

City of Wildwood
Council Planning/Parks Committee
“Planning Tomorrow Today”
Minutes from the
January 15, 2019 Meeting

The Council Planning/Parks Committee meeting was called to order by Chair McCutchen, at 6:30 p.m., on January 15, 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 – (6)

Council Member McGowen
Council Member Shea
Council Member Taylor
Council Member Stine
Council Member Stephens
Chair McCutchen

ABSENT – (2)

Council Member Bartoni
Council Member Jordan

Other City Officials present:

Tim Woerther, Council Member – Ward 7
Joe Vujnich, Director of Planning and Parks
Travis Newberry, City Planner
Gary Crews, Superintendent of Parks and Recreation

II. Approval of Minutes from the Meeting of December 18, 2018:

A motion was made by Council Member McGowen, seconded by Council Member Stine, to approve the minutes of the December 18, 2018, meeting. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

III. Public Comment (opportunity for the public to speak to any Action Item on Tonight’s Agenda).

Susan Treiber: feels that the proposed Ward Five Park was wanted before Community Park was in existence and really is not needed now; if the park is to happen, she feels the proposed scale/size of the park is far more than is needed; feels that parking for this proposed park is going to end up being very dangerous with park users parking on the streets; feels consideration should be given to constructing the park in the Bright Leaf development; feels the proposed Ward Five Park is going to create all sorts of problems in the Pond Grover Loop Road area; and feels the proposed park, if ultimately approved

should be scaled down considerably, getting rid of all three (3) planned recreation circles.

Rick Archeski: feels the Wildwood Community Garden is the most popular offering the City makes available; and he supports the relocation of the Community Garden to the proposed area behind Wildwood City Hall.

Jodi Smedley: she provided a brief description of the Wildwood YMCA Community Garden and shared what she thought were strong benefits to combining the City Community Garden with the YMCA; she felt the collaboration of the YMCA and City of Wildwood would bring a very diverse group of people together enhancing the *garden experience*.

Tim Woerther: informed the Committee that, whatever decision was made concerning the relocation of the Wildwood Community Garden, consideration should be given to making the location a permanent one; he noted that everyone knew the location of the past years was only temporary and eventually it was going to have to be moved; he feels the location behind City Hall is very good, has plenty of room to expand, and could be one of the largest community gardens in the county.

IV. Action Items

a.) Planning Matters

No Items for Consideration

b.) Parks Matters

1. Parking Improvements at Al Foster Memorial Trailhead (Ward Six)

Director of Planning and Parks Vujnich provided an overview of the parking situation at the Al Foster Memorial Trailhead. He noted the parking “*problem*” has developed because of popularity which was anticipated before the new construction/improvements of the Al Foster Memorial Trail began. Overflow plans for the new parking lot at the Al Foster Memorial Trailhead were actually included in the original improvement design. However the low bid on the project was well beyond budgeted funds. Director of Planning and Parks Vujnich informed the Committee that reductions had to be made, and unfortunately, the overflow parking plans were one of the items eliminated. The Department continued to explore other options (asphalt and paving blocks), but ultimately, the Department was informed the overflow parking lot proposal would have to be rebid. Director of Planning and Parks Vujnich advised the project was in fact sent for bid in late 2018 and the bids received exceeded budgeted funds. He noted at the time of the rebid process, work was underway on the City’s 2019 budget. The Department then included enough money into its 2019 budget to cover the anticipated price of the project, and the City Council approved the budget. Director of Planning and Parks Vujnich advised the Committee the Department would like to proceed with rebidding the project again, so *construction* can potentially commence, and the project completed, to

be ready for the summer crowds anticipated once again at the Al Foster Memorial Trailhead.

Discussion among Committee Members included the following: the area of the proposed overflow parking lot has always been considered/intended for parking; the estimate the area will provide approximately thirty-three (33) parking spots; the opinion this project will not solve all the parking problems at the Al Foster Memorial Trailhead; and the fact that several materials for the parking lot will be investigated (pavers, asphalt, pervious asphalt, Ritter Rings, etc.)

A motion was made by Council Member Shea, seconded by Council Member McGowen, to authorize the Department to prepare a new bidding process for an overflow parking lot at the Al Foster Memorial Trailhead, with various options in parking lot design and materials. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

2.) Ward Five Neighborhood Park Bid Posting (Ward Five)

Director of Planning and Parks Vujnich provided a thorough overview/history of the Ward Five Park proposal. He noted the planning process for a Ward Five Park began in 2008 and has continued to this point in time, with the most difficult aspect of the Ward Five Park Proposal being the location. Director of Planning and Parks Vujnich advised the most recent focus has been on the actual design/plan of the Ward Five Park. He noted the current “plans” have seen a number of revisions which are provided in the packet for this evening’s meeting. He further noted there are a few items that still need to be addressed, which include:

1. The development of a storm water management plan, if needed;
2. The extension of other utilities to the site; and
3. The use of shade structures at strategic locations within the three (3) nodes that are part of the park facility.

Director of Planning and Parks Vujnich also advised the Committee that recent Open House Events garnered many positive comments about the Ward Five Park and a few *concerns* about impacts on nearby residential properties. Several of these concerns involved noise, trespass, and security. He advised the next step in the process is to incorporate applicable comments from the Open House Events and complete the plan for a bidding process in the next few weeks.

Discussion among Committee Members included the following: the opinion the Ward Five Park design is much too big; the opinion the planned Ward Five Park has too much equipment; the suggestion to redesign the park to a much smaller size; the opinion the equipment planned for the park would be over-stimulating for the kids; the opinion there are not enough kids in the area for a park this big; the opinion there are too many bushes, shrubs, and trees included in the park design; the suggestion to remove *a lot* of items in the park plan before going to a bidding process; the opinion much of the

equipment planned for the park is redundant; the suggestion to build more playgrounds in Community Park instead of putting all the money into a Ward Five Park; the opinion the Ward Five Park is going to create a huge parking problem; the opinion many children will visit the proposed Ward Five Park and there isn't too much equipment; the opinion the three (3) circles (nodes) will separate the children perfectly in the park; the opinion the expected activity on the park will decrease vandalism opportunities; a request to get separate bids on different sized parks at the same location; the suggestion to get one bid with numerous *add alternates*; the request to get a bid on the entire park with all the equipment, making sure all the equipment is broken down into cost; the opinion the proposed Ward Five Park is like building three (3) Anniversary Parks; the question of how park equipment is purchased (custom, pre-manufactured, catalog, etc.); and the opinion the proposed Ward Five Park is just too big to be considered a neighborhood/walkable park.

A motion was made by Council Member Taylor, seconded by Council Member Stine, to authorize the Department to begin a bidding process to obtain construction costs of a Ward Five Park with nodes (pods) A and B as the base project and node (pod) C as an *Add Alternate*. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

3.) Repairs to Historic Wall at Old Pond School (Ward One)

Director of Planning and Parks Vujnich provided an overview/history of the Old Pond School Property. His comments ended with the information the historic wall that defines the front of the property (and is 105 years old) is starting to show signs of decomposition and stones dislodging. Director of Planning and Parks Vujnich advised the Committee that a company, Martin C. Heck Brick Contracting Company, has been identified as having the expertise and capability to restore the wall to its original condition. The cost associated with this restoration is \$31,856.00. He noted partial funding is available for such a project (\$15,000.00) with other capital money available (Kohn Park Repairs - \$40,000.00) that could be shifted with the support of City Council to complete this project.

A motion was made by Council Member Stine, seconded by Council Member Stephens, recommending the engagement of Martin C. Heck Brick Contracting Company to repair the historic wall at the Old Pond School. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

4. Town Center Park Development – Initial Steps (Ward Eight)

Director of Planning and Parks Vujnich provided a thorough overview of the six (6) acre property site recently acquired by the City immediately to the west of Wildwood City Hall. He noted this property has been suggested to accomplish a number of services (Town Center Park, Village Green, Splash Pad, etc.), however he suggested the need to study the six (6) acres to determine best use for the green space. Director of Planning

and Parks Vujnich advised, given this property has significant importance to the overall community, the Department suggests a Request for Proposals (RFP) be sent to local and national firms the City has worked with in the past, or is known for the capabilities in the development of these type of green spaces. He advised, if supported by the Committee, the Department would prepare a Request for Proposals (RFP) for its review at the next meeting in February.

Discussion among Committee Members included the following: what are the immediate plans for Main Street concerning the six (6) acres recently purchased; what will be the theme of a Village Green; the opinion that six (6) acres sounds like a lot of property until you start filling it up with suggested uses; the opinion the six (6) acres is not a good location for a recreational facility; and the question of how this six (6) acres, and the way the City intends to use it, is going to affect those that still live around it.

A motion was made by Council Member Shea, seconded by Council Member Stephens, to authorize the Department to prepare a Request for Proposal (RFP), for the development/design of the six (6) acre green space recently purchased by the City, and bring this Request for Proposal (RFP) back to the Committee for its review at the February 2019 meeting. A voice vote was taken to approve this motion with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

5.) Pedestrian Bridge Crossing at the Manors at the Meadows of Cherry Hills and the Enclaves of Cherry Hills Subdivision Review (Ward Eight)

Director of Planning and Parks Vujnich explained the required trail connections with the development of two newer subdivisions (Manors at the Enclaves of Cherry Hills and Manors at the Meadows of Cherry Hills) with the existing subdivision of the Meadows of Cherry Hills. The most recent trail connections were requested of the developers and constructed by them. There was a bridge crossing involved, and the money for this bridge was deposited by the developer with the City. Director of Planning and Parks Vujnich advised the Department is ready to complete the trail connections and is in the process of having the plans reviewed and obtaining public comments. He is requesting the Committee to review the plans given at this meeting and provide any comments and/or suggestions so they may be included in the final plan update. Director of Planning and Parks Vujnich is also requesting authorization to begin a bidding process to obtain a more accurate cost for the pedestrian bridge crossing.

A motion was made by Council Member Stephens, seconded by Council Member Taylor, to authorize the Department to organize/begin a bid process to obtain costs for the pedestrian bridge and installation in the area of the Manors at the Meadows of Cherry Hills and the Enclaves of Cherry Hills. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

6.) Wildwood Community Garden Relocation Options (Wards All)

Director of Planning and Parks Vujnich provided an extensive and thorough overview/history of the Wildwood Community Garden since its establishment in 2011. He explained the Department was always aware of the eventual need to move the Community Garden, but at the time of its first establishment there were no plans for development on the property originally chosen. However, he explained to the Committee the time for moving the garden has come and there is now a need to find a new location.

Director of Planning and Parks Vujnich advised the Committee two (2) locations/options seem to stand out as viable locations for a new community garden – property owned by the City of Wildwood, directly behind the City Hall building to the south, and property owned by the Wildwood YMCA, just west of its building, next to the community garden currently being managed by the YMCA. Director of Planning and Parks Vujnich pointed out that each location has advantages and disadvantages and pointed those out for the Committee. He noted for the Committee that both locations are going to require extensive preparation and will be costly, but the Department anticipated this situation, and did budget for the cost, as part of its budgeting process for 2019. Director of Planning and Parks Vujnich noted for the Committee the Department developed plans for both locations for its consideration. He advised the Department is seeking input of the Committee on the location for a new community garden, or if the City should even plan on a garden for the future. The Committee was advised the Department does endorse a community garden program.

Discussion among Committee Members included the following: the City Hall property seems to offer the greatest potential for expansion; the fact the Wildwood YMCA investigated expanding its community garden onto Wildwood Community College property, but was not successful; whether community garden participants would be required to be YMCA members if the garden was relocated to the YMCA property; if the YMCA would be interested in partnering with the City of Wildwood if the garden was relocated to City Hall property; if parking would become a problem at either location; if there was any interest in having a community garden at both locations sponsored by the City and YMCA; and the fact, and reminder, that timing is the key with this relocation project since the City currently does not have a garden and the YMCA does.

A motion was made by Council Member Stephens, seconded by Council Member Shea, recommending the relocation of the Wildwood Community Garden behind Wildwood City Hall, on City owned property. 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, Kathy Arnett, with questions.

8.) Updated on Parks and Recreation Action Plan (Wards-All)

The Committee was asked to review the attached memorandum and contact Superintendent of Parks and Recreation, Gary Crews, with questions.

c.) Executive Session Matters – Two (2) Items for Consideration

1.) Executive Session Pursuant to RSMO 610.021(2) Lease, Purchase, or Sale of Real Estate – Part II:

Both issues scheduled to be discussed in this section will be postponed to a future meeting.

V. Not Ready for Action – Planning and Parks Matters – Nine (9) Items

Nothing ready for discussion

VI. Other Matters

Other matters of discussion were postponed to the February meeting

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 Stephens, seconded by Council Member Taylor, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair McCutchen at 8:48 p.m.**