

City of Wildwood
Council Planning/Economic Development/Parks Committee
“Planning Tomorrow Today”
Minutes from the
June 21, 2016 Meeting

The Council Planning/Economic Development/Parks Committee meeting was called to order by Chair Baugus, at 6:30 p.m., on June 21, 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 – (7)

Council Member DeHart
Council Member Manton
Council Member Bertolino
Council Member Alexander
Council Member Levitt
Council Member Goodson
Chair Baugus

ABSENT – (1)

Council Member Cox

Other City Officials present:

Ryan Thomas, City Administrator
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 May 17, 2016:

A motion was made by Council Member Levitt, seconded by Council Member Alexander, to approve the minutes of the May 17, 2016 meeting. A voice vote was taken to approve the motion with unanimous, affirmative result, and the motion was declared approved by Chair Baugus.

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

None

IV. Planning Issues:

1. Timber Harvest Permits (Wards – All)

Director of Planning and Parks Vujnich provided an overview/summary of past discussions on *timber harvest permits* and *Explosive Code*. Both issues are controversial and typically present two (2) main concerns:

1. The timber removal process is damaging to the subject property and the loggers leave the tops and limbs in place, which is unattractive.
2. The use of explosives for development purposes has been connected to foundation damage to nearby homes and creates concerns about other impacts that do not justify allowing this activity in highly-developed areas of the community.

Timber Harvests:

The Department of Public Works and Planning had contacted other agencies and local governments to determine how each of them manage these activities. Director of Planning and Parks Vujnich noted for the Committee that *timber harvests* are an accepted practice for managing property to provide for a healthier forest and the Missouri Department of Conservation (MDC) provides guidelines for this practice. He advised the Committee, in the past, did seek more information about the harvesting of timber and invited the area's urban forester from the Missouri Department of Conservation (MDC) to attend a meeting and speak about the matter. Director of Planning and Parks Vujnich advised that presentation and discussion was held, but the Committee did not take a final action.

Discussion among Committee Members included the following: the fact that permits granted for timber harvests are not received favorably by surrounding residents; the general belief the main issues people get upset about regarding a harvest include staging areas, roadway creations, and left over tree scraps; the fact Wildwood codes currently authorize/allow timber harvests; the fact that, even though a timber harvest takes place, the area of concern is still protected; the fact that any authorized timber harvest must have a forester involved in the process providing guidance; the fact that every timber harvest request must be accompanied by a management plan and an area map; the general belief that a properly managed timber harvest is a valuable tool for a healthy forest; the belief a timber harvest is a resource for the property owner; the reference to the fact that timber harvests have not been discussed/addressed since 2011; the belief the list of requirements for a timber harvest should be reviewed/adjusted; the general belief complaints about approved timber harvests are not valid in most cases; the general belief some loggers do try and short-cut approved procedures; the general belief the City cannot simply outlaw timber harvests; the suggestion to address clean-up issues in the existing timber harvest code; the possibility of including a planting requirement in the timber harvest code; the belief the top two (2) reasons for a timber harvest are to create a healthy forest and provide the property owner money; and the possibility of the Department

providing an up-date at the July meeting and conceivably providing an updated code in August.

A motion was made by Council Member Levitt, seconded by Council Member Manton, to support the Department bringing information back to the Committee over the next two (2) meetings relative to the review of the current timber harvest permit regulations, with suggestions for improvement to them. A voice vote was taken to approve the motion with unanimous, affirmative result, and the motion was declared approved by Chair Baugus.

2. Explosives Code Modification (Wards – All)

Director of Planning and Parks Vujnich advised the Committee the Department of Public Works and Planning had planned to recommend a ban on blasting in support of private development, even though it garnered objections from certain contractors that provide such a service. However, about the time this consideration was taking place, the recession began and interest in development began to substantially drop, which lessened the need for a resolution to the matter. He further advised the number of requests for blasting are relatively few, but never-the-less, are still received. Director of Planning and Parks Vujnich informed the Committee an appropriate process is in place that is thorough enough to prevent most issues; however, there is always room for improvement.

Discussion among Committee Members included the following: the fact a local contractor (Tom Kelp) opposes an explosive ban; City Administrator, Ryan Thomas, supports a ban like several other cities have implemented; the feeling of some Committee Members that explosive issues should be regulated on a case-by-case basis; the feeling the most important factor with the use of explosives is the distance the use will be from other developments; the feeling a universal prohibition is not the approach the City should consider; the general feeling distance requirements should be researched; the suggestion to prohibit blasting east of State Route 109, while west of State Route 109 blasting requests should be handled on a case-by-case manner; the fact that blasting damage is sometimes not detected for years and proving such damage is extremely difficult; the suggestion to explore costs for permit requests and distances from existing buildings; the question of which ordinance would take precedence ... a Wildwood Ordinance or a St. Louis County Ordinance; and the question of whether explosive requests should be handled in both the PEP or Public Works Committees.

A motion was made by Council Member Manton, seconded by Council Member Goodson, for the Department to review the City's existing Explosive Code/Ordinance and suggest improvements for a more comprehensive approach. The results of the review are to be brought back to the Committee over the next two (2) months. A voice vote was taken to approve the motion, with unanimous, affirmative result, and the motion was declared approved by Chair Baugus.

V. Economic Development Issues:

No items ready for action

VI. Parks Issues:

1. Park and Storm Water Sales Tax (Wards – All)

Director of Planning and Parks Vujnich provided an overview of this matter and reminded the Committee of past conversations relating to maintaining the City's park system and facilities over the past years and into the future. He noted the number of park facilities and the amount of recreation programming has increased dramatically, since the City incorporated. As a result, the need to address the funding of the City's park facilities and recreation activities has been determined by City Council to be a priority. Director of Planning and Parks Vujnich reminded the Committee one of the main goals established by the City Council in 2015, as part of its five (5) year strategic planning session, was to *implement the Parks and Recreation Action Plan*. This goal includes an objective to *Determining a Means for Funding Future Parks and Trails*. Director of Planning and Parks Vujnich recapped for the Committee how a funding issue for the City's parks and trails was originally identified by the City Council in 2007, during the annual budgeting process. Eventually a decision was made to present a sales tax proposal to Wildwood residents, which was ultimately completed in 2008. He noted, for a variety of reasons, this effort, while close, did not succeed.

Director of Planning and Parks Vujnich advised the Committee, with the improvement of the economy and the development of the Community Park, the time has come to again determine if this sales tax should be placed on an upcoming ballot. If the Committee wishes to approve this tax, staff is recommending placing this item on the ballot no earlier than April 2017. Director of Planning and Parks Vujnich advised the Committee that, if they wish to move forward with the local parks sale tax, the Department has prepared a memorandum for the Committee's review and comment regarding key components of such an undertaking.

Discussion among Committee Members included the following: whether the Committee felt the time was right to pursue a park sales tax; the general opinion the key to the park sales tax is the upkeep of City park facilities and long-term maintenance costs; the agreement that, if the Committee agrees to proceed with the park sales tax, the wording for the ballot needs to be thoroughly examined and studied; a question of what kind of revenue would be generated, if the City did have a ½ cent sales tax; and general agreement the Committee should not make any motions on this subject at this time.

Director of Planning and Parks Vujnich advised the Committee this issue would be brought back at a future meeting (August).

2. Kohn Park Signage Design (Ward – One)

Director of Planning and Parks Vujnich provided the history of Kohn Park, which is located between North Eatherton Road and Centaur Road, in the Wildwood portion of Chesterfield Valley. The size of the park is approximately three (3) acres and is shaped like a triangle. He noted a number of problems over the years were encountered at this park, which resulted in the removal of equipment and the monument sign. The future of the park has been the subject of many discussions regarding development plans. The park has not been a *usable facility* for a number of years.

At a recent meeting of the Historic Preservation Commission, one of the members noted the Historic Community Marker planned for the Centaur Area could be created with a different design than the others, which might be suited for Kohn Park. Director of Planning and Parks Vujnich advised the Committee the design of the sign would be very unique, using a rail from the historic KATY Railroad. He noted that Kohn Park would be a clever location for such a sign, given the property has an active railroad going through it. The Committee was advised this sign would reflect a very historic approach and would be uniquely Wildwood. Total cost for this sign (including installation) would be approximately five thousand dollars (\$5,000.00).

Discussion among Committee Members included the following: the fact a sign is necessary, per the donation of the property by Ed Kohn; the general feeling the cost of the sign was reasonable; where the sign would be placed for maximum visibility; and the suggestion the decision of placement of the sign should be deferred to Mr. Kohn.

A motion was made by Council Member Bertolino, seconded by Council Member Manton, to authorize the Department to move forward with the Kohn Park signage plans. A voice vote was taken to approve the motion, with unanimous, affirmative result, and the motion was declared approved by Chair Baugus.

3. Community Park – Phase Three (Ward – One).

Director of Planning and Parks Vujnich provided an update on the Phase Two construction of Community Park. Thereafter, he advised the Committee the Department continues to identify the next steps in the overall building process of the community park, specifically Phase Three considerations. He noted for the Committee the Department does not wish to deviate from the original concept plan and its subsequent phased development , but it is suggesting *reordering* the phase to include a perimeter, multiple use trail that would include additional parking facilities and the on-going work in the Great Meadow Area, which started in the current Phase Two project (*it should be noted, the original Phase Three development suggested another pavilion area at the north end of the park which included electrical services and other utilities, restrooms, parking improvements, and work in the Great Meadow Area*). The benefits of the *reordered* Phase Three suggestion are numerous, but the Department

believes the most important of them is the trail, which will provide a window into the remainder of the park. Director Vujnich advised the *reordered* Phase Three suggestion will still address parking improvements and work in the Great Meadow Area which will assist with future phase development.

Discussion among Committee Members included the following: whether utilities will be a problem for the Phase Three development; and the fact conduit will be installed making future development in the Great Meadow Area much more convenient.

A motion was made by Council Member Bertolino, seconded by Council Member Manton, recommending the Department to bring additional information on the Phase Three Community Park development to the City Council for its consideration. A voice vote was taken to approve this motion with unanimous, affirmative result, and the motion was declared approved by Chair Baugus.

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

Assistant Director of Planning and Parks Kathy Arnett provided an accounting of the fees collected from pavilion rentals and program registrations. She explained the new RecDesk Software and how it captures information and provided a chart to Committee Members with information on reservation and rentals of park facilities.

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

Assistant Director of Planning and Parks Kathy Arnett provided a summary of the 2016 Parks Maintenance Costs to date. A chart was provided for review.

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

Superintendent of Parks and Recreation Gary Crews provided an update/summary of the Parks and Recreation Action Plan and activities taking place since the June 2016 meeting.

7. 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 Levitt, 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 on the motion, with the following results:

Ayes: Council Members DeHart, Manton, Bertolino, Alexander, Levitt, Goodson, and Chair Baugus.

Nays: None

Absent: Council Member Cox.

The motion was declared approved by Chair Baugus.

Time 8:29 p.m.

A motion was made by Council Member Manton, seconded by Council Member Levitt, 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 on the motion, with the following results:

Ayes: Council Members DeHart, Manton, Bertolino, Alexander, Levitt, Goodson, and Chair Baugus.

Nays: None

Absent: Council Member Cox

The motion was declared approved by Chair Baugus.

Time: 8:47 p.m.

VII. Other/Additional Public Comment:

None

VIII. 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 Manton, seconded by Council Member DeHart, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair Baugus at 8:49 p.m.