

**City of Wildwood**  
**Council Planning/Economic Development/Parks Committee**  
**“Planning Tomorrow Today”**  
*Minutes from the*  
**October 18, 2016 Meeting**

The Council Planning/Economic Development/Parks Committee meeting was called to order by Chair Baugus, at 6:00 p.m., on October 18, 2016, 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 DeHart  
Council Member Manton  
Council Member Alexander  
Council Member Levitt  
Council Member Goodson  
Chair Baugus

ABSENT – (2)

Council Member Cox  
Council Member Bertolino

Other City Officials present:

Ryan Thomas, City Administrator  
Council Member Larry McGowen  
Council Member Debra McCutchen  
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 Meeting of July 19, 2016:**

A motion was made by Council Member Alexander, seconded by Council Member Manton, to approve the minutes of the September 20, 2016 meeting. A voice vote was taken to approve the motion with affirmative and unanimous result. The motion was declared approved by Chair Baugus.

**III. Public Comment (on non-Agenda and other items):**

There was no public comment at this juncture. However, Director of Planning and Parks, Joe Vujnich, informed the Committee of an e-mail he had received from Tom Cummings, of Payne Family Homes, withdrawing the appeal concerning the property at 1971 Pond Road. He advised the e-mail was received too late to ensure that all Committee Members would have received it before tonight’s meeting.

#### IV. Planning Issues:

**1. Presentation of Draft Recommendation Report for the Payne Family Homes Appeal Process regarding P.Z. 19-15 1971 Pond Road, Payne Family Homes L.L.C., 10407 Baur Boulevard, Suite B, St. Louis Missouri 63132** – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 78.0 acre tract of land that is located on the north side of State Route 100, west of Pond road (Locater Number: 23W520053/Street Address: 1971 Pond Road). **Proposed Use: A total of twenty-six (26) individual lots, with common ground, and required public space areas. Lots would range in size from one (1) acre to four and one-half (Ward – One)**

Given the notice from Payne Family Homes it was withdrawing its appeal concerning this property, it was suggested no further discussion on this matter was needed.

A motion was made by Council Member Levitt, seconded by Council Member Manton, to send the Committees support/endorsement of the recommendation of the Planning and Zoning Commission, as decided at the September 20, 2016 meeting, along with the withdrawal of the appeal received at tonight's meeting, to City Council for their consideration.

Following this motion, discussion was held among Committee Members suggesting the allowance of the public in attendance to present their comments to the Committee once more. It was also suggested that two (2) separate motions be considered on this matter to be sent to City Council.

At this point, the meeting was opened for public comment with the following individuals addressing the Committee: Dave Sebelius, Dennis Cloud, Arnie Sprunger, Tom Smith, and Jan Sprunger. A brief summary of their comments are: worries that such a development will ruin *the feel* of the community; residents purchased property west of State Route 109 for the acreage and openness; the area of concern definitely will hold the *right kind* of development, but the plan proposed by Payne Family Homes was not right; the opinion the proposed development was much more than the three (3) acre rule; the opinion the *will of the people* is an important consideration in this matter and was the reason Wildwood incorporated in the first place (St. Louis County was not listening to the people); people move to Wildwood for the *Urban Feel* and the proposed development would destroy that feel; and the will of the people should over-ride the disagreement between the Mayor and the Director of Planning and Parks.

Chair Baugus thanked the attending residents for their comments.

Discussion among Committee Members included the following: the question of why any discussion of this matter is needed, if the appeal has been withdrawn; the opinion that appropriate information answering all questions relative to this matter

needs to be on record, before sending to the City Council; the opinion the Committee needs to *close the loop*, in the event, a similar request is made in the future; the fact the Committee will examine the request for Planned Residential Development Overlay Districts (PRD) to make future requests more clear; and the question of what would happen if the request to withdraw the appeal would be denied.

The original motion was withdrawn by Council Member Levitt.

A motion was made by Council Member Levitt, seconded by Council Member Manton, to support/endorse the original recommendation of the Planning and Zoning Commission to deny the Planned Residential Development Overlay District (PRD) submitted by Payne Family Homes L.L.C. and send to the City Council for its consideration. A voice vote was taken to approve the motion with affirmative result. The motion was declared approved by Chair Baugus.

A motion was made by Council Member Levitt, seconded by Council Member Manton, to forward to City Council for its review the request of Payne Family Homes to withdraw their appeal regarding the proposed development at 1971 Pond Road, with the Committees recommendation to accept. A voice vote was taken to approve the motion, with unanimous and affirmative result. The motion was declared approved by Chair Baugus.

## **2. Presentation of Planning Operating Budget for Fiscal Year 2017 (Wards – All).**

City Administrator, Ryan Thomas, provided an overview of the 2017 Operating Budget. He noted for the Committee the main sources of income of the City are the Sales and Utility Taxes. There was discussion concerning the expected Pool Tax adjustment and how that will affect the future of the City.

Director of Planning and Parks Vujnich discussed the Operating Budget in more detail concerning purpose and 2016 accomplishments. He noted two (2) small concerns regarding the annual mailing of the City calendars and the Strecker Forest Environmental Assessment. Both items will receive attention for the 2017 fiscal year.

Discussion among Committee Members included the following: the subject of high speed internet and the cost to provide it to the remainder of residents lacking service at this time; the question of how many *internet poles* have been installed so far in the City; whether it was known how many residents still did not have access to high speed internet; whether the City could depend on Charter Communications and/or ATT to extend their networks; whether it was known if future technology will help those with, and without, current internet access; the question on the purpose and cost of the revised Development Manual concerning the Town Center Update and 2017 Budget Goals; questions/discussion on the development of implementation of procedures to address abandoned or threatened historic cemeteries and burial sites; and whether the City has considered doing large printing jobs on recycled paper.

### **3. Overview of Capital Budget Items for Planning (Wards – All).**

Director of Planning and Parks Vujnich provided a brief overview of the 2017 Capital Improvement Sales Tax Fund and Planned Project Expenditures. He noted little change, other than additional costs for maintenance, upkeep, and replacement of items, along with funding for the design of several projects. Director of Planning and Parks cited a couple of exceptions regarding the funding of additional way finding signage, as part of the Great Street Project, on-going construction of infrastructure of the Rural Internet Access Project, Roadside Beautification, and the Town Center Sewer Modeling.

Discussion among Committee Members included the following: the request of Council Member McCutchen to include funding in the Capital Improvements Budget for a Ward Five Neighborhood Park; and the opinion of Council Member McCutchen to reconsider the Ward Five Park at the east end of the Pond-Grover Loop Road, since the planned extension is not going to be developed. *(It was pointed out the discussion of a Ward 5 park could/would be discussed during the Overview of Capital Budget Items for Parks).*

### **V. Park Issues**

#### **(a)1. Pond Athletic Association Accounting – 2015 Season (Ward – One)**

Assistant Director of Planning and Parks, Kathy Arnett, provided a detailed summary of the memorandum provided to the Committee concerning the financial accounting from Pond Athletic Association (PAA). This accounting explained the support provided by the City is used to offset fees for training leagues at the Pond Athletic Association facility. She noted that, while the City has set aside ten thousand dollars (\$10,000.00) for this purpose, the City Council directive provided to the Pond Athletic Association (PAA) had clearly stated the entire \$10,000.00 be allocated to Wildwood residents, which, according to the information provided by the Pond Athletic Association, was not done. In view of this situation, Assistant Director of Parks and Recreation Arnett recommended the \$10,000.00 set aside for this purpose be prorated to the total number of Wildwood residents participating, which would reduce the monetary support from the City to \$5,005.00.

Attending the evening's meeting, representing the Pond Athletic Association (PAA), was Pat Steinlage and Judy Herbest.

Judy Herbest expressed her hope the City would provide the full amount of \$10,000.00 to support the Pond Athletic Association (PAA). She noted that *all* participants at the Pond Ball Park use *all* the fields. Individual fields are not designated for Wildwood residents.

Pat Steinlage noted the majority of children that play at the Pond Ball Park are in fact Wildwood residents. He advised that participating children sometimes give the address of grandparents and/or children are sometimes the causality of divorce situations and

provide an address of the parent that lives in Wildwood, even though they may reside with a parent outside of the City. It was stressed it is very difficult to provide exact information concerning residency of the children playing in the league.

Discussion among Committee Members included: whether the Department is *recommending* the prorated payment of \$5,005.00, or if it was just a suggestion; the fact the suggestion/recommendation was provided based on the directive from City Council to the Pond Athletic Association (PAA); the general opinion the full amount of \$10,000.00 should be recommended; the belief the directive provided by the City Council was open to different interpretations; and, if approved, the City Council should provide specific direction for next year regarding the support offered/provided.

A motion was made by Council Member Levitt, seconded by Council Member Alexander, to recommend approval of the entire ten thousand dollar (\$10,000.00) contribution to the Pond Athletic Association (PAA). A voice vote was taken to approve the motion, with affirmative result. Chair Baugus was opposed to the motion. The motion was declared approved by Chair Baugus.

## **2. Presentation of Parks Operating Budget for Fiscal Year 2017 (Wards – All)**

Director of Planning and Parks Vujnich provided a thorough overview of the planned Parks and Recreation operating budget for 2017. He reviewed the Department's accomplishments and goals. Director of Planning and Parks Vujnich noted two (2) areas of emphasis for the coming year – equipment and vehicle maintenance. He presented several other areas to the Committee deserving attention in 2017:

The review and update process for the City's *Action Plan for Parks and Recreation 2007*;  
The on-going maintenance of the City's park facilities and trail corridors;  
The preparation of the materials and necessary efforts to place a park sales tax on the ballot for consideration by the voters of Wildwood;  
The long-range planning for necessary trail connections in the City.

The Committee was in agreement with the Park Operating Budget.

## **3. Overview of Capital Budget Items for Parks**

Director of Planning and Parks Vujnich provided an overview of the Capital Budget for Parks and pointed out a couple of projects that are carryovers from this year that deserve attention:

Monarch Levee Trailhead  
Boardwalk Trail between Mobil-On-The-Run and Pedestrian Bridge  
Route 109 Pedestrian Tunnel ROW

Director of Planning and Parks Vujnich also brought the Committee up-to-date on a new project – the Woodcliff Heights Park. While this project was discussed at length in

2010, its development was recently given new consideration. Due to the length of time since this project was originally deliberated, it was felt the project should be reviewed from the ground up to ensure all aspects are current.

Director of Planning and Parks Vujnich discussed the *Five Year Plan* for planned project expenditures and informed the Committee the current priorities are acceptable. He noted, however, that any discussion on rearranging the current *Five Year Plan* is welcomed, as there is considerable flexibility in its future management.

Discussion among Committee Members included the following: the desire of Council Member McCutchen to move the development of a Ward Five Park higher on the priority list of the Five Year Plan; the need for such a park, given the construction of community park and the lack of an area to locate it, the design and construction plans for the Ward Five Park were moved to later years of the Five Year Plan; the general feeling the priorities of the Five Year Plan do not need to be shuffled at this time, especially concerning the Ward Five Park; the concern about community park phase development and whether it was going as expected; the subject matter of a *Village Green Area* and if that should be included in the Five Year Plan; the belief a proposed Town Center Park would be considered a *Village Green Area*; and the suggestion/recommendation to switch the *Ward Five Park Project* with the *Town Center Park Project*.

A motion was made by Chair Baugus, seconded by Council Member Goodson, to accept and move the proposed *Five Year Plan* forward to the City Council for its consideration. A roll call vote was taken to approve this motion, with the following results:

**Ayes:** Council Members De Hart, Manton, Goodson, and Chair Baugus.

**Nays:** Council Members Alexander and Levitt.

**Absent:** Council Members Cox and Bertolino.

The motion was declared approved by Chair Baugus.

#### **4. Reservation and Registration Update (Wards – All)**

The Committee was asked to refer to the attached Memorandum from the Department of Planning and Parks for information concerning the *Reservation and Registration Updates* of pavilion rentals, dog park memberships, and collected fees.

#### **5. On-Going and Long-Term Maintenance Costs for Parks and Trail Facilities (Wards – All)**

The Committee was asked to refer to the attached Memorandum from the Department of Planning and Parks concerning the *Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities*.

## **6. Update on Parks and Recreation Action Plan (Wards – All)**

The Committee was asked to refer to the attached Memorandum from the Department of Planning and Parks concerning the *Update on Parks and Recreation Action Plan - 2007*.

### **(b) 1. Executive Session Pursuant to RSMO 610.021 (2) Lease, Purchase, or Sale of Real Estate.**

A motion was made by Council Member Manton, seconded by Council Member Goodson, to enter into Closed Executive Session with regard to the lease, sale, or purchase of real estate (RSMO 610.021 (2)). A roll call vote was taken to approve the motion, with the following results:

**Ayes:** Council Members DeHart, Manton, Alexander, Levitt, Goodson, and Chair Baugus.  
**Nays:** None.  
**Absent:** Council Members Cox and Bertolino.

The motion was declared approved by Chair Baugus.

Time 8:20 p.m.

A motion was made by Council Member Alexander, seconded by Council Member De Hart, to leave Closed Executive Session with regard to the lease, sale, or purchase of real estate (RSMO 610.021 (2)). A roll call vote was taken to approve the motion, with the following results:

**Ayes:** Council Members DeHart, Manton, Alexander, Levitt, Goodson, and Chair Baugus.  
**Nays:** None.  
**Absent:** Council Members Cox and Bertolino.

The motion was declared approved by Chair Baugus.

Time: 8:29 p.m.

### **VI. Other/Additional Public Comment:**

None

### **VII. Closing Remarks and Adjournment**

Director of Planning and Parks Vujnich and Chair Baugus summarized the evening's meeting and a motion was made by Council Member Alexander, seconded by Council Member De Hart, to adjourn. A voice vote was taken to approve the motion, with

unanimous, affirmative result, and it was declared approved by Chair Baugus at 8:30 p.m.