

**City of Wildwood**  
**Council Planning/Parks Committee**  
**“Planning Tomorrow Today”**  
*Minutes from the*  
**February 15, 2022, Meeting**

The Council Planning/Parks Committee meeting was called to order by Chair Bartoni, at 6:32 p.m., on February 15, 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 McCutchen  
Council Member Rambaud  
Council Member Flaschar  
Council Member Gillani  
Chair Bartoni

ABSENT – (1)

**\*\*Council Member Farmer**

**\*\* Special Note: Council Member Farmer was accidentally blocked from attending the evening’s meeting and the error could not be corrected. Council Member Farmer did watch the meeting as an Attendee.**

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 January 25, 2022:**

**A motion was made by Council Member Clark, seconded by Council Member Flaschar, to approve the meeting minutes of January 25, 2022. 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).**

**Libby Wilson** spoke briefly about a strong interest in creating a horse park on the property designated Pöertner Park, 4164 Hencken Road. She noted the area would be a

very good choice for horses and hikers, but advised no other community had dedicated trails, or a park, specifically for the equestrian population/horse owners. The Committee was reminded that Pöertner Park was centrally located for most horse owners that live in the City, given it is not on a busy road, thus making it relatively safe for horse trailers, the topography of the land would be conducive to trails and would not require major development difficulties, and be a great addition to the City.

**Stacey Rolfe** agreed with the presentation of Libby Wilson and reminded the Committee that *Wildwood is horse country*, and it would be nice if the City would standby and support that phrase.

**Lulu Bogolin** also supported the information shared by Libby Wilson and, as the Executive Director of the Equine Assist Therapy facility, feels the creation of a specific *horse park* would be a fantastic addition to the City of Wildwood. In her opinion, such a facility would boost economic development and property values in the City.

#### **IV. Action Items**

##### **a.) Planning Matters – Three (3) 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 opened the discussion with a brief reminder of the current status of the requested *sound analysis* of the State Route 100 and 109 corridors. He noted that, before proceeding with the review of the fourth draft of the analysis, Dr. Tom Thunder was available for the Committee for explanation and questions.

Dr. Thunder explained clarifications that were requested at previous meetings, then proceeded to present the 4<sup>th</sup> draft of the sound analysis. A main focus concentrated on the comparison of the noise level values collected by the study to the standards and qualifications of the Missouri Department of Transportation. Of important note was the fact that only one (1) location in the analysis exceeded the most restrictive standard for consideration of road noise onto abutting residential areas.

Discussion among Committee Members included the following: what the additional cost might be to extend the analysis beyond the original boundaries; the opinion even though *numbers* are below established standards, people are still annoyed; the question of whether the *root cause* of the noise complaints in these areas included in the analysis have been identified; the interesting determination noise due to traffic volume has been much lower due to COVID issues; the opinion that complaints now being received because of traffic volume are more noticeable because traffic levels are going back to *normal*, which residents are no longer accustomed to hearing; the fact that truck noise is definitely louder than cars; the suggestion that one (1) truck *could* cause the noise level of fifteen (15) cars; the fact that noise levels are directly linked to the speed of vehicles; the question of what could be done to mitigated the highway noise experienced by the

Evergreen Subdivision; short discussion on the *Green Effect* (if you cannot see the cause of sound it *tends* not to be as annoying); the opinion that a three (3) foot berm topped with an eight (8) foot fence seems to be pretty effective in mitigating noise levels; and the explanation to expect a delay in updating the 4<sup>th</sup> draft of the sound analysis.

The Department will address questions and wait for an updated sound analysis and bring back to the Committee at a future meeting.

## **2. Consideration of “Urban Night Sky Place” Designation for Community Park (Ward – One)**

Assistant Director of Planning and Parks Rippetoe provided a summary and overview of past discussions relative to the application process to receive an “Urban Night Sky” designation for Wildwood Community Park. The International Dark-Sky Association (IDA) contacted the City believing that Community Park might qualify for such a designation, which only five (5) other parks in the United States have attained. Assistant Director of Planning and Parks Rippetoe noted the application process would be the most time-consuming part of the process and the initial cost would be \$250.00. Thereafter, the time and cost for maintaining the designation would be based wholly on the associated programs and educational materials suggested by the International Dark-Sky Association (IDA). She explained that upon becoming an International Dark Sky Community, the responsibility of demonstrating exceptional dedication to the preservation of the night sky through the implementation and enforcement of quality lighting policies, dark sky education, and citizen support of the ideal of dark skies is shared between the City, residents, and businesses. The City would be obligated to put into place a *Modern Lighting Ordinance* (MLO) that goes beyond the current restrictions.

Discussion among Committee Members included: the fact the application process could include more than one Wildwood park; the probability the City would have to undergo an inventory of all City-owned lighting and, if not in compliance with the restrictions for a Urban Night Sky designation, provide a 5-year plan to bring them into compliance; the opinion the City of Wildwood is already 90% in compliance, but the last 10% will have significant hurdles; the suggestion the entire process might take up to ten (10) years to complete; questions about the current discussion of pickleball courts in Community Park and if there is lighting plans to might interfere with obtaining the Urban Night Sky designation; the opinion Bluff View Park might be a better candidate for the Urban Night Sky designation; the question of whether Urban Night Sky events could be held without the official designation; a question of the actual benefit this designation would have for the City beyond simple recognition; whether the City actually *needs* the official designation to get organizational support; and the suggestion to research how much time staff would actually have to allocate to this project.

**A motion was made by Council Member Rambaud, seconded by Council Member Clark, authorizing the Department to move forward with the application for the Urban Night Sky designation for Wildwood Community Park and Bluff View Park. A voice vote was taken to approve the motion with affirmative result (Council**

**Members McCutchen, Flaschar, and Gillani voted against the motion). The motion was declared approved by Chair Bartoni.**

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

There was no comments or discussion in this section.

#### **b.) Parks Matters – Seven (7) Items Ready for Consideration**

##### **1.) Presentation of Farmers Market Manager’s Recommendation and Contract (Ward – Eight)**

Assistant Director of Planning and Parks Rippetoe provided an overview of the Farmers Market’s history since 2009. She noted in 2018, the City engaged Natalie McAvoy as the Market Manager and she has performed/managed the Market very successfully. Assistant Director of Planning and Parks Rippetoe advised the Department is proposing the retention of the current Market Manager (Natalie McAvoy) and seeking the Committee’s endorsement of the proposed annual agreement.

**A motion was made by Council Member Nyhan, seconded by Council Member Flaschar, to endorse the proposed Farmers Market Manager Agreement and accept the retention of the current Farmers Market Manager (Natalie McAvoy). A voice vote was taken to approve the motion, with unanimous, affirmative, result. The motion was declared approved by Chair Bartoni.**

##### **2.) Discussion of Partnership with the Wildwood Family YMCA on Hardcourt Facilities (Wards – All)**

City Administrator Steve Cross provided an overview of discussions regarding partnering with the Wildwood Family YMCA in the development of hardcourt facilities on its property at State Route 109 and New College Avenue. He noted this discussion began at the same time the City was considering the development of hardcourt facilities in the Wildwood Community Park. City Administrator Cross advised this proposition/partnership raises many questions of potential problems and inconveniences.

Discussion among Committee Members included the following: the question of whether, once the hardcourts were built, would they be open for the entire community or would you have to be a member of the YMCA; the question of restroom facilities and whether the hardcourt facility users would be allowed inside the YMCA facility to use the restrooms; the probability the areas where the hardcourt facilities are being considered would require the removal of numerous trees; the fact the YMCA is looking for the City to assist in funding the construction costs; and the opinion the City would want to own and control its facilities.

**A motion was made by Council member Flaschar, seconded by Council Member Gillani, to extend appreciation to the Wildwood Family YMCA for the partnership offer, but advise YMCA staff the city is not in a position to move forward with such an action. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.**

### **3.) Review of Preliminary Design and Engineered Plan for the Hardcourt Area in Community Park (Ward – One).**

Director of Planning and Parks Vujnich summarized discussion of hardcourt, development in Community Park to this point in time. He noted that, at this evening's meeting, the Department is presenting a plan for all supporting infrastructure and improvements of a hardcourt facility for the Committee's review and consideration. This plan included four (4) pickleball courts, plus a combined court area for basketball and tennis, and parking spaces. Director of Planning and Parks Vujnich advised that if the Committee approved the design, the Department would then be able to proceed with the development of engineering plans for bidding and construction purposes.

Discussion among Committee Members included the following: the probability the overall cost will be much higher than expected; the possibility the City may not have budgeted enough to complete the project; multiple questions about lighting the proposed courts; questions about not installing lighting initially, but placing conduit, so lighting could be easily added at a later date; the question of whether the tennis ball net could be easily removed to play basketball; the opinion the tennis ball net support poles could prove problematic; the question of whether tennis courts could be installed on the proposed pickleball courts; the question of parking availability and whether accessible parking ramps for wheelchairs would be included; and the question of how much the proposed courts will encroach on the Great Meadow Area.

Since it appeared numerous questions still need answers, Director of Planning and Parks Vujnich advised the Committee the Department would gather more information and bring back at a future meeting.

### **4. Presentation of Letter Regarding Pöertner Park's Future Use (Ward – Six).**

**It should be noted this discussion took place earlier in the meeting so those in attendance for this topic didn't have to stay for the entire meeting.**

Director of Planning and Parks provided an overview of the Pöertner Park property and, of course, the subject matter was presented under the *Public Input Section*. He reminded the Committee, that while the City has many residents with equestrian interests, there really is not a facility/property available exclusively for public use. Director of Planning and Parks Vujnich advised the property donated to the City by Ms. Joanne Yost has been suggested by a group of equestrians for such a facility. While there is no plan in place at this time for a specific use of this property, any decision for its use would be made by the Planning and Parks Committee and the City Council. Director of Planning and Parks advised the Department does not believe any decision in this regard should

be made at tonight's meeting and noted that much more information needs to be developed, before further discussions are held.

Discussion among Committee Members included the following: the fact there is a template in place for developing specific trail use (Gateway Off Road Cyclists)

### **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 Gillani, 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, McCutchen, Rambaud, Flaschar, and Chair Bartoni.

**Nays:** None

**Absent:** Council Member Farmer.

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, McCutchen, Rambaud, Flaschar, and Chair Bartoni

**Nays:** None

**Absent:** Council Member Farmer

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.**