

City of Wildwood
Council Planning/Parks Committee
“Planning Tomorrow Today”
Minutes from the
June 15, 2021, Meeting

The Council Planning/Parks Committee meeting was called to order by Chair Bartoni, at 6:32p.m., on June 15, 2021, 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 Rambaud
Council Member Flaschar
Council Member Gillani
Chair Bartoni

ABSENT – (1)

Council Member McCutchen

Other City Officials present:

Joe Vujnich, Director of Planning and Parks
Travis Newberry, Senior City Planner
Gary Crews, Superintendent of Parks and Recreation

II. Approval of Minutes from the Committee’s Meeting of May 18, 2021:

A motion was made by Council Member Flaschar, seconded by Council Member Gillani, to approve the meeting minutes of May 18, 2021. A voice vote was taken to approve the motion with affirmative result (Council Member Flaschar abstained). 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).

Nancy Fischer thanked Director of Planning and Parks Vujnich for spending so much time explaining the testing process and answering questions. She understood the claim that all six (6) motors had been changed at the aquaculture facility, but was disappointed that only three (3) were running at the time of the test. It is her opinion the test should have been conducted with all six (6) motors running to be accurate. However, she stated she remains cautiously optimistic.

Charles Gulas concurs with the comments of Nancy Fischer. He stated he is saddened all six (6) motors used at the aquaculture operation were not tested at the same time. He thanked the Committee for all the efforts to address the issues of this facility.

IV. Action Items

a.) Planning Matters – Two Items Ready for Consideration

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

Director of Planning and Parks Vujnich summarized the history of this review of the existing *Zoning Ordinance and Noise Code for Constant Emitters*. He expressed his appreciation to the owner of the aquaculture for allowing full access to the facility for the testing. Director of Planning and Parks Vujnich advised the Committee the testing occurred on June 7, 2021 through June 9, 2021. He noted current recommended changes focus on three (3) areas:

Defining a general nighttime ambient background level of noise for all rural areas of Wildwood, which would be defined by the collective properties' zoning district designations.

Restoring allowable permitted uses to the NU Non-Urban Residence District zoned property that has an existing aquaculture operation in place, without the benefit of the Conditional Use Permit (CUP).

Retaining current daytime and nighttime hours (daytime hours of 7:00 a.m. to 7:00 p.m. and nighttime hours of 7:00 p.m. to 7:00 a.m.). It was noted these hours are typically more restrictive than national standards.

Director of Planning and Parks Vujnich reminded the Committee the recommended and revised changes could not be made, until the verification of the equipment in use at the aquaculture operation was completed and testing, relative to noise levels, was undertaken by the consultant. He advised the testing was completed, but with only three (3) of the motors operating, but the typical *discrete tone* causing the major sound annoyance could not be detected. Further, the Department was present to verify that all six (6) motors had been converted to the newer equipment.

The Committee was also advised the corridor sound studies in the vicinity of State Route 100 and State Route 109 were also completed.

Results of the testing in both areas and accompanying reports will not be available until the July meeting of the Committee.

Discussion among Committee Members included the following: the opinion testing at the aquaculture operation should have included all six (6) motors that will ultimately be utilized; the fact that several of the fish pens contained few, if any, fish; the belief the testing of only three (3) of the six (6) motors could result in a long list of questions; the belief that only motors were tested, not sound levels; the belief that all sorts of *discrete tones* may have been discovered, if all six (6) motors had been tested; and the assurance all concerns will be forwarded to Dr. Thunder for his attention.

2.) Final Review of Birch Forest Drive Turnaround (Ward – Five)

Director of Planning and Parks Vujnich provided an extensive overview of the Birch Forest Drive turnaround being planned for construction. He noted Birch Forest Drive has always been a stub street, with a temporary turnaround taking up the front yards of a couple of residents. With the development of the Villages of Bright Leaf Subdivision, an area for a permanent turnaround is now available for its construction. Director of Planning and Parks Vujnich advised an estimate was developed for the project, but now a bidding process must be followed to determine a true cost. One hundred thousand dollars (\$100,000.00) has been allocated for this project through the 2021 Capital Improvements Program. He noted the Department is looking for any comments and/or suggestions.

Discussion among Committee Members included the following: questions about the reasons the street wasn't extended; the fact the Department was supportive of not making Birch Forest Drive a through street; the fact residents on Birch Forest Drive were concerned about extra traffic; questions about why the subdivision developers don't have to pay any of the cost; the opinion the landscaping involved with this project is a definite benefit; concern about the turnaround becoming a parking lot for residents; and, if it is acceptable to the City Council, the turnaround will be posted for "No Parking:."

A motion was made by Council Member Rambaud, seconded by Council Member Farmer, authorizing the Department to move forward with the bidding process concerning the Birch Forest Drive turnaround. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chari Bartoni.

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

1.) Selection of a Park Design Consultant for the Bluff View Park Improvements (Ward – Six)

Director of Planning and Parks Vujnich reviewed discussion from the May Committee Meeting concerning intended improvements to the existing Bluff View Park and provided an explanation of a grant received to accomplish them. He added the package at tonight's meeting is a final submission containing additional information from what was presented at the May Committee meeting. He noted the grant received was for a total sum of five hundred twenty-five thousand dollars (\$525,000.00), with a *city match* of two

hundred thousand dollars (\$200,000.00). However, concerns relating to COVID-19 caused the 2021 Capital Improvements Program to be changed, which reduced the intended *matching funds* for this grant to seventy-five thousand dollars (\$75,000.00). Director of Planning and Parks Vujnich advised the available grant funding could be extended into 2022 and the deficit one hundred twenty-five thousand dollars (\$125,000.00) addressed then. Director of Planning and Parks Vujnich informed the Committee the Department would like to utilize the existing seventy-five thousand dollars (\$75,000.00) to engage a park design firm to complete the bidding documents and associated specifications for the Bluff View Park improvements and that it appears the cost will be less than the budgeted amount. From a previous process, similar to the one recently advertised by the Historic Preservation Commission (HPC) for the Route 66 Roadside Park design, the Department would like to recommend *terraspec* for the Bluff View Park Improvement Design. He noted, given the described timeframes associated with the grant, the Department is hopeful the Committee will authorize proceeding with the engagement of a park design firm (*terraspec*) to complete the bidding documents and associated specifications.

Discussion among Committee Members included the following: the opinion that *terraspec* completed the original design of Bluff View Park and has an excellent working knowledge of the venue; questions relating to the reasoning of selecting cloth awnings as shade structures and if other options were considered; the question of whether canvas shade structures were selected because of cost; if it would be possible to secure *add alternates* as part of the bidding process to address other shade structure options; questions about drone use in Wildwood parks and if there was something that could be done to address such use; whether there was a way to control the bike use in Bluff View Park; the fact that contact could be made with the Gateway Off Road Cyclists (GORC) to discuss improper bike use, trail placement, and signage; and the comment the improvements to Bluff View Park should not be interpreted as *anything goes* for bicyclists.

A motion was made by Council Member Clark, seconded by Council Member Rambaud, accepting the recommendation of the Department of Planning and Parks and authorizing it to begin negotiations on a Scope of Work and Cost Structure for the Bluff View Park Improvement Project with *terraspec*. A note was added to include *add alternate bids* for different shade structures. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.

2.) Development of a Hard-Court System in an existing City Park Property (Wards One and Six).

Director of Planning and Parks Vujnich provided an overview/review on hard-court facility considerations in the past, in conceptual plans for park projects, and from the May meeting of this Committee. He noted it is relatively clear there is a substantial amount of interest to proceed with hard court development in 2021. Director of Planning and Parks Vujnich added such a facility will serve many people and provide a missing feature in the City's park system. He noted that Community Park seems to be the most

popular location to place such a court facility and, with recent advice from the City Attorney, it appears the Committee can potentially *consider* Community Park as a possible location. Director of Planning and Parks Vujnich advised the Department would like to compile a list of firms and key components of a hard-court area for the Committee's consideration. He further noted, depending on input/suggestions from the Committee, the mid-year budget adjustment process could be used to consider potential funding for 2021.

Discussion among Committee Members included the following: where the hard-courts might be located in Community Park; the fact a salt storage facility was planned to be located in Community Park and the topography in that area might be perfect for hard courts; the opinion that locating the hard-court area on the south end of Community Park, near State Route 100, might offer several advantages; and the opinion that shade structures should be considered with the hard-court project.

A motion was made by Council Member Flaschar, seconded by Council Member Nyhan, to authorize the Department to move forward with compiling/gathering information for a hard-court facility concerning details, specifics, design and location. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.

3. Options for “Grand Tree” Protection in Association with Pedestrian Bridge Project in the Manors at the Meadows of Cherry Hills (Ward – Eight).

Director of Planning and Parks Vujnich reminded the Committee of a discussion held at the May meeting concerning a *Grand Tree* at the location of a proposed bicycle/pedestrian bridge in the Manors at the Meadows of Cherry Hills Subdivision. He noted the park designer advises the tree can be saved by reconfiguring the trail component of the project and adding a segment of boulder wall to accommodate the change. This boulder wall configuration will require additional railing for safety purposes. Director of Planning and Parks Vujnich emphasized, however, the cost of the boulder wall would be significant, noting the additional cost is almost half of the current overall project. He noted due to the substantial cost, the Department is looking for an alternative material for the boulder wall using standard, interlocking concrete block and is requesting direction from the Committee.

Discussion among Committee Members included the following: the opinion the *Grand Tree* needs to be protected; the fact that boulder cost is, in fact, outrageous, and other options should definitely be researched; the belief the use of interlocking blocks would be substantially less expensive; the opinion the bridge materials should go back to cedar; the opinion the proposed landscaping of the plan leaves something to be desired and should be revisited; and the opinion the *dead wooding* in the bid/proposal is much too expensive.

A motion was made by Council Member Farmer, seconded by Council Member Gillani, authorizing the Department to move forward investigating a new design, materials, and associated costs for the new bicycle/pedestrian bridge. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.

4. Presentation of Final Concept Plan for City's Town Center Area Village Green (Ward – Eight).

Senior Planner Travis Newberry introduced Ryan Geismar, of Human Nature (a Park Design Firm) who was to present a *final concept plan* of the proposed Village Green Project to the Committee. Ryan Geismar then spent considerable time with the Committee providing a *step-by-step* presentation/explanation. The consultant answered all questions of the Committee during the process.

Discussion among Committee Members included the following: the general opinion of all Committee Members that the design/presentation was *stunning*; the general opinion of Committee Members the cost of the project was significant; the opinion of the Committee that funding will need considerable research; the opinion the residents of Wildwood will enjoy an area, as proposed in the design; the opinion the proposed pavilion should be in the first phase of construction; the opinion the restrooms should also be constructed in the first phase of development; questions concerning how the placement of the pavilion was decided; numerous questions concerning how the phasing in the development process will be decided and who/how the decisions would be made; the suggestion that *value engineering* might be part of a contract with Human Nature; and that consideration could be given to amending the current contract with Human Nature to include developing a phase process.

Nothing further at this time.

5. Update on Virtual Recreation Programs and Events (Wards – All)

The Committee was advised to review the attached memorandum and contact Superintendent of Parks and Recreation Gary Crews with questions.

6. Update Report of 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 the Ongoing and Long-Term Maintenance Costs for Parks and Trails Facilities for specific information and contact Superintendent of Parks and Recreation Gary Crews with questions.

c.) Executive Session Pursuant to RSMO 610.021 (2) – No Items for Consideration

V. Not Ready for Action – Parks and Planning Matters – Four (4) Items

No discussion.

VI. Other Matters

A Brief discussion was held concerning the AARP and the goal to list all parks in each State.

Another discussion was introduced concerning a veteran's program and a traveling Vietnam Replica Wall that could be scheduled for a visit to the City of Wildwood.

Director of Planning and Parks Vujnich advised both subjects would be placed on the July meeting agenda.

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 Clark, 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.**