

**TENTATIVE AGENDA**

**CITY OF WENTZVILLE, MISSOURI  
BOARD OF ALDERMEN  
CITY HALL  
1001 Schroeder Creek Blvd.  
Wentzville, MO 63385**

**Wednesday, Jan. 9, 2019  
6 p.m.**

**BY DIRECTION OF THE BOARD OF ALDERMEN, THIS MEETING WILL ADJOURN  
NO LATER THAN 10:30 PM. AN ANNOUNCEMENT WILL BE MADE AT 10:00 PM.**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE AND INVOCATION**

**III. ROLL CALL**

**IV. APPROVAL OF THE AGENDA**

**V. CEREMONIAL**

1. (ID # 8430) Swear in Police Officer Sean Brown
2. (ID # 8462) Introduction of New Police Corporals
3. (ID # 8431) 2018 Citizen of the Year - Donna-Marie Pierre

**VI. OPEN FORUM**

**This is the opportunity for taxpayers or residents of the City to address the Board on matters of City business or over which the Board has control. Unless you are a petitioner with an item on the agenda, this will be the only point in the Board meeting in which you can address the Board unless recognized by the presiding officer. Each person addressing the Board of Aldermen shall give his/her name and address and unless further time is granted by the Board shall limit his/her remarks to 5 minutes. Remarks shall be addressed to the Board as a whole and not to any individual member and no question shall be asked any individual member except through the presiding officer. No person other than the Board and the person having the floor shall be permitted to enter into discussion without the permission of the presiding officer.  
*Secs. 115.200 -220 Wentzville Municipal Code.***

**VII. COMMUNITY DEVELOPMENT**

18-71-PZ

1. (ID # 8204) Crossroads Arts Council, Applicant on Behalf of the Property Owner, Gloria Ehll is Requesting Approval for a Vietnam Commemoration Mural. The Site is Located at Ehll's Western Auto, 201 W. Pearce Blvd. 18-71-PZ

18-80-PZ

2. (ID # 8350) PUBLIC HEARING - Avondale Custom Homes, Inc., Applicant and Property Owner, is Requesting a Conditional Use Permit Approval for Midland Park Self Storage Lot – Outdoor Public Parking Rental Spaces for Motor Vehicle Storage. The Site is Located on the West Side of Midland Park Drive Approximately 300 Feet South of Mexico Road. 18-80-PZ **Request by Applicant to Postpone**
3. (ID # 8351) Resolution No. 18-1148, a Resolution of the City of Wentzville, Missouri, Approving a Conditional Use Permit for Outdoor Public Parking Rental Spaces for Motor Vehicle Storage for Midland Park Self Storage Lot Within the C-3 General Commercial Zoning District, as Per Application 18-80-PZ. **Request by Applicant to Postpone**

18-81-PZ

4. (ID # 8348) SITE PLAN - Avondale Custom Homes, Inc., Applicant and Property Owner, is Requesting a Site Plan Approval for Midland Park Self Storage Lot – Outdoor Public Parking Rental Spaces for Motor Vehicle Storage. The Site is Located on the West Side of Midland Park Drive Approximately 300 Feet South of Mexico Road. 18-81-PZ **Request by Applicant to Postpone**

18-85-PZ

5. (ID # 8399) Bill No. 4123, an Ordinance of the City of Wentzville, Missouri, Approving the Record Plat for “Westhaven Plat Five”, Owned by Ciana Realty VIII, LLC, as Per Application 18-85-PZ. **Second Reading and Final Passage**

19-01-PZ

6. (ID # 8436) PUBLIC HEARING - Urshan Collegiate Support Organization, Applicant and Property Owner, is Requesting a Rezoning of 43 Acres, More or Less, from I-1 Light Industrial to C-O Office District. the Site is Located on the Northwest Corner of Continental Drive and Verizon Drive. 19-01-PZ
7. (ID # 8437) Bill No. 4129, an Ordinance of the City of Wentzville, Missouri, Providing for the Rezoning of 43 Acres, More or Less, from I-1 Light Industrial District to C-O Office District, Owned by Urshan Collegiate Support Organization and Matters Related Thereto, as Per Application 19-01-PZ. **First Reading**

19-02-PZ

8. (ID # 8438) PUBLIC HEARING - Urshan Collegiate Support Organization, Applicant and Property Owner, is Requesting a Conditional Use Permit Approval for Urshan

College - Institution of Higher Education. The Site is Located on the Northwest Corner of Continental Drive and Verizon Drive. 19-02-PZ

9. (ID # 8439) Resolution No. 19-1171, a Resolution of the City of Wentzville, Missouri, Approving a Conditional Use Permit for Urshan College – Institution of Higher Education, Within the C-O Office Zoning District, as Per Application 19-02-PZ.

19-03-PZ

10. (ID # 8445) SITE PLAN - Wentzville R-IV School District, Applicant and Property Owner is Requesting Site Plan Approval for Wentzville R-IV School District Quail Ridge Maintenance Building. The Site is Located on the South Side of Interstate Drive Approximately 450 Feet West of Quail Bluff Manor Drive, with an Address of 280 Interstate Dr. 19-03-PZ

19-04-PZ

11. (ID # 8446) PUBLIC HEARING - RB Missouri East, LLC, Applicant on Behalf of the Property Owner, JWD Properties, LLC, is Requesting a Conditional Use Permit Approval for Restaurant Including Drive-Thru Facility for Arby's. The Site is Located on the North Side of West Pearce Boulevard Approximately 500 Feet East of Wentzville Parkway, with an Address of 1988 Wentzville Parkway. 19-04-PZ
12. (ID # 8447) Resolution No. 19-1172, a Resolution of the City of Wentzville, Missouri, Approving a Conditional Use Permit for a Restaurant Including a Drive-Thru Facility for Arby's Within the C-3 Highway Commercial Zoning District, as Per Application 19-04-PZ.

19-05-PZ

13. (ID # 8440) PUBLIC HEARING - Wentzville R-IV School District, Applicant on Behalf of the Property Owner, Interstate Drive, LLC, is Requesting an Amended Final Development Plan for a New Elementary Campus. The Site is Located on the North Side of Interstate Drive Adjacent to and North of Columbia Drive's Intersection with Interstate Drive, with an Address of 2000 Interstate Dr.
14. (ID # 8441) Bill No. 4130, an Ordinance of the City of Wentzville, Missouri, Approving an Amended Final Development Plan for Wentzville R-IV School District – New Elementary Campus, Owned by Interstate Drive, LLC, and Matters Related Thereto, as Per Application 19-05-PZ. **First Reading**

19-06-PZ

15. (ID # 8442) Bill No. 4131, an Ordinance of the City of Wentzville, Missouri, Approving the Record Plat for "Westgate Commerce Park Plat Two", Owned by Interstate Drive, LLC, as Per Application 19-06-PZ. **First Reading**

19-07-PZ

16. (ID # 8448) PUBLIC HEARING - Midtown Home Improvements, Applicant on Behalf of Property Owners, Sheila Schrader, James Hodge and Margaret Harrell, Are Requesting a Conditional Use Permit Approval for Dwellings. The Site is Located on

the North Side of West Koenig Street Approximately 100 Feet West of North Linn Avenue, with an Address of 3 West Koenig. 19-07-PZ

17. (ID # 8449) Resolution No. 19-1173, a Resolution of the City of Wentzville, Missouri, Approving a Conditional Use Permit for 3 West Koenig - Dwellings, Within the HD-2 Historic Downtown Corridor Zoning District, as Per Application 19-07-PZ.

#### VIII. CONSENT AGENDA

**All matters listed under the Consent Agenda are considered to be routine by the Board and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.**

1. Minutes Approval Regular and Executive Session
  1. Wednesday, December 12, 2018
  2. (ID # 8429) Resolution No. 19-1174, a Resolution of the City of Wentzville, Missouri, Authorizing Acquisition of Certain Interests in Real Property Located in the City of Wentzville, Missouri for the Purpose of Securing Rights of Way and Temporary Construction Easements Necessary for the Construction of Wentzville Parkway Turn Lane Phase 2 and Authorizing the Execution by the City of Certain Real Estate Purchase Agreements and Such Other Documents as Are Necessary for the Conveyance of Such Property Interests to the City.
  3. (ID # 8432) Resolution No. 19-1175, a Resolution of the City of Wentzville, Missouri, Authorizing the Mayor to Enter into a Guarantee Agreement with Westland Properties, LLC to Guarantee Sediment and Erosion Control and Site Plan Improvements for Petro Mart Drive Aisle and Matters Relating Thereto
  4. (ID # 8433) Resolution No. 19-1176, a Resolution of the City of Wentzville, Missouri, Authorizing the Mayor to Enter into a Guarantee Agreement with Heartland Missouri Properties to Guarantee Sediment and Erosion Control for Heartland Women's Healthcare and Matters Relating Thereto
  5. (ID # 8435) Resolution No. 19-1177, a Resolution Authorizing the City of Wentzville, Missouri to Enter into a Rights-Of-Way Use Agreement for Communications Facilities with Missouri Network Alliance LLC for the Placement of Certain Communications Facilities Within City Right-Of-Way
  6. (ID # 8444) Appointments and Reappointments to the Bear Creek CID Board
  7. (ID # 8454) MLK Unity Walk Sponsorship
  8. (ID # 8464) Purchase New Police Vehicles

#### IX. UNFINISHED BUSINESS

1. (ID # 8406) Bill No. 4124, an Ordinance of the City of Wentzville, Missouri, Approving Amendments to the Intergovernmental Agreements Between Wentzville, Lake Saint Louis, and Dardenne Prairie and Matters Related Thereto. **Second Reading and Final Passage**

2. (ID # 8458) Public Hearing for Approval of the Petition for the Creation of the Wentzville Bend Community Improvement District
3. (ID # 8420) Amended Bill No. 4126, an Ordinance Approving a Petition to Establish the Wentzville Bend Community Improvement District; Establishing the District as a Political Subdivision of the State of Missouri; Finding that a Portion of the District is Located in a Blighted Area; Directing the City Clerk to Notify the Missouri Department of Economic Development of the Creation of the District; and Authorizing and Directing City Officials to Take Certain Actions Relating Thereto **Second Reading and Final Passage**
4. (ID # 8459) Public Hearing for Creation of the Wentzville Parkway Regional Community Improvement District
5. (ID # 8421) Amended Bill No. 4127, an Ordinance Approving a Petition to Establish the Wentzville Parkway Regional Community Improvement District; Establishing the District as a Political Subdivision of the State of Missouri; Finding that a Portion of the District is Located in a Blighted Area; Directing the City Clerk to Notify the Missouri Department of Economic Development of the Creation of the District; and Authorizing and Directing City Officials to Take Certain Actions Relating Thereto. **Second Reading and Final Passage**
6. (ID # 8373) Bill No. 4128, an Ordinance of the City of Wentzville, Missouri, Providing for the Acceptance and Dedication of Public Water, Sanitary Sewer and Street Improvements for Villages at Huntleigh Ridge Plats 1, 2 and 3 and Matters Relating Thereto **Second Reading and Final Passage**
7. Other Unfinished Business

**X. NEW BUSINESS**

1. (ID # 8455) Resolution No. 19-1178, a Resolution of the City of Wentzville, Missouri, Authorizing the City to Enter into a Settlement and Release Agreement and Escrow Agreement with CUK Property, LLC and the Wentzville Community Club, Inc. for the Provision of Offsite Sanitary Sewer Easements for the Junction
2. (ID # 8375) Bill No. 4132, an Ordinance of the City of Wentzville, Missouri, Providing for the Acceptance and Dedication of Public Improvements for Wentzville Logistics Center and Matters Relating Thereto **First Reading**
3. (ID # 8388) Bill No. 4133, an Ordinance of the City of Wentzville, Missouri, Amending Division 700 - Roadways and Streets of the Standard Specifications and Construction Details, Within the City of Wentzville, Missouri and Matters Relating Thereto **First Reading**
4. Other New Business

**XI. ALDERMEN REPORTS**

Ald. Hussey

Ald. Ottenlips

Ald. Swanson

Ald. Gillett

Ald. Harr

Ald. Hays

**XII. MAYOR'S REPORT**

**XIII. CITY ATTORNEY'S REPORT**

**XIV. CITY ADMINISTRATOR'S REPORT**

A. ACTION ITEMS

1. (ID # 8453) Board Action Items

B. BOARD DIRECTIVES

**XV. EXECUTIVE SESSION**

**Notice is hereby given that, subject to a motion duly made and adopted, the Board of Aldermen will hold a closed meeting pursuant to R.S.MO Section 610.021(1) for the purpose of dealing with matters relating to legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorney, and Section 610.021(2) for the purpose of dealing with matters relating to leasing, purchasing, or sale of real-estate and Section 610.021(12) any documents related to a negotiated contract.**

**XVI. ADJOURN**

Posted: \_\_\_\_\_

**January 3, 2019**

**Kathryn Bowman, City Clerk**

The City of Wentzville is currently working to comply with the American With Disabilities Act mandates. Individuals who require an accommodation to attend a meeting should contact our office at least 48 hours in advance at City Hall, 636-327-5101.