

City of Wildwood
Council Planning/Parks Committee
"Planning Tomorrow Today"
Minutes from the
January 24, 2023 Meeting

The Council Planning/Parks Committee meeting was called to order by Chair Bartoni, at 6:30 p.m., on January 24, 2023, in the City Council Chambers, 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 Clark
Council Member McCutchen
Council Member Rambaud
Council Member Flaschar
Council Member Gillani
Council Member Bartoni

ABSENT – (2)

Council Member Farmer
Council Member Ottenberg

Other City Officials present:

Melanie Rippetoe, Assistant Director of Planning and Parks
Joe Vujnich, Director of Planning and Parks

II. Approval of Minutes from the Committee's Meeting of November 15, 2022

A motion was made by Council Member Flaschar, seconded by Council Member Clark, to approve the meeting minutes of November 15, 2022, A voice vote was taken to regarding the motion. The motion was declared approved by Chair Bartoni by a vote of 6-0.

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

No members of the public wished to address the Committee at tonight's meeting.

IV. Action Items

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

1.) Hawks Trail Drive – Plat 6 - Roadway Escrow for Lot 5 (Ward Six)

Director Vujnich provided an overview of the history associated with this subdivision, specifically Plat 6 of it, which was approved by St. Louis County just prior to the City's incorporation, without sufficient mechanisms in place to ensure the private roadway was constructed to a certain minimum standard. He provided information regarding the City's past approaches to attempt to address the substandard roadway that resulted from this set of circumstances, which, most recently, was the collection of an escrow, prior to authorizing permits for new homes that are accessed by the subject roadway. Director Vujnich stated the City Council received a request for a refund of the escrow from the single resident who has provided such as part of this requirement. He stated this request was then referred to the Planning and Parks Committee for consideration, which is the subject of tonight's discussion. Director Vujnich summarized the three (3) options proposed to be considered in the Department's Memorandum.

Discussion was held among Committee Members on the various approaches the City has taken to attempt to address the substandard roadway; the extent to which the Homeowners Association has participated in improving the roadway at this location; the notion the escrow collected to date is not sufficient to address the needed improvements; the consideration of giving some relief to the City's Rural Roadway Standards, in order to reduce the cost of the needed improvements; concerns relative to the requirements of the Metro West Fire Protection District; and the consideration of addressing the substandard roadway as a nuisance and/or property maintenance issue via the Department's code enforcement efforts.

A motion by Council Member Gillani, seconded by Council Member Rambaud, to refund the escrow being held by the City to the property owner and no longer collect any of them in the future, while also addressing the matter as a property maintenance or nuisance issue via an enforcement action. A voice vote was taken to regarding the motion. The motion was declared approved by Chair Bartoni by a vote of 4-2 (Voting Nay: Clark and McCutchen).

2.) Center Avenue Plan Process (Ward Eight)

Director Vujnich provided an update regarding Center Avenue and it now being under the City's ownership and maintenance. He stated improvements to the roadway by the City are planned to proceed. Director Vujnich stated the next step in this process is engaging an engineer to complete the necessary plan sheets for the project to proceed and the Department is seeking authorization from the Committee to seek a proposal from Doering Engineering for this purpose, given its past experience and work relative to this roadway.

Discussion was held among Committee Members regarding the participation of Whalen Custom Homes in the funding of the roadway improvements, as well as the connection to sanitary sewer for certain homes along Center Avenue.

A motion by Council Member Clark, seconded by Council Member Gillani, to authorize the Department to proceed with seeking a proposal from Doering Engineering to complete the revised engineered plans for Center Avenue. A voice vote was taken to regarding the motion. The motion was declared approved by Chair Bartoni by a vote of 6-0.

3.) Recent Development Trends within City of Wildwood (Wards - All)

Discussion was held among Committee Members regarding a requested site visit to the Murugan Temple property and an update on the construction progress for the Durga Temple.

b.) Parks Matters – Eight (8) Items Ready for Consideration

1.) Anniversary Park Improvements (Ward Four)

Director Vujnich provided an update on the proposed improvements to Anniversary Park, specifically the re-roofing of the pavilion and the replacement of light standards. He stated the Department is seeking authorization from the Committee to proceed with these improvements, while acknowledging additional research is needed relative to the replacement of the light standards.

Discussion was held among Committee Members regarding the consideration of installing a water fountain that could operate in all seasons and the request to seek the cost for upgrading the shingles to an architectural type, with a longer life.

A motion by Committee Member McCutchen, seconded by Committee Member Clark, to proceed with the re-roofing of the pavilion and complete the research for the replacement of the light standards, to be presented to the City Council for further consideration and action at a future meeting of it. A voice vote was taken to regarding the motion. The motion was declared approved by Chair Bartoni by a vote of 6-0.

2.) Bid Process for Hardcourt Area in Community Park (Ward One)

Assistant Director Rippetoe provided an overview of the Committee and City Council's previous discussions and support of this project. She stated the final plans for bidding purposes are now complete. An outline of the Department's planned schedule for this process was provided, which would conclude with bid openings and a recommendation to the Committee regarding the selection of a firm at its February 2023 meeting.

Discussion was held among Committee Members regarding this project, as it relates to the City Council Strategic Plan and the Five (5) Year Capital Improvement Program. No vote was taken regarding this update item.

3.) Pedestrian Bridge Project at Manors of the Meadows of Cherry Hills (Ward Eight)

Director Vujnich provided an overview of the various steps that had been completed regarding this project, specifically the efforts to save a 'Grand Tree' and the resolution of the gore strip. He noted these steps were necessary, however, such did delay the project. Director Vujnich noted these delays have now resulted in additional costs incurred for the restarting the project (i.e., re-staking the site), increase in material costs, and permit extension fees. He stated the Department is advising the Committee and seeking its support for these increased cost items for this project

No discussion was held among Committee Members regarding this matter.

A motion by Council Member Gillani, seconded by Council Member McCutchen, to support the requested change order for this project, as described in the Department's Memorandum. A voice vote was taken to regarding the motion. The motion was declared approved by Chair Bartoni by a vote of 6-0.

4.) Community Park Project – Safety Enhancements (Ward One)

Director Vujnich provided an overview of the Committee's previous discussion regarding the safety enhancements under consideration for the tree pit areas within Community Park. He stated previous solutions offered were not supported by the Committee and the park designer has provided an alternative solution, which includes additional soil and mulch in certain areas, while also proposing the construction of decking at the largest of the tree well areas. Director Vujnich stated the Department is seeking input and direction from the Committee regarding these safety enhancements.

Discussion was held among Committee Members regarding the limited number of safety concerns expressed by residents regarding these areas; the impact of certain improvements on the overall character of the park; the notion that the proposed decking is not necessary; and concerns regarding the stormwater inlet structures and how those items would be addressed.

A motion by Council Member Rambaud to proceed with the additional soil and mulching in the pits, but not with the decking. This motion did not receive a second.

A motion by Council Member Flaschar, seconded by Council Member Gillani, to postpone the matter, in order to allow the Department to conduct additional research, given the direction of the Committee at tonight's meeting. A voice vote was taken to regarding the motion. The motion was declared approved by Chair Bartoni by a vote of 6-0.

5.) Sound and Lighting Contract for 2023 Recreation Event Schedule (Wards – All)

Assistant Director Rippetoe provided a summary of the City's past use of a consultant for lighting and sound at its various concert offerings. She stated the Department is recommending the Committee endorse entering into a contract with Paul Finch Audio for these services in 2023, given his past successes and the company's performance of these services in the past several years. Assistant Director Rippetoe stated the contract amount has a slight increase from 2022; however, additional setup for the sign language interpreters is included in the 2023 proposal.

Discussion was held among Committee Members regarding the plan to provide one (1) or two (2) of the City's concert offerings without the use of flashing lights.

A motion by Council Member Gillani, seconded by Council Member Clark, to support the Department's recommendation, as presented. A voice vote was taken to approve the motion, with affirmative result. The motion was declared approved by Chair Bartoni by a vote of 6-0.

6.) Centaur Time Trial – Event Changes (Ward One)

Director Vujnich stated this event has been very successful and was previously partially funded by the City. He noted, given budget constraints, the event was removed from the list of City-supported events for 2023. Director Vujnich stated the organizer of the event has contacted the City and would like to proceed with the event, without seeking funding from Wildwood. He stated the Department is seeking the Committee's input and direction regarding this matter at tonight's meeting.

Discussion was held among Committee Members regarding the overall success of this popular cycling event.

A motion by Council Member Flaschar, seconded by Council Member Rambaud, to support the event proceeding forward, with limited participation and funding by the City, as outlined in the Department's Memorandum. A voice vote was taken to regarding the motion. The motion was declared approved by Chair Bartoni by a vote of 6-0.

7.) Update on In-Person and Virtual Recreation Programs (Wards - All)

The Committee was asked to review the attached Memorandum concerning *Updates on the In-Person and Virtual Recreation Programs* and present any questions the Members might have upon this information.

Director Vujnich advised this item was only an update and no action was needed.

8.) Update on Facility Reservations, Event Registrations, and Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities (Wards – All)

The Committee was asked to review the attached Memorandum concerning *Updates on Facility Reservations, Event Registrations, and Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities* and present any questions Members might have upon this information.

c.) Executive Session Pursuant to RSMO 610.021 (2) – No Items for Consideration

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

No discussion.

V. Other Matters – No Items for Consideration

Discussion was held among Committee Members regarding the sign language interpreters at the City's Holiday Tree Lighting Event and an update on the Birch Forest turnaround.

VII. Closing Remarks and Adjournment:

A motion by Council Member Gillani, seconded by Council Member Clark, to adjourn. A voice vote was taken regarding the motion, with unanimous, affirmative result, and it was declared approved by Chair Bartoni at 8:07 p.m.