



# WILDWOOD

CITY COUNCIL  
COUNCIL CHAMBERS  
Monday, January 25, 2021  
7:00 P.M.  
AGENDA

**Due to the St. Louis County Department of Public Health's "Safer at Home" Order, there will be limited seating available for the public.**

This meeting of the City Council will be livestreamed at:

<https://www.cityofwildwood.com/1924/Livestream>

This meeting will also be available by video conference at: <https://zoom.us/j/452669612>,  
or by telephone: 1-312-626-6799, Webinar ID: 452 669 612

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES
  - A. January 11, 2021 Work Session & Regular Meeting Minutes

Documents:

[1-11-2021 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. Appointment - Rob Jakcsy - Economic Development Committee - Ward Six
- VII. PUBLIC HEARING(S)
- VIII. LEGISLATION
  - A. UNFINISHED BUSINESS
    - 1. BILL 2587

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH THOUVENOT, WADE & MOERCHEN, INC., FOR ADDITIONAL DESIGN SERVICES REQUIRED

FOR THE MANCHESTER ROAD SHARED USE PATH PROJECT WITHIN THE CITY OF WILDWOOD. *Recommended by the Administration/Public Works Committee (Second Reading) (Ward One)*

Direct Budgetary Impact: \$42,000.00

Funding Source: Capital Improvement Fund

Documents:

[BILL 2587.PDF](#)

2. BILL 2588

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, THAT HEREBY DELETES IN THEIR ENTIRETY ALL OF THE FOLLOWING SECTIONS OF THE ZONING ORDINANCE OF MUNICIPAL CODE OF THE CITY OF WILDWOOD, SPECIFICALLY SECTION 415.090 NU NON-URBAN RESIDENCE DISTRICT; SECTION 415.110 "R-1" ONE ACRE RESIDENCE DISTRICT REGULATIONS; SECTION 415.120 "R-1A" RESIDENCE DISTRICT REGULATIONS; SECTION 415.130 "R-2" RESIDENCE DISTRICT REGULATIONS; SECTION 415.140 "R-3" RESIDENCE DISTRICT REGULATIONS; SECTION 415.150 "R-4" RESIDENCE DISTRICT REGULATIONS; SECTION 415.160 "R-6A" RESIDENCE DISTRICT REGULATIONS; SECTION 415.170 "C-1" NEIGHBORHOOD BUSINESS DISTRICT REGULATIONS; SECTION 415.180 "C-2" SHOPPING DISTRICT REGULATIONS; AND SECTION 415.200 "M-1" INDUSTRIAL DISTRICT REGULATIONS AND REPLACES THE SAME WITH NEW SECTIONS, ALL BEING IN ACCORD WITH THE LETTER OF RECOMMENDATION APPROVED BY THE PLANNING AND ZONING COMMISSION, WHICH IS DATED NOVEMBER 16, 2020. *Recommended by the Planning and Zoning Commission (Second Reading) (Wards – All)*

Direct Budgetary Impact: None

Funding Source: N/A

Documents:

[BILL 2588.PDF](#)

3. BILL 2590

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING (MOU) WITH GATEWAY OFF-ROAD CYCLISTS (GORC) FOR THE DEVELOPMENT OF A TRAIL SYSTEM IN BLUFF VIEW PARK (OLD STATE ROAD), IN ACCORDANCE WITH THE SITE DEVELOPMENT PLAN (SDP) APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 18, 2020. *Recommended by the Planning and Parks Committee (Second Reading) (Ward Six)*

Direct Budgetary Impact: None

Funding Source: N/A

Documents:

[BILL 2590 UPDATED.PDF](#)

4. BILL 2591

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A LOT SPLIT PLAT FOR AN EXISTING LOT OF RECORD THAT IS LOCATED WITHIN THE WEST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 45 NORTH, RANGE 3 EAST, OR MORE SPECIFICALLY SITUATED ON THE NORTH SIDE OF HARDT ROAD, WEST OF WILD HORSE CREEK ROAD, WHICH WILL

HEREAFTER BE KNOWN AS THE "MERTZ-HARDT LOT SPLIT PLAT."  
*Recommended by the Department of Planning (Second Reading) (Ward One)*  
Direct Budgetary Impact: None  
Funding Source: N/A

Documents:

[BILL 2591.PDF](#)

5. BILL 2592

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A LOT SPLIT PLAT FOR AN EXISTING LOT OF RECORD THAT IS LOCATED WITHIN SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST, OR MORE SPECIFICALLY BEING SITUATED AT THE TERMINUS OF WILLOW GLEN DRIVE, SUCH PUBLIC STREET ALSO WITHIN THE SEVEN VILLAGES OF CHERRY HILLS SUBDIVISION, WHICH WILL HEREAFTER BE KNOWN AS THE "MARLEY RIVER LOT SPLIT PLAT." *Recommended by the Department of Planning (Second Reading) (Ward Eight)*  
Direct Budgetary Impact: None  
Funding Source: N/A

Documents:

[BILL 2592.PDF](#)

6. BILL 2593

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REAUTHORIZING THE CONSOLIDATION OF TWO (2) PARCELS OF GROUND, NOW KNOWN AS LOTS 41 AND 42 OF THE FOX CREEK VALLEY SUBDIVISION [IDENTIFIED BY ST. LOUIS COUNTY ASSESSOR'S LOCATOR NUMBER 27Y310021 (COMBINED FOR SINGLE TAX-BILLING PURPOSES BY ST. LOUIS COUNTY ASSESSORS OFFICE)], ALL BEING LOCATED AS PART OF THE SOUTHWEST QUARTER OF SECTION 29 AND PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND, MORE SPECIFICALLY, SITUATED AT THE NORTHEAST INTERSECTION OF FOX CREEK COURT AND REYNARD LANE, EAST OF FOX CREEK ROAD; THEREBY CREATING A SINGLE, 7.68-ACRE LEGAL LOT OF RECORD, TO BE HEREAFTER KNOWN AS LOT A OF FOX CREEK VALLEY – PLAT 4. *Recommended by the Department of Planning (Second Reading) (Ward Six)*  
Direct Budgetary Impact: None  
Funding Source: N/A

Documents:

[BILL 2593.PDF](#)

7. BILL 2594

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE CONSOLIDATION OF THREE (3) LOTS OF RECORD, THOSE PROPERTIES BEING LOTS 20, 21, AND 22 OF ACACIA, WHICH ARE LOCATED IN U.S. SURVEY 3026, TOWNSHIP 44, NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, AND, MORE SPECIFICALLY, SITUATED BETWEEN ACACIA ROAD AND THE MERAMEC RIVER; TO BE KNOWN AS THE 'ACACIA CONSOLIDATION OF THE LOTS 20, 21, AND 22.' *Recommended by the*

Department of Planning (Second Reading) (Ward Six)

Direct Budgetary Impact: None

Funding Source: N/A

Documents:

[BILL 2594.PDF](#)

B. NEW BUSINESS

IX. RESOLUTIONS

A. RESOLUTION 2021-2

A RESOLUTION OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING SUBMISSION OF AN APPLICATION TO THE EAST-WEST GATEWAY COUNCIL OF GOVERNMENTS AND THE MISSOURI DEPARTMENT OF TRANSPORTATION FOR FEDERAL FUNDING OF A CAPITAL PROJECT TO DESIGN AND CONSTRUCT A NEW ROUNDABOUT INTERSECTION IMPROVEMENT ON OLD STATE ROAD AT RIDGE ROAD UNDER THE SURFACE TRANSPORTATION PROGRAM - SUBALLOCATED (STP-S) FUNDING PROGRAM FOR THE ST. LOUIS REGION.

Recommended by the Administration/Public Works Committee (Ward Seven) **Direct Budgetary Impact: \$230,000 (10% of \$2.3M) + \$9,200 Application Fee (Refundable if not successful)**

**Funding Source: Capital Projects Fund**

Documents:

[RESOLUTION 2021-2.PDF](#)

B. RESOLUTION 2021-3

A RESOLUTION OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING SUBMISSION OF AN APPLICATION TO THE EAST-WEST GATEWAY COUNCIL OF GOVERNMENTS AND THE MISSOURI DEPARTMENT OF TRANSPORTATION FOR FEDERAL FUNDING OF A CAPITAL PROJECT TO DESIGN AND CONSTRUCT RESTRICTED CROSSING U-TURN INTERSECTIONS (J-TURNS) AT STATE ROUTE 100 WITH POND ROAD AND STATE ROUTE T (ST. ALBANS ROAD) UNDER THE SURFACE TRANSPORTATION PROGRAM - SUBALLOCATED (STP-S) FUNDING PROGRAM FOR THE ST. LOUIS REGION. Recommended by the Administration/Public Works Committee (Wards One and Six)

**Direct Budgetary Impact: \$585,400 (20% of \$2.927M) + \$11,708 Application Fee (Refundable if not successful)**

**Funding Source: Capital Projects Fund**

Documents:

[RESOLUTION 2021-3.PDF](#)

C. RESOLUTION 2021-4

A RESOLUTION OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING SUBMISSION OF AN APPLICATION TO THE EAST-WEST GATEWAY COUNCIL OF GOVERNMENTS AND THE MISSOURI DEPARTMENT OF TRANSPORTATION FOR FEDERAL FUNDING OF A CAPITAL PROJECT TO DESIGN AND CONSTRUCT LEFT TURN LANES AT THE INTERSECTIONS OF STATE ROUTE 100 WITH BOONESS LANE, WOODLAND MEADOWS DRIVE, HENCKEN ROAD AND HAWKS REST ROAD/WINDY HOLLOW LANE UNDER THE SURFACE TRANSPORTATION PROGRAM - SUBALLOCATED (STP-S) FUNDING PROGRAM

FOR THE ST. LOUIS REGION. Recommended by the Administration / Public Works Committee (Wards One and Six)

Direct Budgetary Impact: \$546,600 (20% of \$2.733M) + \$10,932 Application Fee (Refundable if not successful)

Funding Source: Capital Projects Fund

Documents:

[RESOLUTION 2021-4.PDF](#)

## X. MISCELLANEOUS

### A. Approval Of Expenditures

Documents:

[EXPENDITURES.PDF](#)

### B. Receive And File - Four (4) Items

1. P.Z. 13-20 Mark And Nancy Fish, 1570 Old State Road, Wildwood, Missouri 63068, C/O Sunpro Solar, MCH Road, Mandeville, Louisiana 70471

A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District (Street Address: 1570 Old State Road/Locator Number: 25U440043), for the installation of roof-mounted solar panels, which are to be so situated on the dwelling and accessory structure (garage) as to be visible from adjoining roadways. This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance, which establishes standards and requirements for the installation of solar panels. The requested permit is required due to the panels' placement on the front facing area of the roofs of the dwelling and accessory structure. (Ward Six)

Documents:

[RECEIVE AND FILE - PZ 13-20 MARK AND NANCY FISH - CUP FOR SOLAR PANELS.PDF](#)

2. P.Z. 10-20 Brad Jordan, 1190 Babler Park Drive, Wildwood, Missouri 63038, Seeking The Review And Action Of The Planning And Zoning Commission Regarding An Outdoor Game Court, Which Has Already Been Constructed, And Located At 1190 Babler Park Drive (St. Louis County Locator Number: 21W1400101); NU Non-Urban Residence District.

This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their considerations by the Planning and Zoning Commission. The completed outdoor game court is situated on the southeast side of the existing single family dwelling, and placed outside of the front and side yard setback areas, which does constitute an accessory use to the primary residential activity. (Ward Three)

Documents:

[RECEIVE AND FILE - PZ 10-20 BRAD JORDAN - OUTDOOR GAME COURT.PDF](#)

3. A Response To A Communication From Tyler Richards, Crown Castle, Which Is

Dated November 18, 2020, Regarding P.Z. 4-98 AT&T Wireless Services, Inc., That Seeks The Planning And Zoning Commission's Review And Action On A Requested Change To The Existing Conditional Use Permit (CUP) Governing A Ninety (90) Foot Monopole Telecommunications Tower And Related Shelter.

This tower and shelter are located on the east side of Joe's Way, north of Valley Road (Street Address: 2028 Joe's Way/St. Louis County Locator Number: 20U540317); NU Non-Urban Residence District, with a Conditional Use Permit (CUP); thereby allowing for the retention of an additional externally-mounted array of antennas that are currently attached onto its exterior. (Ward Two)

Documents:

[RECEIVE AND FILE - PZ 4-98 AT-T WIRELESS CUP AMENDMENT.PDF](#)

4. A Report Of The Department Of Planning, In Conjunction With The City Attorney, With An Accompanying Resolution, Regarding The Scheduling Of A Public Hearing For An Action On The Special Circumstances Overlay District (SCOD) – Chapter 415.505 Special Circumstances Overlay District - With The Intent To Identify Certain Properties Located Within The City Of Wildwood For Its Application Upon Them, Which Can Be Applied On Any Parcel Of Ground Zoned In The NU Non-Urban Residence District Or All "R" Residence Districts Of The City Of Wildwood. (Wards – All)

Documents:

[RECEIVE AND FILE - PZ 1-21 SPECIAL CIRCUMSTANCES OVERLAY DISTRICT.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 Megan Eldridge, City Clerk at 636-458-0440 or email [megan@cityofwildwood.com](mailto:megan@cityofwildwood.com) at least 48 hours prior to the start of the meeting.