

City of Wildwood
Council Planning/Parks Committee
“Planning Tomorrow Today”
Minutes from the
August 20, 2019 Meeting

The Council Planning/Parks Committee meeting was called to order by Chair McCutchen, at 6:30 p.m., on August 20, 2019, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call:

The roll call was taken, with the following results:

PRESENT – (7)

Council Member Gragnani
Council Member Remy
Council Member Dodwell
Council Member Bopp
Council Member McCune
Council Member Garritano
Chair McCutchen

ABSENT – (1)

Council Member Bartoni

Other City Officials present:

Joe Vujnich, Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

II. Approval of Minutes from the Committee’s Meeting of July 16, 2019

A motion was made by Council Member Gragnani, seconded by Council Member Garritano, to approve the minutes of the July 16, 2019 meeting. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

III. Public Input (opportunity for the public to speak to any Action Item on Tonight’s Agenda)

None

IV. Action Items

a.) Planning Matters – Four (4) Items for Consideration

1. Discussion regarding P.Z. 9-10 Wildwood Memorial Park and Gardens (Ward – Six).

A motion was made by Council Member McCune, seconded by Council Member Dodwell, to postpone discussion on the Wildwood Memorial Park and Gardens. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

2. Permanent Turnaround at the Terminus of Birch Forest Drive (Ward Five)

Director of Planning and Parks Vujnich provided a review/background of various improvement and way extensions that were considered with the Villages at Bright Leaf Project. A decision was made *not* to construct the proposed Pond-Grover Loop Road and *not* to extend Birch Forest Drive. He noted this decision caused concerns about emergency access considerations among the developers of the property, the City, and the fire district. Director of Planning and Parks Vujnich advised that, in view of these emergency access concerns, a decision was made to create an emergency access extension at Birch Forest Drive. This design would allow emergency vehicles to access through it, but it would be camouflaged in a manner so as passenger cars and other vehicles would not utilize it. This design was later determined to be less than desirable; therefore a new approach was taken. The Committee was presented with a view plan that was selected and approved by the City. This *plan* is currently in draft form and was being submitted to the Committee for consideration/comments before a finalization process was undertaken.

Discussion among Committee Members included the following: whether the construction of the emergency access would be in the same location on Birch Forest, as currently exists; questions on the existing emergency access and whether it functions properly; the fact the existing emergency access actually allows anyone to use it at any time; whether bollards will be used in the proposed emergency access; the fact the project will be funded by the City; the fact this will be a small project, but it will have significant impact; the belief the *turn-around* will be maintained by the City and surrounding *common ground* will be maintained by the subdivision; the question of what materials the emergency access will be constructed with (concrete/asphalt/concrete blocks, etc.); whether the proposed emergency access will affect any of the homes in the Bright Leaf development; and the fact the overall cost is not known at the present time.

A motion was made by Council Member Remy, seconded by Council Member Gragnani, to support the preliminary development plan for the emergency access at the end of Birch Forest Drive and authorize the Department to move forward with the engineering process. A voice vote was taken to

approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

3. Nuisance Abatement Project (Ward - Five)

Director of Planning and Parks Vujnich provided the history of a nuisance abatement project that came to the attention of the City prior to July of this year. This issue involves a swimming pool in a state of ill repair and is being identified as causing mosquito and other problems. He advised the City Code Enforcement Officers have been trying to address this problem/complaint, but reported back to the Department a solution has been difficult to develop. Director of Planning and Parks Vujnich informed the Committee, before a complaint was submitted by one (1) of the Ward Five Council Members, the Department had begun discussing the removal of the pool structure in question. Such an action is not normally the first course taken, but, in this instance, it seemed appropriate. Director of Planning and Parks Vujnich advised the Committee that typical enforcement actions regarding this situation (issuance of a summons and appearances in Municipal Court) didn't seem to be the appropriate method to solve this *problem*.

The Department then began to view the matter as a *public nuisance* to be addressed by the City. Director of Planning and Parks Vujnich advised this approach would require the City to engage a contractor to remove the nuisance pool and then restore the property to a manageable grade, with ground cover. He also noted to the Committee the property owners have agreed to allow the City access to their property to perform this work. It was also stated the City would have to place a lien on the property to recoup its expenditures, but it might take years to receive payment in full.

Discussion among Committee Members included the following: questions on the cost of removing/solving this public nuisance; whether this public nuisance could be labeled a *health hazard* to better justify spending City money; the opinion that taking the property owners (where the pool is located) to Municipal Court would be difficult, given their circumstances; whether the Homeowners Association (HOA) of the subdivision has tried to address the nuisance; the opinion that putting a lien on properties sometimes ends up in the loss of thousands of dollars; the opinion that a lien could prove to be a slippery slope; the question whether there are other avenues that can be pursued to solve this problem; the opinion, since Wildwood is a *government*, the City should be first in line when assets, like property, are disbursed; and whether it could be confirmed/verified the City would be first in line to collect during a lien situation.

A motion was made by Council Member McCune, seconded by Council Member Gragnani, to postpone any action considering the *nuisance abatement project*, until the City Attorney can be consulted and a title search of the property in question can be conducted. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

4.) Street Naming Contest for the Renaming of Pond-Grover Loop Road (Wards One and Five)

Director of Planning and Parks Vujnich reminded the Committee of interest expressed in renaming the Pond-Grover Loop Road and the limitations presented by newly formed 911 St. Louis County's office of Emergency Managements policy. He then shared ideas and a list of components that might assist the City in organizing a *street naming contest*. This proposed contest to rename the Pond-Grover Loop Road would be limited to residents of Wards Four and Five of the City, and Green Pines Elementary School would be encouraged to include its students in the contest.

A motion was made by Council Member Gragnani, seconded by Council Member McCune, to support the street naming contest rules/procedure formulated by the Department. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

b.) Parks Matters – Four (4) Items for Consideration

1.) Responses to Request for Proposals (RFQ) for Town Center Public Space – Village Green (Ward – Eight)

Director of Planning and Parks Vujnich advised, at the direction of the Committee, a *Request for Proposals (RFP)* was issued seeking a qualified planning and design firms to submit credentials and outline a plan they would create for the public green space recently acquired by the City that is located immediately to the west of City Hall. To date, five (5) firms responded to the request:

Human Nature, Inc
Planning and Design Studio (PDA)
Powers Bowersox Associates, Inc
SWT Design
Terra Engineering, Ltd.

Director of Planning and Parks Vujnich provided an overview of each firm and discussed the proposal each submitted. He advised the Committee the Department is seeking its consensus on three (3) firms to schedule interviews with and further discuss their methodologies and visions.

Discussion among Committee Members included the following: the fact the Committee appreciated the large package on this issue and the explanation given by the Department; the opinion the focus of *the vision* for the six (6) acres should be on a *village green facility*; the opinion an effort must be made to make it clear to everyone the difference between a *village green* and simple *green space*; the opinion the outer edges of the *village green* area must be closely monitored; the suggestion to review a presentation

that was provided by Bill Kennedy on *village greens* and select the best photographs that were part of it: a request to make the entire presentation by Bill Kennedy on *village greens* available to the Committee; the opinion that public participation will be a very important part relative to design ideas on the proposed *village green*; the suggestion the *village green* idea in the City is not a new one, it evolved twenty-five (25) years ago; the opinion there may be a whole variety of ideas/opinions of what is a *village green*; and, relative to public opinion and a *village green definition*, the *Park Action Plan Update Committee* made the idea of a *village green* clear.

A motion was made by Council Member Garritano, seconded by Council Member Gragnani, to accept the Request for Proposals (RFP) and schedule for interviews, the design firms of: Human Nature, Inc.; Planning and Design Studio; Powers Bowersox Associates, Inc.; and SWT Design. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

2.) Ward Five Neighborhood Park Update (Wards – Five)

Director of Planning and Park Vujnich updated the Committee on the status of the Ward Five Park, with particular focus on storm water management concerns presented to the City by the Metropolitan St. Louis Sewer District (MSD). He advised the Metropolitan St. Louis Sewer District (MSD) changed its approach relative to its review and requirements for the Ward Five Park Project, which, in turn, required a rethinking of a design for it and, potentially, easements for stormwater management from a nearby residential area. Director of Planning and Parks Vujnich informed the Committee a new design for this stormwater management system was completed and provided to the sewer district for review and comments. He noted, without this new storm water management design being added to the Ward Five Park Project, the Metropolitan St. Louis Sewer District (MSD) will have issue the required permits to continue forward with it. Director of Planning and Parks Vujnich advised it is estimated the addition of the new stormwater management components will add a minimum of seventy thousand dollars (\$70,000.00) to the overall project.

Discussion among Committee Members included: the opinion the addition of the stormwater management requirement by the Metropolitan St. Louis Sewer District (MSD) seems unreasonable; the fact to accommodate the additional expense, the trail segment that was to be part of the park project has been eliminated; the opinion the City is at the mercy of the Metropolitan St. Louis Sewer District (MSD), with no alternatives; the opinion that, since the City is currently debating stormwater issues with the Metropolitan St. Louis Sewer District (MSD) involving Caulks Creek, it will be difficult to debate the requirements being placed on the Ward Five Park; the opinion the Ward Five Park is costing an inordinate amount of money, given its location is so close to Community Park, and the additional \$70,000.00 seems like this issue is getting out of control; the opinion it doesn't seem prudent to be spending so much money on the Ward Five Park, when there are important safety needs in the City that must be addressed (Pierside Lane dam

and roadway); and the fact the City has a signed contract with a construction company for the Ward Five Park, which would make it difficult to change and not proceed forward at this time

A lengthy discussion ensued relative to the amount of money being spent on the Ward Five Park verses addressing the safety concerns of the Peirside Lane dam and Lake Chesterfield. A *point of order* was called and the meeting moved on with the evening's agenda.

3.) Update Report on Facility Reservations, Event Registrations, and Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities (Wards – All)

The Committee was advised to review the attached memorandum and contact Assistant Director of Planning and Parks Arnett with questions.

4.) Update on Parks and Recreation Action Plan (Ward – All)

The Committee was advised to review the attached memorandum and contact Superintendent of Parks and Recreation Crews with questions.

c.) Executive Session Matters – Three (3) Items for Consideration

A motion was made by Council Member McCune, seconded by Council Member Gragnani, to enter into Executive Session with regard to the lease, sale, or purchase of real estate (RSMO 610.021 (2)).

A roll call vote was taken, with the following results:

Ayes: Council Members Gragnani, Remy, Dodwell, Bopp, McCune, Garritano, and Chair McCutchen.

Nays: None

Absent: Council Member Bartoni.

The motion was declared approved by Chair McCutchen.

Time: 8:03 p.m.

A motion was made by Council Member Remy, seconded by Council Member Gragnani, to adjourn the Executive Session with regard to the lease, sale, or purchase of real estate (RSMO 610.021 (2)).

A roll call vote was taken, with the following results:

Ayes: Council Members Gragnani, Remy, Dodwell, Bopp, McCune, Garritano, and Chair McCutchen.

Nays: None

Absent: Council Member Bartoni.

The motion was declared approved by Chair McCutchen.

Time: 8:29 p.m.

V. Not Ready for Action – Planning and Parks Matters – Three (3) Items

Nothing ready for discussion

VI. Other Matters

None

VII. Closing Remarks and Adjournment.

Director of Planning and Parks Vujnich and Chair McCutchen summarized the evening's meeting and **a motion was made by Council Member Bopp, seconded by Council Member Dodwell, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair McCutchen at 8:29 p.m.**