

**City of Wildwood**  
**Council Planning/Parks Committee**  
**“Planning Tomorrow Today”**  
*Minutes from the*  
**September 17, 2019 Meeting**

The Council Planning/Parks Committee meeting was called to order by Chair McCutchen, at 6:48 p.m., on September 17, 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 – (8)

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

ABSENT – (0)

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 August 20, 2019**

**A motion was made by Council Member Gragnani, seconded by Council Member Bartoni, to approve the minutes of the August 20, 2019 meeting, after making the correction that Council Member McCune abstained from the vote for minutes approval. 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)**

**Dale Hicks:** provided information on a proposed *Wildwood Memorial Park and Garden* on property owned by him in the area of State Route 100 and Hencken Road. He shared the history of the property and ideas that, in his opinion, would be a good fit for the City of Wildwood. Mr. Hicks informed the Committee that his son, John Hicks, is his business partner, and both are hoping the City would consider becoming a partner with the proposed *Wildwood Memorial Park and*

*Garden.* Numerous ideas were presented to the Committee concerning the use of the twenty-eight (28) acre site (cemetery space, pet cemetery space, park space, and the belief the ideas could produce an income) and Mr. Hicks informed the Committee he would wait for the item to be discussed on this evening's agenda and offer specific information at that time.

#### **IV. Action Items**

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

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

Director of Planning and Parks Vujnich provided a review of the *Wildwood Memorial Park and Garden* property and advised the Committee of the proposal presented to the City by Dale Hicks. He noted the City has not been involved previously in this endeavor, aside from permitting, and expressed concern with the City funding portions of this project. He also noted the owner of the property has not defined any specific logistics or associated costs with the project. He then advised the current Conditional Use Permit (CUP) limits the owner to developing just one (1) acre of the overall site for burial of human remains. He advised any City involvement is a matter for the City Council, with a recommendation from the Planning and Parks Committee.

Discussion among Committee Members included the following: the difficulty in making a recommendation without specifics in regards to logistics and cost; the opinion the City needs to have much more accurate information before spending City tax dollars; the question of whether there is any kind of a demand to be buried on the property in question; the question of why homes were not built on the property; the discussion of several ideas for use of the property with City involvement (war memorials, event center for weddings, and other ceremonies); and the belief the current discussion is more akin to a business plan for the property owner, which the City does not get involved in, instead it responds to development plans.

Mr. Hicks was asked to revise his proposal and return to the Committee with specific details and cost estimates.

##### **2. Requested Vacation of a Portion of Three Sisters Farm Right-of-Way Intended for Trail Purposes (Ward-One).**

Director of Planning and Parks Vujnich provided an overview on bicycle/pedestrian connections that have been a priority with the City since its incorporation. He noted several zoning and development tools have been utilized over the years to obtain easements for these trail connections. He then informed the Committee of examples in the Three Sisters Farm and Homestead Estates Subdivisions where these tools were used to establish future public links between

Babler State Park, and eventually, to Rockwoods Reservation. Director of Planning and Parks Vujnich advised the Committee an individual has purchased a strip of property between the Homestead Estates and Three Sisters Farm Subdivisions that is encumbered by a recreational easement dedicated to the City for its entire width and length. This individual is asking the City to vacate the right-of-way in the Three Sisters Farm Subdivision that abuts his property, a portion of the Homestead Estates Subdivision easement, and the easement on his property, as well. Director of Planning and Parks Vujnich advised the Department does not support such an action, but even if it did, State Statute and local code likely prohibits such an action. He advised the Committee he is seeking a recommendation concerning this situation to forward to the City Council for its review and consideration.

Discussion among Committee Members included the following: the fact this property was purchased for back taxes; the lack of necessary discussion; and the fact there have been no comments or input from other property holders in the area.

**A motion was made by Council Member Gragnani, seconded by Council Member Bartoni, to not vacate the property in question. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.**

### **3. Landscaping Design of South Plaza Area of Pedestrian Bridge, over State Route 100, East of State Route 109 (Ward-Eight).**

Director of Planning and Parks Vujnich provided an overview of the proposed landscaping for the newest pedestrian bridge over State Route 100, just east of State Route 109. He noted due to budget constraints the landscaping improvements as part of the project were eliminated. With recent development around this bridge, the character of the area has changed, and a more robust landscaping appearance is desirable. Director of Planning and Parks Vujnich advised the plaza on the south side of the bridge was chosen to begin the landscaping improvement and two (2) bids were received by the Department. The low bid of the two (2) came from Zick's Great Outdoors, at an amount of \$6,846.84. Given the desire to improve this area through the installation of new landscaping, the Department of Planning and Parks is requesting direction from the Committee.

Discussion among Committee Members included the following: the fact the new sculpture (Frisbee Dog) will be installed along with the new landscaping; the opinion residents in the area will appreciate the new landscaping; the question of whether vandalism will become a problem in this area; and the opinion this action is somewhat unique to Ward Eight due to its proximity to Town Center.

**A motion was made by Council Member McCune, seconded by Council Member Garritano, supporting the installation of landscaping in the south**

**plaza area of the pedestrian bridge over State Route 100, just east of State Route 109, by Zick's Great Outdoors. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.**

## **b.) Parks Matters – Seven (7) Items for Consideration**

### **1.) Interview Results from Planning and Design Firms for Town Center Public Space – Village Green (Ward – Eight)**

Director of Planning and Parks Vujnich provided an update on the interview process regarding the Request for Proposals (RFP) and associated interviews with the corresponding planning and design firms. He noted four (4) firms were selected for interviews to further discuss their design proposals for the recently purchased six (6) acres of green space immediately to the west of City Hall.

The four (4) firms interviewed were: Human Nature; SWT Design; Powers Bowersox Associates, Inc.; and Planning Design Studio. At the conclusion of the interviews, City officials felt all firms were competent and capable of great ideas and design, and each stood out in some fashion. Council Members participating with the interview team liked Planning Design Studio (PDS); Council Person Gragnani also liked Powers Bowersox Associates, Inc. along with Economic Development Manager Jacquin; the City Administrator and Department Staff had a top pick of Human Nature.

Discussion among Committee Members included the following: the suggestion to take plenty of time and thought selecting an appropriate firm; the general feeling all firms would be more than capable of a great design for the green space; the fact there was not an overwhelming consensus among the interview team; the suggestion that all Committee Members watch the recording of the interviews before making a final decision; the opinion that public input will be a key element in the design of the green space; and the suggestion to postpone discussion on this issue until the next planning and parks meeting.

**A motion was made by Council Member Bartoni, seconded by Council Member Remy, to postpone discussion on the selection of a planning and design firm until the next meeting of the Planning and Parks Committee. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.**

Discussion continued among Committee Members on this topic as follows: the suggestion to encourage public participation at the next Planning and Parks Committee meeting; the opinion it is too soon to include the public in this process; the opinion that a need exists to define the characteristics of a Village Green for the public's benefit, especially before the design idea is presented to them; the suggestion to review the Parks Action Plan Update Committee's recommendation on this property and seek its input, if such can be accommodated in less than a

month; and the suggestion to create a page on the City's website about the development of a Village Green.

**A motion was made by Council Member Dodwell, seconded by Council Member Garritano, to review the recording of the interviews of design firms. This should be accomplished over the next three weeks. A voice vote was taken to approve this motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.**

**A motion was made by Council Member Garritano, seconded by Council Member Gragnani, to extend the meeting beyond 8:30 p.m. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.**

## **2.) Proposal for Repairs to Garden Valley Trail Due to Flood Damage (Ward-Three).**

Director of Planning and Parks Vujnich provided an overview of trail conditions on a specific section of trail, near Garden Valley Court, as a result of the recent major rains. This section of trail has experienced several episodes of major trail washout and erosion over the years, but the recent rains have caused considerable damage resulting in safety concerns. He advised it is clear the solution to this problem will require special expertise, equipment, and materials. The Department noted immediate action was warranted, and therefore Kelpe Contracting was contacted and ask to provide a proposal for the repairs. A proposal was provided at a cost of \$14,412.00. Director of Planning and Parks Vujnich advised the Department is seeking a recommendation of the Committee to forward to the City Council for its consideration and final action.

Discussion among Committee Members included the following: the question if this repair does not work would a bridge be a possibility; and lengthy discussion as to whether Kelpe Contracting is the appropriate company to complete this repair.

**A motion was made by Council Member Gragnani, seconded by Council Member Dodwell, supporting the recommendation of the Department to have Kelpe Contracting perform the repair to the Garden Valley Trail Section and to forward to the City Council for its consideration. A voice vote was taken to approve the motion, with affirmative result. Council Member McCune opposed the motion. The motion was declared approved by Chair McCutchen.**

## **3.) Proposal for the Replacement of Interior Gates at Dog Park (Ward-Three)**

Consideration/discussion postponed to a future meeting

## **4.) Discussion Regarding Naming the City's Dog Park in Honor of Metro West Fallen Canine (Ward-One)**

Director of Planning and Parks Vujnich informed the Committee of a recent request from the Metro West Fire Protection District to name the Wildwood dog park (within Wildwood Community Park) in honor of a Metro West Fire Protection Search and Rescue Canine that recently died. The Department supports this request and suggests the dog park be named “*Buddy’s Place*” in honor of the yellow Labrador Retriever named *Buddy* that served the Metro West Fire Protection District for eleven (11) years.

**A motion was made by Council Member Dodwell, seconded by Council Member Bartoni, supporting the naming of the dog park in honor of the Metro West Fire Protection District Canine Buddy. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.**

**5.) National Fitness Campaign’s Outdoor Gym for Community Park (Ward-One).**

Consideration/Discussion postponed to a future meeting.

**6.) 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.

**7.) 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 – One (1) Item for Consideration**

Matter Postponed to a future meeting.

**V. Not Ready for Action – Planning and Parks Matters – Two (2) 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 McCune, 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 8:45 p.m.**