The Council Planning/Parks Committee meeting was called to order by Chair McCutchen, at 7:00 p.m., on January 28, 2020, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call:

The roll call was taken, with the following results:

PRESENT – (8)  
ABSENT – (0)

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

Other City Officials present:

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

II. Approval of Minutes from the Committee’s Meeting of November 19, 2019

A motion was made by Council Member Bartoni, seconded by Council Member Gragnani, to approve the minutes of the November 19, 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 – One (1) Item for Consideration**

1.) **Initial Discussion with Human Nature on Town Center Public Space (Ward Eight)**

Director of Planning and Parks Vujnic introduced Chris Manning and Ryan Geismar of Human Nature, Inc. to the Council Members. Chris Manning then provided a power-point presentation and brief summary of their observations and information gathering process to this point. Discussion quickly transitioned to questions from Committee Members. Discussion among Committee Members and Human Nature, Inc. included the following:

A Village Green should strive to bring Mother Nature to people/visitors that may not be able to enjoy some of the more rugged trails in Wildwood; designers should set a goal to design a Village Green that is a passive place and relaxing - a place where visitors can sit and read a book or take a quiet walk; designers should design a Village Green that contains a network of paths/trails; the comment that a Village Green should satisfy most “needs” a visitor might have; the opinion a Village Green should be both active and passive promoting a sense of calm and relaxation; a Village Green should be entirely accessible, a place where visitors can bring a lawn chair and just sit on a hillside just to observe everything around them; the opinion that New Urbanism needs to surround a Village Green; and the fact the Planning and Parks Committee does not want the Village Green to be a park, but it needs the flexibility to host concerts and/or large events.

Committee Members presented several questions to City Staff and the representatives of Human Nature:

What is the general feeling regarding water features in the proposed Village Green?

Has City staff or Human Nature reached out to communities nearby Wildwood that might have a Village Green type area to determine their suggestions and/or opinions?

How long will it take to develop a Village Green assessment? And what is the definition of an “inventory analysis”?

Is six (6) acres adequate for a Village Green or is it too small?

Also, there was a suggestion to look at Lafayette Square Park in St. Louis as a “possible” model for Wildwood’s Village Green.
2.) Land Use Code Considerations (Wards – All)

Director of Planning and Parks Vujnich provided an update for the Committee of five (5) major zoning actions the Planning and Zoning Commission accomplished in 2019. He then noted three (3) areas of the land use codes the Planning and Zoning Commission is already anticipating to review in 2020: Outdoor Lighting Requirements; the update of permitted uses in all “R”, “C”, and “M” Districts; and Subdivision and Development Regulations. Director of Planning and Parks Vujnich advised the Committee there are three (3) more areas which have been identified to or by the Department of Planning for possible consideration. These areas are:

1. Miscellaneous Regulations – Additions to the Architectural Requirements;
2. Area Regulations for Group Homes for the Developmentally Disabled;
3. Regulations for Agricultural and Aquaculture Operations; and
4. Other.

He noted it is the “Other” item that the Department would like the Committee to consider, in addition to the three (3) areas suggested.

Discussion among Committee Members included the following: the opinion that new items seem to pop up that no one ever anticipated (damping of creeks; water features; exotic animals; food truck and street vendors; PRD/Overlays for environmental concerns; and a host of other trends); and the suggestion to place the subject matter of aquaculture systems to the top of the consideration/discussion list.

A motion was made by Council Member Bartoni, seconded by Council Member Gragnani, to recommend accepting the three areas of code review suggested by the Department, along with a fourth area of code review/consideration of "future problems/concerns" (damping of creeks; water features; exotic animals; food trucks/street vendors; and PRD/Overlays for environmental concerns). A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

(It should be noted, after the motion, the Committee discussed solar panels for a short time thereafter, suggesting they are likely going to be the subject of discussion more frequently in the coming years. The Committee also suggested the subject matter of aquacultures should be a top priority of the Department).

b.) Parks Matters – Eight (8) Items for Consideration

1.) National Fitness Campaign’s Outdoor Gym for Community Park (Ward – One)

Director of Planning and Parks Vujnich briefly explained this type of outdoor fitness equipment and reminded the Committee of a recent discussion regarding it and a potential/opportunity to acquire outdoor workout apparatus. He then introduced
Assistant Director of Planning and Parks, Kathy Arnett, to explain the National Fitness Campaign’s Outdoor Gym suggested for Community Park.

Assistant Director of Planning and Parks Arnett explained this option represents a unique opportunity to purchase an outdoor fitness court, with an extremely small footprint, that offers a workout addressing seven (7) specific areas of the body. The equipment is being offered by National Fitness Campaign (NFC), the manufacturer of the apparatus pieces. The manufacturer has developed a smartphone application for the equipment and offers training courses and community classes as well. Assistant Director of Planning and Parks Arnett informed the Committee that, at the last meeting, the manufacturer was offering grant funding to cover $30,000.00 of the $155,000.00 total cost. However, she noted this funding might not be available any longer. She did suggest, if the Committee was interested, to submit a grant for the $30,000.00 and see if it would be accepted. Assistant Director of Planning and Parks Arnett noted at the November Committee meeting, the Department was ask to research a couple of items concerning this offer:

1. To visit a location in Maryland Heights, Missouri and provide photographs of the fitness station installed by the same company;
2. Discuss the facility with a representatives from Maryland Heights; and
3. Invite a representative of the manufacturer to attend a meeting of the Committee to discuss the matter in greater detail.

The Department did visit the workout facility in Maryland Heights and did contact a representative from there. The equipment and the installed base were very attractive and installed in a high-density neighborhood. According to the Maryland Heights representative, the facility is extremely popular and holding up well, considering the heavy use it gets. It was also noted the company has been a pleasure to work with through all phases. Assistant Director of Planning and Parks Arnett advised that Maryland Heights paid approximately $80,000.00 for the installation of the facility using their own staff. This cost was in addition to the $155,000.00 for the equipment.

Discussion among Committee Members included the following: the suggestion to research an installation cost, since the cost to Maryland Heights was $80,000.00 using their own staff; a question of what budget line item would fund this project; the fact Maryland Heights did not seek sponsors, but instead installed their City Logo on the equipment; several questions regarding where the equipment would be installed; two (2) areas were suggested for the installation of the equipment (the south end of the Great Meadow, in Community Park, or across the street from this location; the opinion the population density of Maryland Heights is contributing to the heavy use of the equipment; the opinion the equipment looks “gaudy”; the question of whether the City would own the equipment, after installation; the opinion there are many gyms/workout facilities around Wildwood making the purchase and installation of this outdoor gym a questionable investment; the question of whether a warranty was discussed; and the question whether this equipment has to be purchased this year, or if it could wait until 2021.
The Committee was advised the Department would bring suggested locations for the installation of this facility to a future meeting.

A motion was made by Council Member Dodwell, seconded by Council Member Bartoni, for the Department to gather additional information on the National Fitness Outdoor Gym equipment and prepare for a public input session to gather opinions from the community, before any decisions are made. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

2.) Farmers Market 2020 Manager Agreement (Wards – All).

Director of Planning and Parks Vujnicb briefed the Committee on the history of Farmers Market Managers, since its inception. He noted the most recent Farmers Market Manager, Natalie McAvoy, has presented one of the most successful markets to date. Director of Planning and Parks Vujnicb advised the Committee the Department staff is proposing the retention of the current market manager (Natalie McAvoy) for 2020 and seeking the Committee’s endorsement of this action.

A motion was made by Council Member Bartoni, seconded by Council Member Gragnani, to retain Natalie McAvoy as the manager of the 2020 Wildwood Farmers Market. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

3.) Proposed Landscaping for John L. LeCave Memorial Trailhead (Ward – One)

Director of Planning and Parks Vujnicb reviewed for the Committee the details of the proposed landscaping at the John L. LeCave Memorial Trailhead, where funding is available for this landscaping, and how the funding came to be available. He noted this project was incorporated into the original bid specifications but delayed to ensure the project would not be over budget. Director of Planning and Parks Vujnicb described the three (3) landscaping companies that provided bids for the project and advised Landesign was the low bidder ($10,554.95). He advised the Department is recommending this bid from Landesign be accepted and recommended by the Committee for consideration by the City Council.

A motion was made by Council Member Gragnani, seconded by Council Member Dodwell, to endorse the recommendation of the Department to accept the bid from Landesign for the landscaping project at the John L. LeCave Memorial Park Trailhead and forward such to City Council for its consideration. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.
4. Discussion Regarding Changes to Annual City Calendar and Photography Contest (Wards – All)

Assistant Director of Planning and Parks Arnett provided a brief history of the City of Wildwood’s Annual Calendar/Photography Contest, since its inception in 2004. This annual contest has always been popular and, in addition to the calendar created with the “winning” photographs, the City was able to generate a pool of fantastic photographs to use for many City needs. She noted that, unfortunately, over the last sixteen (16) years, the population has grown, the calendar has seen an increase in its production and mailing costs, and a normal “printed” calendar is simply not depended on as much, as in the past. Assistant Director of Planning and Parks Arnett advised because of this trend, when budget cuts were necessary, the City Calendar was eliminated.

Assistant Director of Planning and Parks Arnett noted that, while the City calendar has been eliminated for 2021, the Department feels continuing with the photography contest portion of the process would be beneficial to Wildwood and its residents for a number of reasons (use on the City’s website, social media presence, and other general promotional materials). Assistant Director of Planning and Parks Arnett then provided several examples of how the contest could be modified to a simple Annual Photography Contest and presented ideas of how the winning photographers might be rewarded.

Discussion among Committee Members included the following: the question of why the calendar contest couldn’t still take place but eliminate the mailing of the calendar to residents; and questions on the cost of the calendar alone, without the mailing cost.

(original motion)
A motion was made by Council Member Dodwell, seconded by Council Member Remy, to retain the photography contest portion of the former City Calendar process, utilizing the suggestions of the Department to modify the contest structure, with the elimination of the calendar contest portion of the event.

(1st suggested amendment)
A motion was made by Council Member Remy, seconded by Council Member Bartoni, to utilize all photographs submitted in the past, in addition to others received in 2020, and use select images to make metallic prints to sell at the Celebrate Wildwood Event in honor of the City’s 25th Anniversary.

(2nd suggested amendment)
A motion was made by Council Member Bartoni, seconded by Council Member Remy, to place winning photographs of the future photography contests on t-shirts to sell at City events.
A motion was made by Council Member Dodwell, seconded by Council Member Remy, to retain the photography contest portion of the former City Calendar Contest, utilizing the suggestions of the Department to modify this structure with the elimination of the calendar portion of the event. In addition, the Department should consider/investigate the possibility of printing select photographs submitted over the years in a metallic format for sale at the 2020 Celebrate Wildwood Event, in honor of the City’s 25th Anniversary. The Department should also consider/investigate the possibility of placing future photography contest winning photographs on t-shirts, to sell at City events. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

5.) Results of Contest for naming of Ward Five Park (Ward – Five)

Director of Planning and Parks Vujnicnich provided a brief overview of the efforts/contest to find an official name for the Ward Five Park, soon to be under construction. Further, a list of suggested park names that have been received from Wildwood residents was reviewed with the Committee. The Committee selected five (5) park names to forward to City Council for its consideration:

Osage Grove Park (not on the list submitted by the Department)
Gator Grove Park
Green Pines Park
Family Park
Hickory Pines Park

Discussion among Committee Members included the following: the suggestion to send the five (5) selected park names for the Ward Five Park to the residents for their consideration; the comment that all the names being forwarded to City Council were submitted by Wildwood residents and the Committee was given the responsibility to select the names for consideration; and the suggestion to put the five (5) selected park names on the City website to determine the top two (2).

A motion was made by Council Member Remy, seconded by Council Member McCune, to submit the five (5) selected park names to City Council for its consideration. The park names are: Osage Grove Park; Gator Grove Park; Green Pines Park; Family Park; and Hickory Pines Park. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

6.) Renaming of Pond-Grover Loop Road (Wards One and Five)

Director of Planning and Parks Vujnicnich provided an overview of efforts to re-name the Pond-Grover Loop Road. He noted that, while potential names for the Pond-
Grover Loop Road are numerous, the new, and very strict guidelines, in place with the Office of Emergency Management (OEM) regarding 911 dispatching are complex and present many roadblocks to suggested options. Director of Planning and Parks Vujnich informed the Committee the option of creating a contest for re-naming the Pond-Grover Loop Road can still be accomplished or a name could be submitted to City Council for consideration without a public contest.

Discussion among Committee Members included the following: an explanation of why re-naming the Pond-Grover Loop Road was so difficult; and the opinion it would likely be of benefit and accomplished in a timelier fashion, if the Committee selected a name for consideration.

Several suggestions for re-naming the Pond-Grover Loop Road were then discussed.

A motion was made by Council Member Dodwell, seconded by Council Member Remy, to consider the name Pond Grover Parkway for the re-naming of the Pond-Grover Loop Road. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

7.) 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.

8.) 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 – No Items for Consideration

None

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

Nothing ready for discussion

VI. Other Matters

1.) Discussion Regarding Meeting Start Times in 2020 (Wards – All)

Director of Planning and Parks Vujnich summarized scheduled meeting start times for 2020 and ask the Committee's opinion/desire on starting future meetings at 6:30 p.m. or 7:00 p.m. He noted the January and February meetings were scheduled to begin at 7:00 p.m. because of conflicts with other meetings.
A motion was made by Council Member Dodwell, seconded by Council Member McCune, to start all the Planning and Parks Committee Meetings at 6:30 p.m., after the February 2020 meeting. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

VII. Closing Remarks and Adjournment.

Director of Planning and Parks Vujniche and Chair McCutchen summarized the evening’s meeting and a motion was made by Council Member Dodwell, seconded by Council Member Bartoni, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair McCutchen at 9:06 p.m.