

**City of Wildwood**  
**Council Planning/Parks Committee**  
**“Planning Tomorrow Today”**  
*Minutes from the*  
**February 26, 2019 Meeting**

The Council Planning/Parks Committee meeting was called to order by Chair McCutchen, at 6:30 p.m., on February 26, 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 – (8)

Council Member McGowen  
Council Member Bartoni (Arrived Late)  
Council Member Shea  
Council Member Taylor  
Council Member Jordan  
Council Member Stine (Arrived Late)  
Council Member Stephens  
Chair McCutchen

ABSENT – (0)

Other City Officials present:

Tim Woerther, Council Member – Ward 7  
John Gragnani, Council Member – Ward 1  
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 January 15, 2019:**

**A motion was made by Council Member McGowen, seconded by Council Member Stephens, to approve the minutes of the January 15, 2019, 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).**

**Nancy Fischer:** discussed the modifications made to the *Zoning Ordinance and Noise Code for Constant Emitters of Noise*. She advised the Committee, while the modifications did not rectify the noise issue, she was accepting of the fact that Mr. Lisk would be subject to a CUP should he chose to do any modifications to his property. She

expressed her great displeasure with the possibility that Mr. Lisk might be allowed to circumvent the CUP and be allowed to build a home on the property, without correcting the noise issue that exists at this time.

**Charles Gulas/Gilbert Smith:** submitted a letter to the Planning and Parks Committee expressing their concerns the Lisk Family might be allowed to build on the “aquaculture property”, without eradicating the constant noise the fish farm generates. It is their feeling the modifications made to the *Zoning Ordinance and Noise Code* clearly states that no changes can be made to the property in question without the approval of a CUP from the City of Wildwood.

**Jean Vedvig:** expressed her concern about the hiring of an *outside facilitator* to oversee the Town Center Update Team (TCUT). In her opinion, the Director of Planning and Parks is the most knowledgeable person in the City on this topic and the City Council is overlooking this fact. She advised it makes little sense to hire someone who has little, to no, knowledge of the City, when a resource like the Director of Planning and Parks is readily available.

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

##### **a.) Executive Session Matters – Three (3) Items for Consideration**

##### **Executive Session Pursuant to RSMO 610.021 (2) Lease, Purchase, or Sale of Real Estate**

**A motion was made by Council Member McGowen, seconded by Council Member Bartoni, to move into Executive Session Pursuant to RSMO 610.021 (2) Lease, Purchase, or Sale of Real Estate. A roll call vote was taken to approve the motion, with the following results:**

**Ayes:** Council Members McGowen, Bartoni, Shea, Taylor, Jordan, Stine, Stephens, and Chair McCutchen.

**Nays:** None

**Absent:** None

The motion was declared approved by Chair McCutchen.

Time: 6:40 p.m.

**A motion was made by Council Member Bartoni, seconded by Council Member Taylor, to adjourn Executive Session Pursuant to RSMO 610.021 (2) Lease, Purchase, or Sale of Real Estate. A roll call vote was taken to approve the motion, with the following results:**

**Ayes:** Council Members McGowen, Bartoni, Shea, Taylor, Jordan, Stine, Stephens, and Chair McCutchen.

**Nays:** None

**Absent:** None

The motion was declared approved by Chair McCutchen.  
Time 7:00 p.m.

## **b.) Planning Matters**

### **1. Previous Changes to the Zoning Ordinance and Noise Code for Constant Emitters of Noise (Wards – All).**

Director of Planning and Parks Vujnich provided an overview of the memorandum prepared for the Committee concerning the City's *Zoning Ordinance and Noise Code for Constant Emitters*. He advised the Committee that it was important to understand why the ordinance underwent changes in May 2017. He noted that some members of City Council now feel a variety of questions exist about this past action, with the rationales being unclear to several individuals at this time, still needing to be addressed. Director of Planning and Parks Vujnich informed the Committee it has been requested to review the *Zoning Ordinance and Noise Code for Constant Emitters of Noise*, once again, while also reviewing the process by which it was modified.

Discussion among Committee Members included the following: the belief the ordinance change was crafted/justified in May 2017, targeting one individual property owner; the question of why the ordinance was modified, when two (2) separate noise studies determined *noise levels* were not exceeded; the opinion the noise issue in question with the aquaculture activity isn't the *level* of noise, but instead the issue of being a *constant emitter* of sound (24 hours per day, 7 days a week, 365 days per year); the opinion this noise issue involves a frequency level of sound that is incredibly annoying; the opinion that controlling frequency and decibel levels is a complicated undertaking; the opinion the current *Zoning Ordinance and Noise Code for Constant Emitters of Noise* appears to be quite unique; the opinion the current ordinance is a problem because it didn't solve/fix anything; the opinion there is a stand-off between anyone/everyone involved concerning this sound/noise issue because no one knows how to interpret the meaning of the modified ordinance; the fact the *Zoning Ordinance and Noise Code for Constant Emitters* modifications were proposed with different wording than originally presented, but was amended before final approval; the suggestion for the Department to once again explore the originally proposed Zoning Ordinance submittal; the question whether a *frequency analysis* is available and, if so, how would it help; the opinion the entire situation concerning the noise created by the aquaculture operation and remedies sought through a modified ordinance isn't helping any of the interested parties; and a recommendation to once again explore any/all sound barriers that might be available, investigate ambient sound levels, frequency sound levels, and decibel management ... making sure a sound engineer is involved.

Director of Planning and Parks Vujnich advised the Department will put together a *Work Plan* and bring it back to the Committee for its review.

## **c.) Parks Matters – Eight (8) Items for Consideration**

### **1.) U.S. Army corps of Engineers Review of Phase 3 of Community Park (Wards – All)**

Director of Planning and Parks Vujnich provided an overview and explanation of a construction delay regarding the Phase 3 of Wildwood Community Park. He explained the U.S. Army Corps of Engineers has presented a series of unexpected complications, likely due to a misinterpretation of past projects *thought* to be involved with the Phase 3 development of Community Park and with a bridge installation it noted the agency was not aware of from past discussions. Director of Planning and Parks Vujnich advised the Committee the Department would be meeting with the U.S. Army Corps of Engineers on February 27, 2019, with hopes of correcting the misinterpreted information and gaining more information on what will be required of the City for the Phase 3 development to continue without further delay. Further information will be brought back to the Committee for its review.

### **2.) Memorandum of Understanding (MOU) with the Department of Conservation for a New Rockwoods Reservation Natural Surface Trail Connection (Wards – All)**

Director of Planning and Parks Vujnich provided an overview for the Committee concerning the idea of developing a proposed trail and trailhead, which was formed as a result of a member of the *Action Plan Update Committee* giving a presentation to that entity. This proposed trailhead, and associated trail, then became part of the *Action Plan Update*. He noted investigation then followed with the Missouri Department of Conservation (MDC) at Rockwood Reservation (where the trail would be located), to determine acceptability of such a project, which resulted in a Memorandum of Understanding (MOU) from the Department of Conservation. Director of Planning and Parks Vujnich noted, while the proposed trail and trailhead present several positive additions to the City's park system, several caveats do exist with the proposal:

1. A trailhead must be built on property not owned by the City or the Missouri Department of Conservation (MDC), thus requiring the City to acquire the property.
2. The trail will be built/constructed on Missouri Department of Conservation (MDC) property by the City, at the cost of the City.
3. The trail will be maintained by the City and at the City's cost.

Director of Planning and Parks Vujnich informed the Committee the Department is seeking the following:

1. Is such a trail and trailhead project is supported?
2. If so, is there a support for a partnership between the City and the Missouri Department of Conservation (MDC) concerning the project?

3. If items 1 and 2 are supported, then the Department would request comments/suggestions from the Committee on the Memorandum of Understanding (MOU).

Discussion among Committee Members included the following: the location of the trail and how attractive it would be for trail users; the cost of such a project; whether the city has ever *partnered* with the Missouri Department of Conservation (MDC) before; and lengthy discussion on the Pruitt Property (where the trailhead is proposed to be located).

Since several Committee Members were not familiar with the trail location and the Pruitt Property, it was suggested to organize a tour of the proposed hiking trail. Further discussion will be delayed, until after the tour.

### **3.) 2019 Version of the Barbeque Bash and its Management (Wards – All)**

Director of Planning and Parks Vujnich provided a thorough overview of the Wildwood Barbeque Bash's history over the last ten (10) years. He noted the event is largely considered the highlight of the fall calendar for west St. Louis County, and the entire region, but reminded the Committee the cost of presenting this event is becoming somewhat expensive for a variety of reasons. Director of Planning and Parks Vujnich advised the Committee, to ensure the longevity of the Wildwood Barbeque Bash, a group of options need to be discussed. Five (5) options were presented for the Committees consideration:

- a. The City assumes the management of the event to a greater degree and would engage the current organizer as a consultant in this regards, with that entity managing the entirety of the event. Under this option, the organizer would receive a fee from the City and it would collect proceeds of the event to offset as many of its costs, as possible.
- b. The organizer continues in the current role, under a similar agreement, but the City increases its financial contribution to the event beyond its current levels.
- c. The City does not change its role or commitment, and encourages the organizer to reduce expenses and increase revenues, including potential sponsorships.
- d. Reduce the size of the event and control expenses in that manner.
- e. The event concludes in its current form.

Discussion among Committee Members included the following: lengthy discussion on the cost to the organizer; discussion on profit the organizer might enjoy, as a result of the BBQ Bash; discussion on the cost of electric for the BBQ Bash; whether the location at the Community College is more costly than Wildwood Town Center; the suggestion to bring the BBQ Bash back to the Wildwood Town Center Area; what the cost is to the City to present the BBQ Bash; the suggestion to move away from a three (3) day event; whether it would be feasible to *hire* St. Louis Home Fires to organize and present the BBQ Bash; whether it would be possible have an *Economic Impact Study* completed concerning the BBQ Bash; the opinion the City is budgeting enough to support the BBQ Bash; the opinion the City cannot possibly contribute more to the BBQ Bash than the current budgeted funds and assigned City personnel; the opinion the Community

College is not the best venue for the BBQ Bash; the question of whether the BBQ Bash and Celebrate Wildwood Event could be combined; and the opinion the City cannot lose the BBQ Bash ... a solution must be found.

**A motion was made by Council Member Stephens, seconded by Council Member Shea, for the Department to discuss/encourage Option C of the five (5) options given for the Committee to consider: *The City does not change its role or commitment, and encourages the organizer to reduce expenses and increase revenues, including potential sponsorships.* A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.**

**A motion was made by Council Member Taylor, seconded by Council Member Shea, to extend the meeting past the 8:30 p.m. scheduled time. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.**

*The meeting agenda was adjusted to discuss Item #5 (Proposal from Gateway Off-Road Cyclists (GORC) for a Flow Trail and Other Facilities at Bluff View Park - Ward Six)*

#### **5.) Proposal from Gateway Off-Road Cyclists (GORC) for a Flow Trail and Other Facilities at Bluff View Park (Ward Six).**

Director of Planning and Parks Vujnich advised the Committee of a proposal by Gateway Off-Road Cyclists (GORC) to build a *flow trail* facility, Kids Trail, Family Trail, and *pump track* at Bluff View Park. He noted a similar proposal was submitted in 2018 for the use of Belleview Farms Park for comparable facilities, however, the consideration was delayed, until a number of questions concerning the use of Belleview Farms Park could be answered. Director of Planning and Parks Vujnich advised the latest proposal is supported by the Department and encourages further investigation of the project. If agreeable to the Committee, the Department could begin the next steps in the process:

1. Submit the plans to other agencies and St. Louis County for review and comment.
2. Incorporate the comments from this review process.
3. Conduct the public input components for comments, including those other users that were considered in the park's original design, which would include walkers, runners, hikers, and equestrian enthusiasts.
4. Incorporate the comments from this public input process.
5. Finalize plans, provide a list of all comments from all parties, including the public input components, and submit them to the Planning and Parks Committee for review and action.
6. Submit the recommendation of the Committee to City Council.

Discussion among Committee Members included the following: many questions on the current use of Bluff View Park's trail system; the fact that GORC would absorb the major cost of the project; questions concerning the construction of equestrian only trails in the same area; and the opinion such a project/proposal would receive strong support.

**A motion was made by Council Member Stephens, seconded by Council Member Shea, to authorize the Department to begin the process to develop the needed plans and documents for the development of the facilities proposed by the Gateway Off-Road Cyclists (GORC) and proceed with gathering comments/suggestions from such entities as St. Louis County and the public. The finalization of plans and a formal recommendation will then be brought back to the Committee for its consideration. A voice vote was taken to approve the motion with affirmative result. Council Member Jordan was opposed and voted against the motion. The motion was declared approved by Chair McCutchen.**

*The meeting returned to the original agenda format.*

**4.) Accounting of City Donated Funds to the Pond Athletic Association (PAA) Wards – All)**

Discussion was postponed to a future meeting. The Committee was asked to review the attached memorandum and contact Director of Planning and Parks Vujnich or Assistant Director of Planning and Parks Arnett with any questions.

**6.) Draft of Request for Proposals (RFP) for Town Center Public Space Area (Ward - Eight)**

Discussion was postponed to a future meeting. The Committee was asked to review the attached memorandum and contact Director of Planning and Parks with any questions.

**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 with any 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 any questions.

**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 March 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 Taylor, seconded by Council Member Bartoni, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair McCutchen at 9:14 p.m.**