

City of Wildwood
Council Planning/Parks Committee
"Planning Tomorrow Today"
*Minutes from the
April 18, 2023 Meeting*

The Council Planning/Parks Committee meeting was called to order by Council Member Ottenberg, at 6:30 p.m., on April 18, 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 – (7)

Council Member Clark
Council Member Farmer (arrive at 7:25pm)
Council Member Ottenberg
Council Member McCutchen
Council Member Rambaud

ABSENT – (1)

Council Member Gillani
Council Member Flaschar
Council Member Bartoni

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 March 21, 2023

With only four (4) members present, action on approval of the minutes from March 21, 2023 was deferred until the quorum was met.

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 – Two (2) Items Ready for Consideration

1.) Overview of Greenberg Development Proposal – Town Center (Ward Eight)

Director Vujnich presented the Committee with an overview of the proposed Greenberg Development in the southern portion of Town Center Area, so members have the background information regarding it, and see adjustments that have been made, which allows the City to make informed decisions and opinions before the Public Hearing on May 8th. The proposed development includes commercial spaces along Main Street, while offering 189 multiple family units. The proposal includes 11 detached homes that will serve as a buffer between the high-density multiple family buildings and the existing neighborhoods south of the Town Center. There will also be some recreational public space on the opposite corner, which will include at least two (2) pickleball courts, and the landscaping will run the length of the roads to mirror the feel of the area. The Department recognizes the potential a development of this nature would have in Town Center. It would increase the population density, which could attract new businesses to this area, while increasing foot traffic, which will increase sustainability for existing and new businesses alike.

Discussion was held among the Committee Members regarding parking conflicts with the established businesses; visual aesthetics of the buildings and surrounding areas; possible options for sound mitigation on south end of the development; potential demographics of the tenants; and the prospect of individual ownership versus rental.

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

No discussion was held regarding this update item. Council Member Farmer assumed the role of Chair for the remainder of the meeting.

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

1.) Emergency Repairs to Rock Hollow Valley Trail at Bridge #5 – Additional Bid (Ward Six)

Director Vujnich, following the Committee's direction from the March meeting, obtained an alternative bid for emergency repairs, required for the washout of ground and boulders near Bridge #5, on the Rock Hollow Valley Trail, to present to the Committee Members. T. Hill Construction submitted a lower bid than Kelpo Contracting for these repairs. The Department requested the authority to move forward with these emergency bridge repairs utilizing T. Hill Construction.

No Discussion was held regarding this matter.

A motion by Council Member Rambaud, seconded by Council Member Ottenberg, for the Department to move forward with the bid from T. Hill Construction to repair the Rock Hollow Trail at Bridge #5. A voice vote was taken regarding the motion. The motion was declared approved by Chair Farmer by a vote of 5-0.

2.) Revised Plan for Repairs to Culvert on Hamilton-Carr Greenway @ LaSalle Springs Middle School (Ward Six)

Director Vujnich reminded the Committee of the state of the fence above the culvert, on the Hamilton-Carr Greenway, near LaSalle Springs Middle School. Following the direction of the Committee Members from the March 21st meeting, the Department used the knowledge of a City Team Member to add the boards at the top of the fence, and paint it to make it more aesthetically pleasing to the public. By following the Committee's directions, and using City Team Members for the immediate repair, the Department spent less than \$1,000. The Department thanks the Committee for its solid direction on this project, and will get a cost estimate for a more final repair, closer to the 2024 budget meetings. No motion is needed from the Committee, until a final cost estimate is presented.

3.) Special Events and Trail Closure Requests (April to October) (Wards – All)

During the March meeting, the Department was considering creating a policy that restricts special events on the trail systems, specifically during the peak season between April and October. Considering the Committee discussion from that meeting, the Department has prepared an alternative approach. Director Vujnich presented the Department's desire to implement a fee structure for special events' usage of our trail systems; this fee could range from \$5 to \$15 per participant. The Department feels that a fee transfers the cost of these events to the participants, not the taxpayers, while using such will raise revenue for the community, and also be cost effective. This earned revenue may be used for park maintenance, as these events often create a burden on City contractors, through trash pickup, facilities cleanup, etc. The Department would like the opportunity to update the special event application process, with the thought of charging the entities for their use of our trails and facilities for said events.

Discussion was held among Committee Members regarding the fee amount; the possibility that a fee would discourage event organizers from hosting events in Wildwood; and a definition quantifying what a small versus large organization would be, so as to determine how much they would charge their participants.

A motion by Council Member Ottenberg, seconded by Council Member Clark, to move forward with creating a fee structure for hosting special events in Wildwood during the peak months between April and October. A voice vote was taken regarding the motion. The motion was declared approved by Chair Farmer by a vote of 5-0.

4.) E-Bikes - Allowances and Restrictions for Wildwood's Trail Network (Wards – All)

Director Vujnich presented information on E-bikes for a third time; the report has been updated with the City Attorney's comments and suggestions. E-bikes have made the trails more accessible to certain demographic groups, and the Department does not want to inadvertently deter residents from

this demographic by restricting their use of motorized bicycles on the trail systems in Wildwood. Therefore, the Director has advised that there will be no motion needed this evening, but the Department would like more time to create a set of comprehensive regulations for E-bikes, which would be enforceable from a police standpoint, and take pedestrian safety into consideration, while still allowing the use of E-bikes on the trail systems.

Discussion was held among Committee Members regarding pedestrian safety concerns; E-bike speed limitations; regulations versus policy considerations from an enforcement standpoint; and considering liability requirements for the City, after implementing regulations for E-bikes and their usage on the trails.

A motion by Council Member McCutchen, seconded by Council Member Ottenberg, to allow the Department to postpone making any decisions on regulations for the use of E-Bikes in the City trail system, applying updated feedback from the City Attorney and St. Louis County Police Officers. A voice vote was taken regarding the motion. The motion was declared approved by Chair Farmer by a vote of 5 -0.

5.) Winterizing Restrooms at Green Pines Park (Ward Five)

Assistant Director Rippetoe presented background information on Green Pines Park, and the cost of winterizing the bathroom. Green Pines Park has proven to be a popular location for parents of younger children, and the demographic of those children using this park, would constitute the need for an all-season bathroom. These children are hardy and play at the park rain or shine (or during cold weather). There are clearly defined seasons, but this is also Missouri, and while it may be cold in the morning, the area does see multiple warm stretches throughout the winter months, and the parents would like the ease of taking their younger children to this park year-round, without having to worry about rushing home for a bathroom break. The project would cost approximately \$8,000 and would heat the room with a water source to prevent pipes from freezing. The actual bathroom would not be heated to save on cost, while also considering the fact that bathroom visits are typically short. The Department seeks direction on moving forward with this project.

Discussion was held among the Committee Members regarding the cost breakdown of the project; procuring alternative bid proposals; the timing of the proposal and necessity of a decision at this time as the summer months approach; and the option of permanent portable bathrooms in areas, where a bathroom facility is not currently possible. No official motion was made at this time.

6.) Update on the Timing of the Application for the "Wall That Heals" (Wards – All)

Assistant Director Rippetoe provided information on the application process and requirements for the "Wall That Heals" installment. The application submittal is intensive, and would require a football size field location, pavement for the educational trailer, and a committee of volunteers prepared to promote, organize, breakdown, and set up the installment. There is also a cost for the program, which could be upwards of \$21,000. This budget can be secured through sponsorship, but without an admission fee. The Department feels more time is needed and would like to postpone the City's application for the tour until 2025.

Discussion among Committee Members regarding a suitable location for the installment, which would not involve damaging newer facilities; providing a visual layout of the replica, so envisioning it in a specific location is accurate; and forming a subcommittee to figure out the logistical requirements for the application.

A motion by Council Member Ottenberg, seconded by Council Member Clark, to allow the Department to postpone application for the Wall That Heals for the 2025 tour, while also recommending the formation of a subcommittee to handle logistical issues. A voice vote was taken regarding the motion. The motion was declared approved by Chair Farmer by a vote of 5 -0.

7.) 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 ask any questions the Members might have regarding this information.

Assistant Director Rippetoe presented an update on the Hometown Heroes Banner Program. The first installation of the Hometown Heroes banners is scheduled for the last week of April. The Department added an informational banner, with a QR code, if a pedestrian or driver would like to follow the link for more information. There are currently nine (9) hero banners and one (1) business sponsorship banner, but Assistant Director Rippetoe anticipates an increase in registrations once residents see the banners in position. Assistant Director Rippetoe was commended for making her vision become a reality, while also personalizing the program to fit the atmosphere of Wildwood.

No discussion was held regarding this update item.

8.) 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 ask any questions Members might have upon this information.

No discussion was held regarding this update item.

c.) **Executive Session Matters – No Items for Consideration**

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

No discussion.

VII. Other Matters – No Items for Consideration

a.) **Approval of Deferred minutes**

A motion was made by Council Member Ottenberg, seconded by Council Member McCutchen, to approve the meeting minutes of March 21, 2023, A voice vote was taken regarding the motion. The motion was declared approved by Vice Chair Farmer by a vote of 5-0.

VIII. Closing Remarks and Adjournment:

A motion by Council Member Ottenberg, seconded by Council Member Rambaud, to adjourn. A voice vote was taken regarding the motion, with unanimous, affirmative result, and it was declared approved by Vice Chair Farmer at 8:42 p.m.