



WILDWOOD®

**CITY COUNCIL
COUNCIL CHAMBERS
MONDAY, JANUARY 8, 2018
7:00 P.M.
AGENDA**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES – December 11, 2017 Work Session & Regular Agenda Minutes

Documents:

[12-11-17 DRAFT CITY COUNCIL MEETING MINUTES.PDF](#)

- V. MAYOR PRO TEMPORE ANNOUNCEMENTS
 - A. Public Participation And Hearing Procedures
- VI. PUBLIC PARTICIPATION
- VII. PUBLIC HEARINGS –
 - A. A Request To Review And Consider Amendments To Amended C-8 Planned Commercial District Ordinance #1960 (Town Center Pond Historic District Land Use Designation) (St. Louis County's P.C. 69-81 Frank Erikson), Which Governs An Existing Sit-Down Restaurant, Being Located On The South Side Of Manchester Road, West Of Walnut Avenue; Street Address:

17352/Locator Number: 23W220281; thereby allowing for the time period for the review of the allowable outdoor music performances at this location by the Planning and Zoning Commission to be conducted on a three (3) year basis, instead of annually. The Planning and Zoning Commission, at its October 16, 2017 meeting, directed the Department of Planning to begin the process to consider this matter and, subsequently, acted favorably to support this change at its December 4, 2017 meeting. **(Ward - One)**

Documents:

[PUBLIC HEARING - BIG CHIEF ROADHOUSE.PDF](#)

VIII. LEGISLATION

A. UNFINISHED BUSINESS –

1. BILL #2325

AN ORDINANCE AUTHORIZING THE APPROVAL OF A RECORD PLAT AND A CASH DEPOSIT AGREEMENT, WHICH GUARANTEES REQUIRED IMPROVEMENTS, FOR A FOUR (4) LOT RESIDENTIAL SUBDIVISION THAT IS LOCATED ON A TRACT OF LAND IN SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE EAST SIDE OF CENTER AVENUE, SOUTH OF MANCHESTER ROAD; HEREAFTER TO BE KNOWN AS “OLD TOWNE PARC.” *Recommended by the Department of Planning (Second Reading) (Ward – Eight)*

Direct Budgetary Impact: None

Documents:

[BILL 2325.PDF](#)

B. NEW BUSINESS –

1. BILL #2328

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH GERSHENSON CONSTRUCTION CO., INC., FOR CONSTRUCTION OF THE BOUQUET 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)

Direct Budgetary Impact: \$106,000 (20% of \$530,000)

Documents:

[BILL 2328.PDF](#)

2. BILL #2329

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI APPROVING A RECORD PLAT AND DEPOSIT AGREEMENT, WITH ASSOCIATED LETTERS OF CREDIT, FOR THE “MAIN STREET CROSSING – PLAT 2” SUBDIVISION; A 9.77-ACRE AREA OF THE OVERALL TWENTY-EIGHT (28) ACRE DEVELOPMENT SITE, CONTAINING THIRTY-FIVE (35) LOTS, WHICH 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; BEING MORE SPECIFICALLY SITUATED NORTH OF MANCHESTER ROAD, WEST OF EATHERTON ROAD; AND ALSO BEING SUBJECT TO THE MAIN STREET CROSSING – PLAT 1 TRUST INDENTURES. *Recommended by the Department of Planning (First Reading) (Ward – Eight)*

Direct Budgetary Impact: None

Documents:

[BILL 2329.PDF](#)

3. BILL #2330

AN ORDINANCE AUTHORIZING THE ADJUSTMENT OF TWO (2) PARCELS OF GROUND, CONSOLIDATING LOTS A AND B OF THE ‘LOT SPLIT OF ADJUSTED PARCEL 2,’ ALL BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 45 NORTH, RANGE 3 EAST,

CITY OF WILDWOOD, MISSOURI; AND BEING, MORE SPECIFICALLY, SITUATED ON THE NORTH SIDE OF HAYSTACK LANE, WEST OF WILD HORSE CREEK ROAD; THEREBY CREATING A SINGLE, 6.02-ACRE LOT, TO BE KNOWN HEREAFTER AS 'ADJUSTED LOT C.'. *Recommended by the Department of Planning (First Reading) (Ward – One)*

Direct Budgetary Impact: None

Documents:

[BILL 2330.PDF](#)

IX. RESOLUTIONS –

A. RESOLUTION #2018-01

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, APPROVING AN APPLICATION FOR FEDERAL FUNDING OF FLOODPLAIN PROPERTY ACQUISITION UNDER THE HAZARD MITIGATION GRANT PROGRAM (HMGP). *Recommended by the Administration/Public Works Committee (Ward – Six)*

Direct Budgetary Impact: \$98,460 (25% of \$393,840)

Documents:

[RESOLUTION 2018-01.PDF](#)

X. MISCELLANEOUS

A. Receive And File: Planning And Zoning Commission Recommended Denial Of This Matter:

A response to a communication from Bill Biermann, Northpoint Senior Living Development, LLC, which is dated January 23, 2017, regarding **P.Z. 5 and 5(a)-16 Stonecrest of Wildwood**; Amended C-8 Planned Commercial District (Downtown District Designation under the Town Center Plan); south side of State Route 100, north of Plaza Drive, and west of Fountain Place (Locator Number: 23V220260/Street Addresses: 251 Plaza Drive); that seeks modifications to the existing site-specific ordinance (Ordinance #2200) that governs the development to allow for the placement of additional monument type signage upon it, i.e. ground-mounted in lieu of only wall types. This matter was postponed by the Planning and Zoning Commission at its April 3, 2017 meeting to allow more time for the building's construction to advance, thereby allowing a better understanding of sign needs and impacts. **(Ward - Eight)**

Documents:

[RECEIVE AND FILE - STONECREST.PDF](#)

B. Receive And File: Planning And Zoning Commission Approved The Design And Plan:

A review and recommendation by the Planning and Zoning Commission on the proposed Center Avenue Reconstruction Plans; Center Avenue, from Manchester Road to Stone Mill Court; Multiple Zoning District Designations; a City-managed process to accept Center Avenue, currently a private street, as a public roadway for the purposes of addressing improved public safety and its associated general welfare. **(Ward - Eight)**

Documents:

[RECEIVE AND FILE - CENTER AVENUE.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.