

**City of Wildwood**  
**Council Planning/Parks Committee**  
**"Planning Tomorrow Today"**  
*Minutes from the*  
*March 15, 2022, Meeting*

The Council Planning/Parks Committee meeting was called to order by Chair Bartoni, at 6:32 p.m., on March 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 – (6)

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

ABSENT – (2)

Council Member Nyhan  
Council Member Gillani

Other City Officials present:

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 February 15, 2022:**

**A motion was made by Council Member McCutchen, seconded by Council Member Flaschar, to approve the meeting minutes of February 15, 2022. A voice vote was taken to approve the motion, with affirmative result. Council Member Farmer abstained from the vote. 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 – Three (3) Items Ready for Consideration**

### **1.) Review of current Fencing and Permitting Requirements by City of Wildwood (Wards – All)**

Assistant Director of Planning and Parks Rippetoe provided an update to past discussions relative to the options for fencing and associated permitting requirements for it in the City of Wildwood. She reiterated the opinion existing fencing requirements were generally adequate to cover most issues, but they could be enhanced with additional safety precautions and the *tightening* of styles/designs, heights, materials, colors, and locations. Assistant Director of Planning and Parks Rippetoe offered several options suggested by the Department in this regard. She noted the consideration of these options by the Committee, if supported, would provide a more comprehensive approach to one (1) of the most installed structures within the City. Further, the Department offered/suggested ten (10) amendments to the zoning regulations pertaining to fencing.

Discussion among Committee Members included the following: the opinion an exception needs to be added/included for agricultural properties, specifically addressing deer fencing; suggested/existing regulations cover fencing six (6) feet high or less and most deer fencing is seven (7) feet high; the opinion the recommended *minimal* changes in the regulations influence/discourages front yard fencing; the fact the recommended adjustments to the fencing requirements will require any planned fencing project, when the fence is over six (6) feet in height, to go before the Board of Adjustment for review; and the suggestion the recommended adjustments should be reviewed and *tweaked* regarding agricultural properties and brought back to the Committee.

Nothing further needed at this point.

### **2. Process for Review of Building and Similarly-Related Codes that are Applied within the City (Ward – All)**

Director of Planning and Parks Vujnich provided an update of past discussions concerning building code issues and past/current materials used in construction. He noted that he contacted the three (3) Fire Marshals that serve the City of Wildwood, but, to date, only the Eureka Fire Protection District had responded. Director of Planning and Parks Vujnich reminded the Committee the applicable codes include building, plumbing, electrical, mechanical, structural, and property maintenance. He also noted for the Committee, the Department has scheduled a meeting with the *Manager of the Plan Review Division of the St. Louis County Department of Public Works* to discuss the process of code interpretations and adoptions relative to the range of them, which are administered under its contract with the City of Wildwood.

Director of Planning and Parks Vujnich advised this was only an update and no action was needed.

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

There were no comments or discussion in this section. Chair Bartoni advised the Department is doing a great job on this report.

## **b.) Parks Matters – Six (6) Items Ready for Consideration**

### **1.) Review of Design and Engineered Plan, including Revised Cost Estimate, for the Hardcourt Facility in Community Park (Ward – One)**

Director of Planning and Parks Vujnich informed the Committee the Department has been reviewing the design components of the proposed hardcourt play area in Community Park. He noted the reviews have resulted in suggestions to improve the function of the project, which allowed more courts to be offered than originally planned. It was also noted the current design now includes supporting services and infrastructure, particularly involving access to the court area and parking. Director of Planning and Parks Vujnich also advised the park designer has been tracking costs associated with the hardcourt project and the estimate is now greater than three hundred ninety thousand dollars (\$390,000.00) and the existing budget for the project is two hundred thousand dollars (\$200,000.00), which is over a two (2) year period, i.e., Fiscal Years 2022 and 2023. Further, the Committee was advised the bidding process *could* yield a cost that is even higher than three hundred ninety thousand dollars (\$390,000.00) due to the cost of building materials at this time.

Director of Planning and Parks Vujnich advised the project is still moving forward, specifically with testing planned at the hardcourt area by a geotechnical firm to ensure the stability of the soils at the proposed location of the hardcourts. However, the cost of the project and associated shortfall will have to be addressed. He presented four (4) options to consider in this regard:

1. Reallocation of funds from another Department project; or
2. Seek excess or unallocated federal funding from different programs enabled during the pandemic; or
3. Delay project until 2023, and fund it as a part of the normal fiscal year budgeting process; or
4. Consider the use of reserve funds to bridge the current gap in funding.

Discussion among Committee Members included the following: the opinion the current design of the hardcourt area is a good one; the fact the designed tennis court will be a full-sized court, with half court basketball courts included; the fact a full basketball court could not be configured with the tennis court due to the net poles for it are stationary and cannot be removed; the fact the cost of the hardcourt project has escalated significantly; the fact the hardcourt project cost has almost doubled, before even beginning; the opinion the project has grown significantly, since original discussion; the opinion the funding options of the project should follow the established *strategic plan*; the opinion funding for the watershed erosion problems should take precedence over the hardcourt project; the opinion the funding for the hardcourt project should be delayed until 2023, when it can be fully funded; the question if there are projects currently funded/budgeted that are not going to continue;

the suggestion to remove the tennis court and associated basketball courts and see how much could be saved; the suggestion to consider a *phased hardcourt project* to determine a cost saving or increase; the opinion the watershed erosion issues might be funded by government funds, therefore allowing other commitments to be diverted to the hardcourt project; the opinion the hardcourt project should be completed all at once; and the opinion the Department needs to be given authority to find the funding for the project.

**A motion was made by Council Member Flaschar, seconded by Council Member McCutchen, authorizing the Department to explore funding options for the proposed hardcourt area in Community Park, including where money might be diverted from other projects. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.**

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

Director of Planning and Parks Vujnich reviewed the past discussion on the request to use Pöertner Park as a location specifically for equestrian users. He noted the main concern was whether such a request met the intention of the bequest by which the City secured the property. Director of Planning and Parks Vujnich advised the deed restrictions and trust documents for this park site were reviewed by the City Attorney and it was determined the suggested/requested equestrian facility would not meet the requirements of the bequeath. He noted at the risk of not adhering to the deed restrictions, as they exist on the property, the Department will not proceed forward with the request for the property to be used as an equestrian facility.

Discussion among Committee Members included the following: the opinion the request for an equestrian facility was a good idea, but in the wrong place; the question of whether discussion was going to take place with St. Louis County to utilize a recently acquired property for equestrian use only; and the fact the Director of St. Louis County's Department of Parks and Recreation will be contacted and advised about this equestrian interest and the option associated with this recently acquired property and the issue of an equestrian only area.

## **3.) Review and Action on Bid Process for Bluff View Park – Phase Two (Ward – Six)**

Director of Planning and Parks Vujnich provided a background/update of the proposed improvements to Bluff View Park and the grant obtained for this purpose. He explained the three (3) main improvement areas in the park that are planned, the fact the design and engineering plans are complete, and the fact the project completed a bidding process on February 15, 2022. Director of Planning and Parks Vujnich advised of the six (6) bids received and the Department is recommending *Ideal Landscaping*. He noted not only did Ideal Landscaping submit the lowest bid, but they have worked for the City in the past providing quality work products. Director of Planning and Parks Vujnich advised the Department is also recommending the base bid, plus Add Alternates #1 and #3. By eliminating Add Alternate #2, the overall cost of the project decreases to \$739,712.00. While this

total is still \$14,712.00 more than currently budgeted, the Department believes it can add/accommodate the overage through other projects that are funded this year.

**A motion was made by Council Member Farmer, seconded by Council Member Rambaud, to endorse the selection of *Ideal Landscaping* and proceed with the base bid and Add Alternates #1 and #3, as submitted, for the improvements to Bluff View Park. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.**

#### **4. Discussion of the “Wall that Heals” Process (Wards – All)**

Director of Planning and Parks Vujnich provided an overview of “The Wall that Heals” Memorial that had been considered for the City of Wildwood for hosting in July 2021. He noted it was intended for the display to be brought to the City of Wildwood in 2022, but during the application process, unexpected cost considerations were discovered that led to a decision not to rush the effort, but instead take more time to appropriately plan for this major event. The consensus of the City Council was to try to bring the display/event to the City in 2023. The organization that would bring the event to the City was contacted and advised of the change in plans to bring it to Wildwood in 2023, instead of 2022. The organization was very supportive of the decision. Director of Planning and Parks Vujnich requested guidance from the Committee regarding the application process for a 2023 display of “The Wall that Heals.”

Discussion among Committee Members included the following: the fact the application process for the display opens on May 30, 2022; the suggestion to determine if the display has needed accommodations for the Deaf and hard of hearing; the suggestion to determine if the display is wheel-chair accessible; questions about the total cost of the bringing the display to the City; the question of the application *fee* and if it will be refunded, if the City is not selected; the current *assumption* that, if the City applies, it will likely be accepted; the suggestion to contact other cities to determine their experience with the display; the note the City of Warrenton, Missouri is hosting the wall in 2022; and the fact a suitable location for the display in the City of Wildwood needs to be determined.

**A motion was made by Council Member Rambaud, seconded by Council Member Clark, to authorize the Department to proceed with the application process for “The Wall that Heals”. 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) – No Items for Consideration**

## **V. Not Ready for Action – Parks and Planning Matters – Five (5) Items**

No discussion.

## **VI. Other Matters**

The question was asked if an update on the sound analysis will be forthcoming soon.

The question was asked when the Committee would start meeting *in-person* once again.

A suggestion was made to develop a procedure to evaluate the information presented to the Committee from *special consultants*. It was noted the City frequently employs *consultants* for recommendations, but there appears to be questions about their outcomes, leading to them not often being used. A serious discussion needs to take place to address whether spending the money for *consultants* is worth the price paid.

## **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 Farmer, seconded by Council Member Flaschar, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair Bartoni at 7:55 p.m.**