITH ITS DATA COLLECTION

UNIT (DCU) INSTALLATIONS. *Recommended by the Department of Planning*  
(First Reading) (Wards – All)

Direct Budgetary Impact: None

Funding Source: None

Documents:

[BILL 2533.PDF](#)

2. BILL #2534

AN ORDINANCE AUTHORIZING THE APPROVAL OF A SECOND REPLACEMENT CASH DEPOSIT AGREEMENT FOR THE 'HENCKEN VALLEY ESTATES SUBDIVISION,' A THIRTEEN (13) LOT RESIDENTIAL DEVELOPMENT, RECORDED IN PLAT BOOK 354, PAGE 176, BEING LOCATED ON A 44.2 ACRE TRACT OF LAND, WHICH IS PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND, MORE SPECIFICALLY, LOCATED ON THE EAST SIDE OF HENCKEN ROAD, SOUTH OF STATE ROUTE 100. *Recommended by the Department of Planning* (First Reading) (Ward – Six)

Direct Budgetary Impact: None

Funding Source: None

Documents:

[BILL 2534.PDF](#)

3. BILL #2535

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT HEREBY AUTHORIZES A CHANGE TO AMENDED C-8 PLANNED COMMERCIAL DISTRICT ORDINANCE #2352 TO ACCOMMODATE THE ADDITION OF SPECIALTY RETAIL STORES AND SHOPS, AS PART OF THE REUSE OF AN EXISTING BUILDING SITUATED ON THIS SITE, AND BEING LOCATED IN THE TOWN CENTER AREA, UNDER A SET OF SPECIFIC CONDITIONS THAT ARE CONSISTENT WITH THE LETTER OF RECOMMENDATION APPROVED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 18, 2019 AND, THEREAFTER, FORWARDED TO CITY COUNCIL FOR ITS REVIEW AND CONSIDERATION - St. Louis County's P.C. 112-89 Cliff Rufkahr. *Recommended by the Department of Planning* (First Reading) (Ward – Eight)

Direct Budgetary Impact: None

Funding Source: None

Documents:

[BILL 2535.PDF](#)

4. BILL #2536

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, 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* (First Reading) (Wards – All)

Direct Budgetary Impact: (\$11,270)

Funding Source: All Funds

Documents:

5. BILL #2537

AN ORDINANCE AMENDING ARTICLE II OF CHAPTER 210 OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD BY ENACTING A NEW SECTION 210.025; AND PROVIDING FOR THE OFFENSE OF DOMESTIC ASSAULT.

*Recommended by the City Administrator (First Reading) (Wards – All)*

*Direct Budgetary Impact: None*

*Funding Source: Not Applicable*

Documents:

[BILL 2537.PDF](#)

IX. RESOLUTIONS – None

X. MISCELLANEOUS

A. Approval Of Expenditures - Motion To Grant The Mayor Authority To Approve December 2019 Expenditures. (Wards – All)

B. Receive And File – Three (3) Items

1. P.Z. 15-19 Chesterfield Montessori School, 1400 Ladue Road, Chesterfield, Missouri 63017 – A Request For A Conditional Use Permit (CUP) In The NU Non-Urban Residence District And FPNU Floodplain Non-Urban Residence District, For A Seven Point Nineteen (7.19) Acre Tract Of Land That Is Located On The Southeast Side Of Babler Park Drive, West Of State Route 109 (Locator Number: 20W420051/Street Address: 17950 Pond Bridge Road). Proposed Use: Outdoor Education Center To Be Utilized By A Private, Not-For-Profit Elementary School, With Supporting Storage Structure, Which Is Inclusive Of A Covered Patio Area, Associated Parking Lot, And Vault-Type Restroom Facility. (Ward – Three)

Documents:

[RECEIVE AND FILE - P.Z. 15-19 CHESTERFIELD MONTESSORI SCHOOL.PDF](#)

2. The Department Of Planning Report, With Recommendation, On Results Of Water Testing, Regarding P.Z. 15-17 Babler Farms, L.L.C., C/O Tom Roberts, 550 Laurey Lane, Wildwood, Missouri, 63005 – A Conditional Use Permit (CUP) In The NU Non-Urban Residence District For A Fifty-Nine Point Nine (59.9) Acre Tract Of Land That Is Located At The Terminus Of Laurey Lane (Locator Numbers: 20X630015 And 20X630024/Street Addresses: 500 And 550 Laurey Lane). Authorized Conditional Use: An Existing Large Water Feature – Lake – And Associated Waterfall Structure – (As Defined By §415.030 Of The City Of Wildwood's Zoning Regulations). The Large Water Feature Is Three Point Four (3.4) Acres In Size. (Ward – One)

Documents:

[RECEIVE AND FILE - P.Z. 15-17 BABLER FARMS.PDF](#)

3. The City Of Wildwood's Planning And Zoning Commission's Year In Review – Calendar Year 2019, As Set Forth In Its Amended By-Laws, Which Were Adopted In 2019. (Wards – All)

Documents:

RECEIVE AND FILE - PLANNING AND ZONING COMMISSION 2019  
YEAR IN REVIEW.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](mailto:jessica@cityofwildwood.com) at least 48 hours prior to the start of the meeting.