

**City of Wildwood**  
**Council Planning/Parks Committee**  
**“Planning Tomorrow Today”**  
*Minutes from the*  
**January 25, 2022, Meeting**

The Council Planning/Parks Committee meeting was called to order by Chair Bartoni, at 6:30 p.m., on January 25, 2022, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri, **in virtual format (Zoom Webinar).**

**I. Welcome and Roll Call:**

The roll call was taken, with the following results:

PRESENT – (7)

Council Member Clark  
Council Member Nyhan  
Council Member Farmer  
Council Member McCutchen  
Council Member Rambaud  
Council Member Flaschar  
Chair Bartoni

ABSENT – (1)

Council Member Gillani

Other City Officials present:

Steve Cross, City Administrator  
Joe Vujnich, Director of Planning and Parks  
Melanie Rippetoe, Assistant Director of Planning and Parks  
Gary Crews, Superintendent of Parks and Recreation

**II. Approval of Minutes from the Committee’s Meeting of November 16, 2021:**

**A motion was made by Council Member Nyhan, seconded by Council Member Clark, to approve the meeting minutes of November 16, 2021. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.**

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

**None**

## IV. Action Items

### a.) Planning Matters – Four (4) Items Ready for Consideration

#### 1.) Consideration of Revised Sound Analysis of State Route 100 and State Route 109 Corridors (Wards One, Four, Five, and Eight)

Director of Planning and Parks Vujnich updated the Committee on the Sound Analysis Findings for the Corridors of State Routes 109 and 100. He noted the author of the Sound Analysis Report was unable to attend the evening's meeting due to personnel reasons, but that all questions/concerns that might arise would be forwarded for his consideration/attention. The Committee was advised all questions presented/noted at the November 16, 2021 meeting were presented to the consultant for consideration and a fourth draft of the sound analysis was prepared for review. In addition, answers/explanations to specific questions raised at the November 2021 were provided by the consultant. Director of Planning and Parks Vujnich advised that only one (1) area exceeds the most restrictive standard for consideration of road noise onto abutting residential areas, while several others *are close* to exceeding that standard.

Discussion among Committee Members included the following: the fact the roundabout at Pond Grover Parkway and State Route 109 is not included in the current analysis; the desire to have the ramp areas re-evaluated; the general agreement the report, in its current form, does provide much valuable information; the opinion that *extracted data* is not the best way to prepare a report, but the current report appears to be a good *model*; the opinion the current report was done very well; the suggestion the report should also contain information on the roundabout by the Cambury development; the question of cost concerning having additions to the to the sound analysis made; the question of whether infrastructure funds could be used to assist with identified sound issues; and the opinion the results of the sound analysis can be used to open dialog/discussion with MODOT.

**A motion was made by Council Member McCutchen, seconded by Council Member Farmer, to include *noise assessments* of the roundabout area at State Route 109 and Pond Grover Parkway and the entrance ramp to eastbound State Route 100, from State Route 109, in the final sound analysis report from Acoustic Associates, Ltd. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.**

#### 2. Overview of Major Options for Fencing and Associated Permitting Requirements of City of Wildwood (Wards – All)

Director of Planning and Parks Vujnich reminded the Committee of past meeting discussions relative to the fencing requirements in the City of Wildwood and the potential of updates. The Assistant Director of Planning and Parks, Melanie Rippetoe, then described to the Committee the fencing requirements utilized by the City of Town and Country, as compared to existing requirements in Wildwood. She ultimately

explained there is a wide range of fencing requirements from general to specific and the City needs to determine the extent it wishes to regulate such installations.

Discussion among Committee Members included the following: the opinion the City needs to use caution with *improving* current fencing regulations; fencing regulations could include requirements, such as cleaning materials for fencing; the suggestion the City should research chemicals in wood or plastic fencing; whether existing fencing will be grandfathered; will City requirements interfere/conflict with subdivision indentures; the opinion the City should not spend an inordinate amount of time regulating fencing; the opinion the City should only have *general* guidelines regulating fencing; the opinion the City has no right, nor should it interfere, with subdivision indentures; the opinion the City should have some sort of regulation in place to address *shabby* fencing; the opinion the City should consider the issue of deer fencing, before making changes; the opinion the current fencing regulations should include/cover *safety precautions* before installations; the opinion that front yard fencing needs to be discussed; the opinion this entire discussion is based on one complaint received by the City; and the opinion that stringent fencing regulation is not warranted in the City of Wildwood.

**A motion was made by Council Member Farmer, seconded by Council Member Rambaud, to consider limited fencing regulation updates, with stressed importance on safety precautions and some degree of attention to front yard fencing. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.**

### **3. Consideration of Commercial Vehicle Definition and Test Periods for Such (Wards – All)**

Director of Planning and Parks Vujnich updated the Committee on the history of the commercial vehicle discussion, as it relates to residential areas. He noted that, at the end of 2020, a revised definition of a commercial vehicle was offered that provided greater latitude for these types of vehicles in residential settings. The major change/allowance involves the weight of the vehicle. Director of Planning and Parks Vujnich presented the possibility of *testing* this change, allowing possible commercial vehicles to park in subdivision settings, before the official change was made.

Discussion among Committee Members included the following: the opinion that parts of the definition may be too restrictive, specifically the Gross Combined Weight Rating (GCWR); the opinion a *test period* could afford information needed, before offering an official amendment to the existing commercial vehicle definition; and the question of how long the appropriate test period should be.

**A motion was made by Council Member Farmer, seconded by Council Member Nyhan, to authorize a test period of the suggested definition change for commercial vehicles for a time not to exceed ten (10) months. A voice vote was taken to approve the motion, with affirmative result. Council Member Clark opposed the motion. The motion was declared approved by Chair Bartoni.**

#### **4. Overview of Recent Development Trends within the City of Wildwood (Wards – All).**

There was no comments or discussion in this section. A question was asked if the installation of home generators is becoming a trend.

##### **b.) Parks Matters – Five (5) Items Ready for Consideration**

##### **1.) Presentation of Consultants Proposal for Development of Design/Engineering Plan for the Village Green (Ward – Eight)**

Assistant Director of Planning and Parks Rippetoe provided an overview of discussions between the City and *Human Nature, Inc.* to determine the best way to utilize funding currently budgeted for the first phase of Village Green implementation, as well as alternatives to reduce anticipated costs. She advised a proposal was received from the consultant for a Design Development Phase and Construction Document Phase, inclusive of an optional Phase 2 survey of the roadway extension that will be needed. Assistant Director of Planning and Parks Rippetoe noted the costs associated with this scope of work is within the \$200,000.00 allotted in the approved 2022 budget for the Village Green and the documents are estimated to be completed in approximately six (6) months.

The only discussion/question presented was whether another public hearing would be scheduled, or necessary, to proceed.

**A motion was made by Council Member Flaschar, seconded by Council Member Rambaud, supporting the proposal submitted by *Human Nature, Inc.* and authorizing the Department to proceed with submitting the proposal the City Council for its review and consideration. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.**

##### **2.) Discussion of 2022 Recreation Event Schedule (Wards – All)**

Director of Planning and Parks Vujnich provided an overview of the *major events* currently scheduled. Superintendent of Parks and Recreation Crews explained the events being offered and adjustments that are being made, if needed, due to the ongoing pandemic situation.

The question was asked if *the plans* for each event were final, or if they could be restored to *normal fashion*, if deemed appropriate.

**A motion was made by Council Member Farmer, seconded by Council Member Flaschar, to move forward with the event planning, as proposed by the Department. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.**

### **3.) Update and Discussion of Hardcourt Area in Community Park (Ward – One).**

Director of Planning and Parks Vujnich explained the planning, to this point, concerning requested pickleball courts, the location selected for their potential installation, and noted a couple of changes from the original direction of the Committee. A preliminary drawing/design was submitted for the Committee to review, and an explanation was offered for changing the orientation of the courts from an east/west layout to a north/south layout. Director of Planning and Parks Vujnich explained the layout of the courts and how multiple gaming options were designed in each one. It was noted with a favorable review by the Committee, more substantial/inclusive plans would be sought.

Discussion among Committee Members included the following: the fact the cost of this project is becoming substantial; the opinion that additional funding may be required to accomplish the hardcourt project; the suggestion to consider adding a volleyball court to the design of the hardcourt project; the question of how access to the hardcourt area will be accomplished; the question of whether the Department would consider/support a court reservation program; and the suggestion to contact other municipalities to see how they handle the reservation of their pickleball courts.

**A motion was made by Council Member Flaschar, seconded by Council Member McCutchen, to authorize the Department to move forward with design and engineering plans for a hardcourt area within Wildwood Community Park. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.**

### **4. Presentation of Proposal for Fence Replacements along the Wildwood Greenway Corridor (Ward – Eight).**

Superintendent of Parks and Recreation Crews explained the theft of twenty-one (21) sections of decorative fence along a portion of the Wildwood Greenway Trail System, in the area of the eastern bicycle/pedestrian bridge over State Route 100. He noted/explained the three (3) bids obtained for the fence replacement and requested comment/suggestions/recommendations from the Committee for replacement of the missing fence sections.

Discussion among Committee Members included: if the Department/Police and ideas how such a theft could have occurred; questions as to whether the police had any leads concerning who did the theft; lengthy discussion on the various estimate costs; the fact it appears difficult to exactly match the existing fence; and the fact that Outdoor Living, Inc. seemed to be able to match the existing fence in the closest fashion.

**A motion was made by Council Member Farmer, seconded by Council Member Rambaud, recommending the fence sections to be replaced by Outdoor Living, Inc. and forward the recommendation to City Council for its review and recommendation. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.**

## **5. Update on the 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 to Superintendent of Parks and Recreation Crews.

## **6. 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 to Superintendent of Parks and Recreation Crews.

### **c.) Executive Session Pursuant to RSMO 610.021 (2) – One (1) Item for Consideration.**

**A motion was made by Council Member Farmer, seconded by Council Member Clark, to enter into Executive Session with regard to the lease, sale, or purchase of real estate (RSMO 610.021 (2)).**

A roll call vote was taken, with the following results:

**Ayes:** Council Members Clark, Nyhan, Farmer, McCutchen, Rambaud, Flaschar, and Chair Bartoni.

**Nays:** None

**Absent:** Council Member Gillani.

The motion was declared approved by Chair Bartoni. **Time 8:03 p.m.**

**A motion was made by Council Member Rambaud, seconded by Council Member Flaschar, to adjourn the Executive Session with regard to the lease, sale, or purchase of real estate (RSMO 610.021 (2)).**

A roll call vote was taken, with the following results:

**Ayes:** Council Members Clark, Nyhan, Farmer, McCutchen, Rambaud, Flaschar, and Chair Bartoni

**Nays:** None

**Absent:** Council Member Gillani

The motion was declared approved by Chair Bartoni.

**Time: 8:12 p.m.**

## **V. Not Ready for Action – Parks and Planning Matters – Seven (7) Items**

No discussion.

## **VI. Other Matters**

None

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

Director of Planning and Parks Vujnich and Chair Bartoni summarized the evening's meeting, and **a motion was made by Council Member Rambaud, seconded by Council Member Farmer, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair Bartoni at 8:14 p.m.**