



WILDWOOD

CITY COUNCIL
AGENDA
COUNCIL CHAMBERS
7:30 P.M.
04/11/16

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES – March 28, 2016 Work Session & Regular Agenda Minutes
Documents: [MARCH 28, 2016 MEETING DRAFT MINUTES.PDF](#)
- V. MAYOR APPOINTMENTS/ANNOUNCEMENTS
 - V.I. April 5, 2016 Municipal Election Unofficial Results
 - V.II. Introduction Of Missouri House 101st District Candidates
 - V.III. Appointment
 - V.III.A. Planning And Zoning Commission Appointment ~ Ed Kohn, Ward 3 – Filling Unexpired Term Ending June 2016
Documents: [APPOINTMENT TO PLANNING AND ZONING COMMISSION.PDF](#)
- VI. PUBLIC PARTICIPATION
- VII. PUBLIC HEARING(S)
 - VII.I. (Postponed At The January 11, 2016 City Council Meeting – To Remain Postponed) 1. 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)
 - VII.II. P.Z. 3-16 City Of Wildwood Planning And Zoning Commission C/O Department Of

Planning, 16860 Main Street, Wildwood, Missouri

A request to endorse and ratify the Planning and Zoning Commission's action upon the 2016 update of the City of Wildwood's Master Plan. The City's Charter requires this plan to be updated every ten (10) years, and was last updated in 2006. The updated Master Plan was reviewed by the Master Plan Advisory Committee (MPAC) from January 2015 to February 2016 and its members acted favorably upon it and submitted its recommendation to the Planning and Zoning Commission for its consideration. The Planning and Zoning Commission reviewed the updated Master Plan and acted favorably to adopt this draft. The Master Plan establishes goals, objectives, and policies for the protection of the environment, application of planning techniques for land use and development purposes, allocation of resources and services, prioritization of transportation and infrastructure improvements, provision of public space and recreational amenities within the community, and economic development. Along with these goals, objectives, and policies, the Master Plan establishes types and densities/intensities of land use for every parcel of ground within the boundaries of the City of Wildwood. Additionally, the City's Charter requires the conceptual land use changes in the Master Plan to be reviewed and adopted by City Council, which serves as Wildwood's Comprehensive Zoning Plan. **(Wards - All)**

Documents: [PUBLIC HEARING PZ 3-16 PART 1.PDF](#), [PUBLIC HEARING PZ 3-16 PART 2.PDF](#)

VII.III. P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 C/O Department Of Planning, City Of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040

A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014, and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward - One)**

Documents: [PUBLIC HEARING PZ 24-14 CENTAUR STATION MICHAEL PHELAN PART 1.PDF](#), [PUBLIC HEARING PZ 24-14 CENTAUR STATION MICHAEL PHELAN PART 2.PDF](#)

VIII. LEGISLATION

VIII.I. UNFINISHED BUSINESS

VIII.I.A. BILL #2166

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING A CHANGE TO PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2042, WHICH WOULD TRANSFER THE RESPONSIBILITY OF MAINTAINING AN ELEVEN (11) FOOT WIDE LANDSCAPE EASEMENT AREA THAT IS LOCATED IN THE WILDWOOD TRAIL SUBDIVISION FROM THAT HOMEOWNERS ASSOCIATION TO THE TOWNS AT WINDRUSH SUBDIVISION'S HOMEOWNERS ASSOCIATION, ALL BEING CONSISTENT WITH THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION ON THIS MATTER DATED MARCH 7, 2016. *Recommended by the Planning and Zoning Commission* (Second Reading) (Ward - Eight)

Documents: [2166 PZ 3,4,5, AND 6-14 WILDWOOD TRAIL SUBDIVISION.PDF](#)

VIII.I.B. BILL #2167

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF WILDWOOD, MISSOURI TO EXECUTE ANY AND ALL AGREEMENTS WHICH ARE NECESSARY FOR THE MIGRATION OF THE EMPLOYEE RETIREMENT PLAN TO AMERICAN UNITED LIFE INSURANCE COMPANY, INCLUDING ASSOCIATED ADVISORY AGREEMENTS WITH R. T. JONES CAPITAL EQUITIES MANAGEMENT, INC., MESIROW FINANCIAL INVESTMENT MANAGEMENT, INC., AND CUTTER

& COMPANY. *Recommended by the Administration/Public Works Committee Meeting*
(Second Reading) (Wards – All)

Documents: [2167 EMPLOYEE RETIREMENT PLAN.PDF](#)

VIII.I.C. AMENDED BILL #2168

AN ORDINANCE AMENDING TWO SECTIONS OF CHAPTER 110 OF THE CITY OF WILDWOOD, MISSOURI MUNICIPAL CODE. *Recommended by the City Attorney* (Second Reading) (Wards – All)

Documents: [AMENDED BILL 2168.PDF](#)

VIII.I.D. BILL #2169

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD, TITLE II. PUBLIC HEALTH, SAFETY AND WELFARE, BY ADDING A WET WEATHER TRAIL POLICY IN CHAPTER 235: Parks and Recreation Regulations. *Recommended by the Planning/Economic Development/Parks Committee* (Second Reading) (Wards – All)

Documents: [2169 WET WEATHER TRAIL POLICY.PDF](#)

VIII.II. NEW BUSINESS

VIII.II.A. BILL #2170

AN ORDINANCE AMENDING CHAPTER 210, ARTICLE VI, OF THE WILDWOOD MUNICIPAL CODE RELATING TO HUNTING AND FIREARMS REGULATIONS. *Recommended by the Board of Public Safety* (First Reading) (Wards – All)

Documents: [2170 AMENDED HUNTING AND FIREARMS REGULATIONS.PDF](#)

VIII.II.B. BILL #2171

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 AGREEMENT WITH GEORGE AND RENE' SACKETT FOR THE MANAGEMENT AND OVERSIGHT OF A CITY-SPONSORED FARMERS MARKET FACILITY, OF WHICH SAID ENTITIES SHALL ACT AS ITS MANAGERS IN ALL ASPECTS OF ITS OPERATION AND RECORD-KEEPING, SO AS ENABLING THIS COMMUNITY TO OFFER ANOTHER SERVICE THAT HAS BEEN IDENTIFIED BY RESIDENTS AS A PRIORITY. *Recommended by the Department of Planning and Parks* (First Reading) (Wards – All)

Documents: [2171 FARMERS MARKET 2016.PDF](#)

VIII.II.C. BILL #2172

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 **IDEAL LANDSCAPING** FOR THE INSTALLATION OF APPROVED UPGRADES AT THE AL FOSTER MEMORIAL TRAILHEAD, AS INDICATED IN THE BID DOCUMENTS AND SPECIFICATIONS, ALL IN KEEPING WITH THE DOCUMENTATION SUBMITTED BY SUCH IN RESPONSE TO THE CITY'S ADVERTISEMENT IN THIS REGARD, AND THE RECOMMENDATION OF THE PLANNING/ECONOMIC DEVELOPMENT/PARKS COMMITTEE OF CITY COUNCIL REGARDING THIS PROJECT'S COMPONENTS. *Recommended by the Planning/Economic Development/Parks Committee* (First Reading) (Ward – Six)

Documents: [2172 IDEAL LANDSCAPING FOR AL FOSTER TRAILHEAD.PDF](#)

VIII.II.D. BILL #2173

AN ORDINANCE APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) EXISTING PARCELS OF GROUND, ALL WITHIN THE "CHRISTMAS VALLEY SUBDIVISION", KNOWN AS PARCELS 1 AND 2 [ST. LOUIS COUNTY LOCATOR NUMBERS: 20V210071 AND 20V210107, RESPECTIVELY]; EACH BEING LOCATED IN PART OF SECTION 24, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED WEST OF CHRISTMAS VALLEY ROAD AND NORTH OF YULETIDE TRAIL, FOR THE PURPOSES OF TRANSFERRING APPROXIMATELY 1.4 ACRES BETWEEN THE

TWO (2) PROPERTIES. *Recommended by the Department of Planning and Parks*
(First Reading) (Ward – Three)

Documents: [2173 BOUNDARY ADJUSTMENT CHRISTMAS VALLEY.PDF](#)

VIII.II.E. BILL #2174

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE MAYOR OF THE CITY OF WILDWOOD TO EXECUTE A SUCCESSOR DEVELOPER AGREEMENT WITH *THE OAKS AT WILDWOOD OWNERS ASSOCIATION* FOR COMPLETION OF REQUIRED IMPROVEMENTS FOR WILDWOOD FOREST DRIVE, A PRIVATE ROADWAY, IN ACCORDANCE WITH APPROVED PLANS, AND ALLOW FOR THE RELEASE OF FUNDS FROM DEFAULTED ESCROW, NOW HELD BY THE CITY, PER TWO (2) LETTERS OF CREDIT, WHICH WERE CALLED, AFTER THE ORIGINAL DEVELOPER COULD NO LONGER MEET SAID OBLIGATIONS CONTAINED THEREIN. *Recommended by the Department of Planning and Parks* (First Reading) (Ward – One)

Documents: [2174 SUCCESSOR DEVELOPER AGREEMENT OAKS AT WILDWOOD.PDF](#)

VIII.II.F. BILL #2175

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, REQUESTING MONTHLY SUCCESSOR CONNECTION REPORTS FROM AMEREN MISSOURI. *Recommended by the Department of Administration* (First Reading) (Wards – All)

Documents: [2175 AMEREN MISSOURI CONNECTION REPORTS.PDF](#)

VIII.III. RESOLUTIONS

VIII.III.A. RESOLUTION #2016-09

A RESOLUTION AUTHORIZING AN INCREASE TO AN AGREEMENT WITH ENVIRONMENTAL STEWARDSHIP CONCEPTS, LLC FOR ENVIRONMENTAL CONSULTING SERVICES RELATIVE TO THE ELLISVILLE SUPERFUND SITE WITHIN THE CITY OF WILDWOOD. *Recommended by the Department of Administration* (Wards – Two and Four)

Documents: [2016-09 ESC CONTRACT INCREASE.PDF](#)

IX. OTHER

IX.I. Receive And File – Gardner Capital Development – Removed From Planning And Zoning Commission's Agenda (Ward – Eight)

Documents: [RECEIVE AND FILE - GARDNER CAPITAL DEVELOPMENT.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]

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