

City of Wildwood
Council Planning/Parks Committee
“Planning Tomorrow Today”
Minutes from the
February 25, 2020 Meeting

The Council Planning/Parks Committee meeting was called to order by Chair McCutchen, at 7:00 p.m., on February 25, 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 – (6)

Council Member Bartoni
Council Member Remy (arrived 7:05)
Council Member Dodwell
Council Member Bopp
Council Member McCune
Chair McCutchen

ABSENT – (2)

Council Member Gagnani
Council Member Garritano

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 January 28, 2020

A motion was made by Council Member Bartoni, seconded by Council Member Dodwell, to approve the minutes of the January 28, 2020 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

Director of Planning and Parks Vujnich asked the Committee Members if they would consider altering the agenda to allow the discussion of the Accounting of City Donated Funds to the Pond Athletic Association (PAA) under Parks Matters to occur first, since a representative was in attendance.

A motion was made by Council Member McCune, seconded by Council Member Dodwell, to amend the meeting agenda and discuss item IV.b.1. Accounting of City Donated Funds to the Pond Athletic Association (PAA) (Wards – All) first. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

Assistant Director of Planning and Parks Arnett summarized the previous years' donation to the Pond Athletic Association (PAA). She advised the funding for 2019 was not directed to be used for any specific aspect of the Pond Athletic Association (PAA) operation, however, as in previous years, the association used it in conjunction with the training league, which served a total of three hundred twenty-five (325) children, ranging in age from four (4) to eight (8) years old. Assistant Director Arnett reminded the Committee the funding is not limited solely to the training league, but the association is choosing to apply the City's support to these teams, who are the future of baseball and softball in Wildwood, and the region. The Committee was advised that, of the three hundred twenty-five (325) children, two hundred one (201) were Wildwood residents and one hundred twenty-four (124) were non-residents. Further, the City's support of the Pond Athletic Association (PAA) also contributes to its efforts with a number of charitable efforts which impact this community in a positive manner: Kick for Cancer, Hits for Hero's, International Games, and Lafayette High School Softball and Baseball Camps, as well as camps for special needs groups.

A motion was made by Council Member McCune, seconded by Council Member Bartoni, to authorize the payment of funds, as budgeted, to the Pond Athletic Association (PAA) for the 2020 Fiscal Year. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

The Committee returned to the listed agenda order.

IV. Action Items

a.) Planning Matters – Two (2) Items for Consideration

1.) Commercial Vehicle Definition and Traffic Code (Wards – All)

Director of Planning and Parks Vujnich provided background information relative to conflicting regulations relating to the parking of commercial vehicles in residentially zoned areas of Wildwood. He noted discussions between the St. Louis County Police – Wildwood Precinct and the Department of Planning resulted in a tentative decision to mirror the Zoning Code's definition relative to the long-term parking of commercial vehicles within the public rights-of-way areas and change the references on the same in the Traffic Code. A vote on this matter by the Board of Public Safety was unanimous in this regard. Director of Planning and Parks Vujnich noted however, when this issue/recommendation was presented to the City Council, at work session, for consideration, the Members questioned the impact of

this change in certain areas of the community and upon individuals that have commercial vehicles in conjunction with their employment. Director Vujnich advised when the Department was presenting this information to the Board of Public Safety, it was aware of the impact such a change might have and understood the potential issues such might cause to a group of residents. However, he noted, when all rationales are considered, the Department remains concerned about creating latitude for the parking of commercial vehicles in more developed residential areas of the City. Once allowed, other allowances in this same regard should be anticipated.

Director of Planning and Parks Vujnich presented a proposed and recommended ordinance regarding commercial vehicles for discussion and advised the Department is seeking direction from the Committee.

Discussion among Committee Members included the following: the fact the Department endorses the proposed ordinance change; the opinion that many people depend on vehicles that may be considered *commercial*; the opinion a *work vehicle* is a common occurrence and usually a justifiable *perk* for many; the opinion that some sort of *middle ground* needs to be found regarding commercial vehicles and residents and where they can be parked; the belief that a workable solution for all must exist; the belief that *definitions* need to be more clear; the opinion that typically used as personal vehicles, but may have commercial lettering, should be allowed to be parked on an owner's property; the question of whether it is a good idea to change an ordinance that was adopted from St. Louis County; the opinion if the ordinance change recommendation is approved it will cause a huge hinderance/inconvenience to small business owners; the opinion the commercial vehicles in questions are likely *perks* and the City should not interfere with this benefit; the opinion this entire conversation/discussion is the result of an isolated case of someone claiming to be mistreated; the opinion the ordinances should be left as they are; the suggestion the Department should research similar ordinances that other City's may have and bring other options back to the Committee; and the suggestion the Department should make an effort to write an ordinance that would meet the perceived needs it is looking for.

A motion was made by Council Member Bartoni, seconded by Council Member McCune, to postpone discussion concerning the parking of commercial vehicles in residential areas until further research is completed, to include, determining how many calls for service have been received by the City or the police department, and/or, how many enforcement actions concerning commercial vehicles have been taken by the police or City Code Enforcement personnel. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

2.) Municipal Enforcement of Code Violations (Wards – All)

Director of Planning and Parks Vujnich provided an overview of *code enforcement issues*, the nature of which depends on many parties – the Municipal Court, the

Prosecuting Attorney, the St. Louis County Police Department – Wildwood Precinct, and Code Enforcement Officers of the City. He noted that enforcement of any violation has a goal of compliance, more so than to collect fines. Director of Planning and Parks Vujnich informed the Committee the Department holds a strong belief that codes relating to land use, grading, and nuisances, are the foundation on which a strong and vibrant community are built upon and need to be applied fairly, consistently, and timely to ensure the public’s health, safety, and welfare are preserved. He noted, however, recent changes to the Municipal Court by actions of the Missouri Legislature and the Missouri Supreme Court after 2014, regarding enforcement codes of local governments and the fee structure associated with fines that can be assessed, coupled with parameters now being placed upon the City’s Code Enforcement Officers (access to properties, coordination of enforcement efforts, and timeframes) are complicating enforcement actions. As a result, enforcing current codes and gaining compliance has become an extremely slow process which is raising questions among residents who feel nothing is being done about matters they report. Director of Planning and Parks Vujnich advised Committee Members, if they are receiving complaints about problem properties and the lack of code enforcement, the loss of *enforcement tools* has slowed the process considerably.

Director of Planning and Parks Vujnich advised, in view of the aforementioned, the Department is seeking the support of the Committee in exploring several steps in regard to code enforcement within the City of Wildwood:

1. Engage the use of the St. Louis County Problem Properties Unit more often, when circumstance is justified. The Department currently has access to this unit, but does not frequently utilize it, given its workload and past capabilities of the City’s own staff.
2. Advocate for maximum fines, when individual enforcement cases are repeat offenders or the City’s efforts are being ignored or circumvented.
3. Emphasize the importance of code enforcement and cooperation at all levels of government in this regard, when discussing these matters with other members of the City’s team.
4. Lobby the State of Missouri, through the City’s memberships in municipal organizations, for greater latitude in certain code and nuisance cases that are determined to be life-threatening or lead to cascading issues in the area where and when they exist.

Discussion among Committee Members included: the fact that code enforcement actions do not always meet the satisfaction of complainants; the fact the new fine structure is not as effective as it was at one time; the fact code enforcement personnel has less access to property; the fact that Administrative Search Warrants are extremely time consuming and not always successful; the fact that cooperation is the key to successful code enforcement; the question of whether additional code enforcement personnel are needed; the question of whether additional code

enforcement officers would make code enforcement procedures/practices easier and more timely; the general agreement that property values need to be maintained and code enforcement is a valuable tool in that regard; the opinion the addition of code enforcement officers would be a great discussion in 2021 for 2022, after the new census; the opinion if additional Code Enforcement Officers are needed, the money should be found now, not in two years; the suggestion to have the Problem Properties Unit to meet with the code enforcement entities of the City to determine expectations; the suggestion to explore the possibility of the Problem Property Unit assisting the City's Code Enforcement Officers on a more regular basis; the fact the City does not use the Problem Properties Unit very often because the "needs" seldom require assistance at that unit's level; the suggestion for the City to work with the Municipal League regarding code enforcement issues; and the suggestion for the City to charge for permits, or increase the cost for permits the City does charge for.

There was no further discussion or motions regarding this matter at this time. The Department committed to completing additional research on the matter and returning it to the Committee at a future meeting.

b.) Parks Matters – Six (6) Items for Consideration

1.) Accounting of City Donated Funds to the Pond Athletic Association (PAA) (Wards – All)

Discussed at the beginning of the agenda.

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

Director of Planning and Parks Vujnich reminded the Committee of previous discussions and a decision to rename the Pond-Grover Loop Road to Pond Grover Parkway. This decision was reached after discovering the naming/renaming of any road is a complicated effort due to new regulations in place with local 911 authority. In this regard, having a contest to rename the roadway could prove to be a challenging and lengthy endeavor. Pond Grover Parkway was presented to the 911 GIS Street Name Coordinator and it was acceptable to the system. Director of Planning and Parks Vujnich advised the Department is seeking direction from the Committee if there is support to recommend the name change to the City Council and foregoing a public naming contest.

A motion was made by Council Member Remy, seconded by Council Member Dodwell, to endorse the renaming of the Pond-Grover Loop Road to Pond Grover Parkway, foregoing a public naming contest. This endorsement should be submitted to City Council for its review and consideration. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

3.) Revised Landscaping Plan for the John L. LeCave Memorial Trailhead (Ward – One)

Director of Planning and Parks Vujnich reminded the Committee that a landscaping design for the John L. LeCave Memorial Trailhead was recommended at the January 2020 Planning and Parks Committee meeting. This landscaping project is one (1) of two (2) remaining improvements needing completion to finish the John L. LeCave Memorial Trailhead. Unfortunately, when the project/design was presented to the City Council for its consideration, a Council Member pointed out that some of the plantings to be installed at the trailhead have been identified as invasive, which, if installed, would be contrary to the *Sustainable Planting Guide* of the City. The Department of Planning and Parks requested no action be taken on the Resolution concerning the landscape plan until it could address the unwanted plantings and replace such with an appropriate alternative. Director of Planning and Parks Vujnich advised, with assistance from the LeCave Family, the plan has now been revised replacing the invasive species with chokeberries and adding Weeping Willows and Black-Eyed Susan plantings, which were Mr. LeCave's favorite plants. He advised there were still two (2) steps remaining with the alternate plan (approval from the U.S. Army Corps of Engineers and the Chesterfield-Monarch Levee District), but the Department wanted to provide the plan to the Committee for input and comments before it proceeded with the next approvals.

A motion was made by Council Member Bartoni, seconded by Council Member Dodwell, to endorse the revised Landscaping Plan for the John L. LeCave Memorial Trailhead, pending approval of the U.S. Army Corps of Engineers and the Chesterfield-Monarch Levee District, and forward 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.) Preliminary Sign Designs for the John L. LeCave Memorial Trailhead (Ward – One)

Assistant Director of Planning and Parks Arnett provided an overview of signage designs proposed for the John L. LeCave Memorial Trailhead Project. She noted approximately twenty-six thousand dollars remains to complete the John L. LeCave Memorial Trailhead Project (\$10,500 for landscaping improvements and a little more than \$15,000.00 for signage). Assistant Director Arnett informed the Committee the initial sign package cost was in excess of forty-one thousand dollars (\$41,000.00). A simpler style sign was then selected and the pricing revised, but was still over twenty-thousand dollars (\$20,000.00). She then noted Department staff met with the City's parks maintenance contractor and discussed the sign installations with him. With the contractor completing the installation, the cost of the sign package could be within the budgeted total of fifteen thousand five hundred dollars (\$15,500.00).

Discussion among Committee Members included: how long it will take to complete the sign manufacturing and installation portion of the John L. LeCave Memorial

Trailhead; and the suggestion to invite family members of John LeCave to a meeting of the City Council when the final action for this facility is discussed.

A motion was made by Council Member Dodwell, seconded by Council Member Bartoni, to endorse the recommendation of the Department to have *The Designery* make the signs for the John L. LeCave Memorial Trailhead, and supply installation parts to the City, and have the City's parks maintenance contractor complete the installation. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

5.) 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.

6.) 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

Council Member Remy complimented the Department of Planning and Parks and suggested a discussion on a future agenda of possibly planting a tree in honor of Department staff.

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 McCutchen, seconded by Council Member Bopp, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair McCutchen at 8:23 p.m.**