



WILDWOOD

CITY COUNCIL
AGENDA
COUNCIL CHAMBERS
7:30 P.M.
Monday, January 25, 2016

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES – January 11, 2016 Work Session & Regular Agenda Minutes

Documents: [1-11-16 DRAFT COUNCIL MINUTES.PDF](#)

- V. MAYOR APPOINTMENTS/ANNOUNCEMENTS

- V.I. Appointment Of Members To The Pond-Grover Loop Road Extension Committee (Ward Five)

Documents: [APPOINTMENT OF MEMBERS TO POND GROVER LOOP ROD EXT. COM..PDF](#)

- VI. PUBLIC PARTICIPATION

- VII. PUBLIC HEARING(S)

- VII.I. P.Z. 14-15 City Of Wildwood Planning And Zoning Commission, C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040
(Referred to the Planning/Economic Development/Parks Committee of City Council at the January 11, 2016 City Council Meeting.)

A request to amend Chapter 415.410 Sign Regulations for “FP,” “PS,” “NU,” and all “R” Districts and Chapter 415.420 Sign Regulations for all “C” and “M” Districts of the City of Wildwood’s Zoning Ordinance to consider the addition of new language to allow electronic message boards for certain institutional, not-for-profit, and commercial organizations. Currently, these types of displays are prohibited within the City of Wildwood. (Wards – All)

- VII.II. 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.;

(To Remain Postponed - Postponed at the January 11, 2016 City Council Meeting)

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)

- VII.III. A Response To A Communication From Drew Bextermueller, Director Of Real Estate For Dierbergs Markets, Inc., Which Is Dated November 17, 2015, Regarding P.Z. 14-98 Dierbergs Wildwood Town Center; Amended C-8 Planned Commercial District (Downtown District Designation Under The Town Center Plan)
(To Be Postponed)

south side of State Route 100, east of Taylor Road (Street Address: 2400 Taylor Road/Locator Number: 23V320195); that seeks modifications to the existing site-specific ordinance (Ordinance #1001) that governs the Dierbergs Wildwood Town Center development relative to the uses permitted on Outlots G and H, as well as the addition of a drive-thru facility, as part of Outlot G. (Ward Eight)

VIII. LEGISLATION

VIII.I. UNFINISHED BUSINESS

VIII.I.A. BILL #2145

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES THE CHANGE IN THE ZONING OF NINE (9) PROPERTIES THAT TOTAL 78.7 ACRES OF AREA FROM THE NU NON-URBAN RESIDENCE DISTRICT, THE R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT, THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, AND THE R-6 AND R-6A 4,500 SQUARE FOOT RESIDENCE DISTRICT, WITH A PLANNED ENVIRONMENT UNIT (PEU) AND A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), TO THE 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), WHICH ARE ALL LOCATED ON THE NORTHWEST CORNER OF TAYLOR ROAD AND STATE ROUTE 100, WHICH WILL ALLOW THIS SITE'S USE FOR ONE HUNDRED NINETY-FOUR (194), SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH PUBLIC SPACE AND COMMON GROUND. *Recommended by the City Council (Second Reading) (Ward Five)*

Documents: [2145 AMENDED BRIGHT LEAF.PDF](#)

VIII.I.B. BILL #2146

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY A REAL ESTATE CONTRACT FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 4285 FOX CREEK ROAD WITHIN THE CITY OF WILDWOOD *Recommended by the Department of Public Works (Second Reading) (Ward Six)*

Documents: [2146 FOX CREEK TREE FARM.PDF](#)

VIII.I.C. BILL #2147

AN ORDINANCE AUTHORIZING A RIGHT-OF-WAY DEDICATION PLAT FOR FOX CREEK ROAD, TO BE OBTAINED FROM LAND AREA OWNED BY THE CONSERVATION COMMISSION OF THE STATE OF MISSOURI, BEING PART OF ROCKWOODS RANGE, AND A PORTION OF PRIVATELY-HELD PROPERTY OWNED BY FOX CREEK TREE FARM LLC, ALL OF WHICH ARE LOCATED WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED ON THE EAST AND WEST SIDES OF FOX CREEK ROAD, SOUTH OF STATE ROUTE 100, INCLUSIVE OF ADDITIONAL AREA ON THE EAST SIDE OF FOX CREEK ROAD TO ACCOMMODATE A TEMPORARY CONSTRUCTION EASEMENT, FOR THE PURPOSE OF ROADWAY IMPROVEMENTS, INCLUDING A BRIDGE REPLACEMENT.

Recommended by the Department of Planning (Second Reading) (Ward Six)

Documents: [2147 DEDICATION PLAT FOR FOX CREEK RD.DOC.PDF](#)

VIII.I.D. BILL #2148

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF WILDWOOD WITH COCHRAN ENGINEERING, INC. FOR ENGINEERING SERVICES FOR THE DEVELOPMENT OF A SALT STORAGE FACILITY TO BE LOCATED ADJACENT TO THE INTERSECTION OF MANCHESTER ROAD AND ST. ALBANS ROAD WITHIN THE CITY OF WILDWOOD. *Recommended by the Administration/Public Works Committee (Second Reading) (Ward One)*

Documents: [2148 SALT STORAGE FACILITY DESIGN.PDF](#)

VIII.II. NEW BUSINESS

VIII.II.A. BILL #2149

AN ORDINANCE DETERMINING THE COMPENSATION FOR THE OFFICE OF THE MAYOR AND AMENDING SECTION 110.040 OF THE MUNICIPAL CODE. *Recommended by the Administration/Public Works Committee (First Reading) (Wards – All)*

Documents: [2149 MAYOR COMPENSATION.PDF](#)

VIII.II.B. BILL #2150

AN ORDINANCE DETERMINING THE COMPENSATION FOR CITY COUNCIL MEMBERS AND AMENDING SECTION 110.110 OF THE MUNICIPAL CODE. *Recommended by the Administration/Public Works Committee (First Reading) (Wards – All)*

Documents: [2150 COUNCIL MEMBER COMPENSATION.PDF](#)

VIII.II.C. BILL #2151

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD, MISSOURI TO ENTER INTO A CONTRACT WITH GERSHENSON CONSTRUCTION FOR THE DEVELOPMENT OF PHASE TWO OF THE COMMUNITY PARK PROJECT, AS INDICATED IN THE BID DOCUMENTS AND SPECIFICATIONS, WHICH INCLUDES THE BASE PROPOSAL AND THE SINGLE ADD ALTERNATE (#1), IN KEEPING WITH THE DOCUMENTATION SUBMITTED BY SUCH IN RESPONSE TO THE CITY'S ADVERTISEMENT IN THIS REGARD. *Recommended by the City Council (First Reading) (Ward One)*

Documents: [2151 COMMUNITY PARK PHASE 2 - GERSHENSON CONSTRUCTION.PDF](#)

VIII.II.D. BILL #2152

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES CHANGES IN AMENDED C-8 PLANNED COMMERCIAL DISTRICT ORDINANCE #1389 TO ACCOMMODATE THE REUSE OF THE EXISTING BUILDING, BEING LOCATED IN THE TOWN CENTER AREA, FOR RETAIL, OFFICE, AND THE CUSTOM FABRICATION OF FURNITURE, THEREBY FACILITATING ITS RE-OCCUPANCY IN THIS REGARD, ALL BEING CONSISTENT WITH THE LETTER OF RECOMMENDATION APPROVED BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 12, 2015 AND FORWARDED TO CITY COUNCIL FOR CONSIDERATION AND ACTION. *Recommended by the Planning and Zoning Commission (First Reading) (Ward Eight)*

Documents: [2152 DANIEL STERNS- PC CLIFF RUFKHAR.PDF](#)

VIII.III. RESOLUTION(S)

VIII.III.A. RESOLUTION #2016-02

A RESOLUTION AUTHORIZING AN AGREEMENT WITH LOCHMUELLER GROUP INC. FOR THE COMPLETION OF A TRAFFIC STUDY FOR THE PROPOSED EXTENSION OF POND-GROVER LOOP ROAD WITHIN THE CITY OF WILDWOOD. (Ward Five)

Documents: [2016-02 POND GROVER LOOP ROAD TRAFFIC STUDY.PDF](#)

VIII.III.B. RESOLUTION #2016-04

A RESOLUTION AUTHORIZING AN AGREEMENT WITH ACCORD BUILDING SERVICES FOR CUSTODIAL SERVICES AT THE WILDWOOD MUNICIPAL BUILDING, INCLUDING THE WILDWOOD POLICE PRECINCT, AND OLD POND SCHOOL. (Wards One and Eight)

Documents: [2016-04 ACCORD BUILDING SERVICES AGREEMENT.PDF](#)

VIII.III.C. RESOLUTION #2016-05

A RESOLUTION AUTHORIZING AN AGREEMENT WITH MURPHY COMPANY FOR PREVENTIVE MAINTENANCE OF THE HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS AT THE WILDWOOD MUNICIPAL BUILDING, INCLUDING THE WILDWOOD POLICE PRECINCT. (Ward Eight)

Documents: [2016-05 MURPHY COMPANY AGREEMENT.PDF](#)

IX. OTHER

IX.I. APPROVAL OF EXPENDITURES (Wards – All)

Documents: [APPROVAL OF EXPENDITURES 1-25-16.PDF](#)

IX.II. Construction Project Update

Documents: [CONSTRUCTION PROJECT UPDATE 1-22-2016.PDF](#)

X. ADJOURNMENT

If you would like to submit a comment regarding an item on this meeting agenda, please visit the [Form Center](#).

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) 458-0440 at Least 48 Hours in Advance.