

City of Wildwood
Council Planning/Parks Committee
“Planning Tomorrow Today”
Minutes from the
May 18, 2021 Meeting

The Council Planning/Parks Committee meeting was called to order by Chair McCutchen, at 6:31p.m., on May 18, 2021, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri, **in Virtual Format (Zoom Webinar).**

I. Welcome and Roll Call:

The roll call was taken, with the following results:

PRESENT – (7)

Council Member Clark
Council Member Bartoni
Council Member Nyhan
Council Member Farmer
Council Member Rambaud
Council Member Gillani
Chair McCutchen

ABSENT – (1)

Council Member Flaschar

Other City Officials present:

Steve Cross, City Administrator
Joe Vujnich, Director of Planning and Parks
Travis Newberry, Senior City Planner
Gary Crews, Superintendent of Parks and Recreation

II. Election of Chair for Committee Year – 2021 to 2022

Director of Planning and Parks Vujnich reviewed the process/procedure for the election of a new Chair for the upcoming Committee Year 2021 to 2022. With no questions, two (2) motions were made for the Committee’s consideration/attention. These motions nominated two (2) Committee Members for the Chair position of the Planning and Parks Committee. Considerable discussion followed the motions among Committee Members concerning the positive attributes for both nominated individuals and procedural discussion on the voting process for each motion. A roll call vote was taken for each, with the following results:

A motion was made by Council Member Clark, seconded by Council Member Gillani, nominating Council Member McCutchen as Chair of the Planning and Parks Committee for the Year 2021 to 2022. A roll call vote was taken to approve the motion, with the following results:

Ayes: Council Members Clark, Gillani, and McCutchen.

Nays: Council Members Bartoni, Nyhan, Farmer, and Rambaud.

Absent: Council Member Flaschar.

Abstain: None

The motion was declared failed.

A motion was made by Council Member Rambaud, seconded by Council Member Farmer, nominating Council Member Bartoni as Chair of the Planning and Parks Committee for the Year 2021 to 2022. A roll call vote was taken to approve the motion, with the following results:

Ayes: Council Members Clark, Nyhan, Farmer, Rambaud, and Gillani.

Nays: Council Member McCutchen

Absent: Council Member Flaschar

Abstain: Council Member Bartoni

The motion was declared approved.

III. Approval of Minutes from the Meeting of April 20, 2021.

Council Member Clark noted two (2) corrections or verifications in the April 20, 2021 Minutes: under Section A.(1.), There was a question on the correct spelling of Zoom participant Hudson or Hutson. The Department will verify and make changes, if necessary. Under section A.(4.), it did not list a second. It was determined Council Member Bartoni was the second. The Department will make the correction.

A motion was made by Council Member Gillani, seconded by Council Member Nyhan, to approve the corrected meeting minutes of April 20, 2021, with the noted changes. A voice vote was taken to approve the motion, with affirmative result (Council Member Farmer abstained). The motion was declared approved by Chair Bartoni.

IV. Public Comment (opportunity for the public to speak to any Action Item on Tonight's Agenda).

Nancy Fisher thanked the Committee for delaying final decisions on the Zoning Ordinance and Noise Code for Constant Emitters of Noise, until it was determined that ALL motors on the aquaculture operation by her home were verified, as updated and tested.

Council Member Garritano congratulated Council Member Bartoni on being elected as the new Chair of the Committee and expressed appreciation for the work of Council Member McCutchen during her tenure. He also reminded the Committee of the interest in *hard courts* for City parks and his impression that hard courts have a strong appeal to a particular age group looking for activities, like pickle ball.

V. Action Items:

a.) Planning Matters – Three (3) Items Ready for Consideration

1.) Changes to the Zoning Ordinance and Noise Code for Constant Emitters of Noise (Wards – All).

Director of Planning and Parks Vujnich offered an explanation/clarification on the status of the noise studies to be conducted by the City's consultant. The Department attempted to determine a date when the study would begin and then its completion. He reminded the Committee the studies are needed to complete the review of the aquaculture operation and the field verifications of the corridor modelling. These results are critical to the final action on the changes to the Noise Code and Zoning Ordinance. Director of Planning and Parks Vujnich noted a final discussion on this matter will likely take place, at the earliest, during the June meeting of the Committee. He added, however, the consultant will not be in Wildwood until the week of June 7, 2021, and results of the study might not be available until mid-summer.

Discussion among Committee Members included the following: if there is any way possible to make sure all the involved motors at the aquaculture site have really been changed; whether Dr. Thunder can *officially* verify the motors have been replaced; the opinion that many concerned individuals do not trust the word of the aquaculture owner that all the pumps are being replaced with quieter versions; the opinion that some sort of documentation the aquaculture motors have been changed should be provided by the aquaculture owner; and the opinion the owner of the aquaculture must allow Dr. Thunder on the property to inspect the motors.

2.) Overview of Planed Areas of Study for the Update of Chapter 410 Tree Preservation and Restoration Code (Wards – All).

Director of Planning and Parks Vujnich summarized the beginning efforts to update the *Chapter 410 Tree Preservation and Restoration Code*. He noted the review process, while in its beginnings, is a complex undertaking, and many resources need to be investigated/reviewed before making a recommendation on this matter. Director of Planning and Parks Vujnich ask the Committee Members to review the four (4) areas of study developed after the public hearing by the Planning and Zoning Commission and provide any comments or suggestions to the Department over the next week or two.

Discussion among Committee Members included the following: appreciation of Committee Members for the work of Director of Planning and Parks Vujnich and Committee Member Rambaud in preparing the information for this review; encouragement to the Committee to review existing documents pertaining to the Chapter 410 Tree Preservation and Restoration Code; the opinion that all resources involving the Chapter 410 Tree Preservation and Restoration Code should be easily available, and understandable, for residents; and the realization of the Committee that a lot of work

has been done in a short time concerning the review of the Chapter 410 Tree Preservation and Restoration Code.

3.) Watershed Erosion Matters – 2428 Evergreen Forest Court (Ward – Five).

Director of Planning and Parks Vujnich provided an extensive review of watershed erosion matters at 2428 Evergreen Forest Court. He noted this property was a priority to the Department of Planning and, subsequently, was also identified by the Watershed Erosion Task Force as the same as one of five (5) critical locations in the City's nine (9) watersheds. Director of Planning and Parks Vujnich advised the Committee that, while the Metropolitan St. Louis Sewer District (MSD), recognizes the issues at 2428 Evergreen Forest Court as severe, it cannot assist in correcting the problem because of funding. The bottom line, as presented by Director of Planning and Parks Vujnich, problems that exist at 2428 Evergreen Forest Court are not unique and are present throughout the city. These issues are significant, in most cases, to such a scale that no single property owner may be able to afford the repair or restoration and even presents the same funding issues to the city. Director of Planning and Parks Vujnich presented a list of potential options to the Committee regarding situations of this nature for future consideration and discussion.

Discussion among Committee Members included the following: the fact the Committee appreciated the thorough review; the fact the Watershed Erosion Task Force will be sending much information to the Committee in the future; the opinion the City should consider assisting private property owners with watershed erosion issues, if possible; and the opinion the City must work on the root causes for the watershed erosion difficulties and the critical issues that develop.

b.) Parks Matters – Five (5) Items Ready for Consideration

1.) Selection of a Park Design Consultant for the Bluff View Park Improvements (Ward – Six)

Director of Planning and Parks Vujnich provided an overview of intended improvements to the existing Bluff View Park and provided an explanation of a grant received to accomplish the proposed project. He noted the grant received was for a total sum of five hundred twenty-five thousand dollars (\$525,000.00), with a *City match* of two hundred thousand dollars (\$200,000.00). However, concerns relating to COVID-19 caused the 2021 Capital Improvements Program to be changed, which reduced the intended *matching funds* for this grant to seventy-five thousand dollars (\$75,000.00). Director of Planning and Parks Vujnich advised the available grant funding could be extended into 2022 and the deficit of one hundred twenty-five thousand dollars (\$125,000.00) could be addressed then. Director of Planning and Parks Vujnich informed the Committee the Department would like to utilize the existing seventy-five thousand dollars (\$75,000.00) to engage a park design firm to complete the bidding documents and associated specifications for the Bluff View Park improvements. From a previous process, similar to the one recently advertised by the Historic Preservation Commission (HPC) for the Route

66 Roadside Park, the Department would like to recommend *terraspec* for the Bluff View Park Project.

Discussion among Committee Members included the following: the opinion that *terraspec* completed the original design of Bluff View Park and has an excellent working knowledge of the venue; the fact *terraspec* completed the concept plan for the proposed improvements to Bluff View Park; the fact *terraspec* has worked with the City on numerous park projects, with great success; the question of the impact it would have on the City, if the grant award were to be returned; the question of making a *budget adjustment* to reestablish funding for the awarded grant; the opinion there are much higher priorities to consider far more important than improvements to Bluff View Park (high speed internet and watershed erosion issues); and the fact that, if the Committee does not support the awarded grant, the Department needs to be made aware immediately.

A motion was made by Council Member Farmer, seconded by Council Member Rambaud, accepting the recommendation of the Department of Planning and Parks and authorizing it to begin negotiations on a *Scope of Work and Cost Structure for the Bluff View Park Improvement Project with terraspec*. A voice vote was taken to approve the motion with affirmative result (Council Member Clark voted no). The motion was declared approved by Chair Bartoni.

2.) Development of a Hard-Court System in an existing City Park Property (Wards One and Six).

Director of Planning and Parks Vujnich provided an overview on hard-court facility considerations in the past and in conceptual plans for park projects, but noted, to date, none of these projects have moved forward for various reasons. He informed the Committee hard-court facilities have *always* been included in park concept plans, but have never had as high of interest, as other facilities that have been constructed. City Administrator, Steve Cross, shared with the Committee recent conversations/interests in hard-court facilities (specifically pickle ball) that have come to his attention.

It was noted the issue of a hard-court play area to be located in one (1) of the City's park facilities was identified at the start of 2021 by the Department of Planning and Parks to the Planning and Parks Committee. This type of facility was one (1) of seven (7) small projects the Department of Planning and Parks identified for possible construction or development in 2021 and 2022. This identification eventually found its way to the Administration and Public Works Committee, which endorsed the pursuit of a hard-court area, and forwarded this endorsement to the Planning and Parks Committee for consideration and study for implementation. As a result, the Department submitted several considerations to the Committee for review and discussion.

Discussion among Committee Members included the following: location of such a facility will be key; the opinion one or two courts will be insufficient and future study should include items like number of courts, use of a court for multiple activities, future requests for lighting; the opinion that funding could be a huge issue, especially if it is

decided that the courts should be placed in Community Park; a reminder that future projects involving Community Park involve a *funding cap* under certain circumstances; lengthy discussion on the location of a hard-court facility; the opinion that hard-court considerations should include, basketball, volleyball, pickle ball, and sand volley ball; the suggestion that area considerations should be Community Park, Glencoe City Park, and the stretch of land across from Anniversary Park; the opinion that projects of this nature should not be considered, until the projects on the priority list are addressed; the opinion the City Council should decide if a hard-court play area should be considered a priority; the question of whether a grant could be obtained to construct a hard-court play area; the question of whether a hard-court play area should be placed on the voting ballot in November; and the opinion the Village Green Project should be of higher priority.

A motion was made by Council Member Rambaud, seconded by Council Member Gillani, to engage the City Attorney to research/determine the possibility of building hard-court play areas within Community Park. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.

3. Event Partnership with IMS Mortgage Services, American Family Insurance, and Pick Wolf Team – ReMax Gold for use of Public and Private Property to Host a Wildwood Movie Night (Ward – Eight).

Director of Planning and Parks Vujnich explained a request to host two (2) *Wildwood Movie Nights* which are being, organized by IMS Mortgage Services, American Family Insurance, and Pick Wolf Team – ReMax Gold. The events would be held on the open field just east of the B&B Theater. He noted similar events were held in 2020 and were very successful. The event dates are June 12, 2021, and September 18, 2021, with the City of Wildwood providing police for security and lighting to ensure a safe departure from the field.

A motion was made by Council Member Cark, seconded by Council Member Nyhan, supporting the *Movie Night Partnership Agreement* and recommending it be forwarded to the City Council for its review and action. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.

4. Update on Virtual Recreation Programs and Events (Wards – All)

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

5. Update Report of Facility reservations, Event Registrations, and Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities (Wards – All).

The Committee was asked to review the attached memorandum concerning the Ongoing and Long-Term Maintenance Costs for Parks and Trails Facilities for specific information and contact Superintendent of Parks and Recreation Gary Crews with questions.

c.) Executive Session Pursuant to RSMO 610.021 (2) – No Items for Consideration

VI. Not Ready for Action – Parks and Planning Matters – Four (4) Items

No discussion.

VII. Other Matters

Director of Planning and Parks Vujnich advised the Committee of recent concerns relative to the installation of a bicycle/pedestrian bridge proposed to connect the Manors at the Meadows of Cherry Hills and the Enclaves of Cherry Hills Subdivisions. It seems a large tree *might* have to be removed to accomplish this installation. He noted that such a removal was planned, and effort/investigation is currently taking place to try and save the tree. The location of the bridge and tree will be sent to Committee Members should they wish to look at the area themselves.

Director of Planning and Parks Vujnich informed the Committee that a cost for the development of the Village Green had been obtained and was significant. In view of the considerable cost, Human Nature was asked to provide a proposal reflecting a limited *Phase One Plan* to begin development, so some sort of functional use could be established at the site. The cost to develop this proposal would be approximately four thousand dollars (\$4,000.00), which could be covered with funding left over from the original contract with Human Nature.

City Administrator Steve Cross advised the Committee the Program Budget Committee should begin meeting again at the end of the month, or in June.

VIII. Closing Remarks and Adjournment:

Director of Planning and Parks Vujnich and Chair Bartoni summarized the evening's meeting, and **a motion was made by Council Member Farmer, seconded by Council Member Gillani, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair Bartoni at 8:18 p.m.**