

City of Wildwood
Council Planning/Parks Committee
“Planning Tomorrow Today”
Minutes from the
August 17, 2021, Meeting

The Council Planning/Parks Committee meeting was called to order by Chair Bartoni, at 6:30 p.m., on August 17, 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 – (8)

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

ABSENT – (0)

Other City Officials present:

Steve Cross, City Administrator
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 July 20, 2021:

A motion was made by Council Member Flaschar, seconded by Council Member Nyhan, to approve the meeting minutes of July 20, 2021. 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).

Nancy Fischer informed the Committee no one is more anxious to resolve the noise issue with the aquaculture than her. She stated the annoying noise, at the present time, is barely noticeable, but stated her concern that all six (6) of the motors that aerate the water should have been tested at the same time. Ms. Fischer wanted some sort of assurance that all six (6) of the motors were in fact new. She noted that, while the noise

coming from the aquaculture is much less noticeable/annoying, there is still noise coming from the operation. She feels Dr. Thunder should address this noise. Ms. Fischer feels the privileges of the aquaculture owner should not be restored until all six (6) motors have been verified as new and have all been tested running at the same time.

IV. Action Items

a.) Planning Matters – Three (3) Items Ready for Consideration

1.) Presentation of Consultant’s Report on Aquaculture Operation (Ward – One)

Director of Planning and Parks provided an overview/review of the final report from the sound consultant representing Acoustic Associates, Ltd., regarding the aquaculture operation on Wild Horse Creek Road. He noted this evening’s discussion would focus on the aquaculture operation. The meeting was then turned over to the sound consultants themselves to explain specifics in their submitted report. A very thorough explanation of the report was given resulting in numerous questions and lengthy discussion.

Discussion among Committee Members included the following: the belief the report reflected a comprehensive study covering a considerable number of hours; the belief of some members conclusions of the study should not be based on theoretical data; the belief of some of the members that judgements are being made based on the equipment at the aquaculture always working perfectly; the belief that theoretical data cannot be verified, therefore should not be used for final decisions; the belief of some of the members that it is not acceptable of offer solutions on the noise *problems* at the aquaculture based on the testing of only three (3) of the six (6) motors; numerous questions on the comparisons of the *old* motors verses the *new* motors; numerous questions concerning what capacity the motors were running, when they were tested; the belief that people in general, but especially neighbors of the aquaculture, tend not to trust *theory* at this point; the belief of some of the members that each of the six (6) motors should be tested individually; the strong suggestion all the motors should be tested, while running at full capacity; the question if it would be possible to go back to the aquaculture and test each motor individually; the request of some members to test all six (6) motors, running at the same time, at full capacity, then follow up testing each motor independently; the fact there has never really been a violation on the property, therefore further testing cannot be conducted without the property owner of the aquaculture agreeing; the question of whether there is money in the budget for additional testing; the question if the original plan was to test all six (6) motors running at the same time; the opinion that, if the original arrangement was to test all six (6) motors at the same time, and, at the last minute the City was told only three (3) motors were operational, the results are not going to be trusted; the opinion there is so much mistrust involved with the aquaculture, no result is going to be accepted without testing all six (6) motors running at the same time; and the opinion the City cannot keep testing, until a violation is found.

A motion was made by Council Member Clark, seconded by Council Member McCutchen, to have all six (6) motors utilized in the aquaculture operation, tested again, with all motors running at the same time, and/or test each motor running independently.

After lengthy discussion, Council Member Clark withdrew her motion in lieu of an amended motion.

A motion was made by Council Member Farmer, seconded by Council Member Flaschar, to *consider* having all six (6) motors utilized in the aquaculture operation tested again, with all motors running at the same time, and/or test each motor running independently, *after discussion with Dr. Thunder on the potential cost of such testing and further study, and making sure there is adequate staff involvement with the process.*

A roll call vote was taken to approve the motion, with the following results:

Ayes: Council Members Clark, Nyhan, Farmer, Rambaud, Flaschar, Gillani, and Chair Bartoni.

Nays: None

Abstention: Council Member McCutchen

Absent: None

The motion was declared approved by Chair Bartoni.

2. Request for Easement Authorization for Ameren Missouri (Ward – One)

Senior City Planner Travis Newberry provided an overview of a request by Ameren Missouri for an easement on City property. He noted the request is relatively standard and future difficulties are not expected. He advised the Committee the Department of Planning and Parks recommends the endorsement of this request.

Discussion among Committee Members included the following: whether there would be a cost involved with granting this easement; will Ameren Missouri pay the City for this easement; and the fact it is not the City's practice to request any type of payment for easements of this nature.

A motion was made by Council Member Clark, seconded by Council Member McCutchen, authorizing approval of the easement request of Ameren Missouri, and forward the request to the City Council for its review. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.

3. Process for Review of Building and Similarly-Related Codes that are Applied within the City (Wards – All)

Director of Planning and Parks Vujnich provided an overview/explanation of recent attention being given to building and other trade codes relative to the City of Wildwood. It seems the use of pre-manufactured floor joists (supports under a floor that you would see from an unfinished basement) creates a potential fire hazard in a home. There is a code/ordinance in place that requires the use of a dry wall type building product to cover these pre-manufactured floor joists to slow the speed of a fire, should one occur. Unfortunately, many homes were built before the actual implementation of this code during a type of *grace period* before enforcement. He noted the City Council wanted to be assured the code would be/or is being regulated/addressed, so that critical life/safety considerations are not being overlooked or deferred to a sunset date, to accommodate the master plans of many of the larger homebuilders in the St. Louis Metropolitan Area. In view of this concern the Department intends to implement a series of steps to understand the collective code requirements that generally takes years of experience to know. The information gained from the implemented steps would then be provided to the Committee for its consideration. He noted the Department is seeking input from the Committee on the steps identified in the memorandum provided to members and an approval to move forward.

A motion was made by Council Member Flaschar, seconded by Council Member Farmer, to authorize the Department to move forward with the implementation of the five (5) step process to understand building and related trade codes more effectively and present this information to the Committee for review. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.

b.) Parks Matters – Four (4) Items Ready for Consideration

1.) Update on Park and Trail Maintenance Considerations (Wards – All)

Director of Planning and Parks Vujnich informed the Committee of various maintenance issues around the City, pointing out grass cutting needs and downed trees, as examples. Most of the issues are related to COVID and, as a result, the City's routine contractors are short-staffed and finding it difficult to hire new workers.

A question was asked whether it would be wise to hire a staff member to do some of the routine maintenance work in the parks. Such an action would also require the acquisition of various tools/equipment, which would be impractical at the present time.

2.) Overview of AARP Network of Age-Friendly States (Wards – All)

Director of Planning and Parks Vujnich explained the *Age-Friendly States and Communities Program* discussed at the June 2021 meeting of the Committee and identified the steps necessary to become a participant. He noted the organization does not appear to charge a fee to apply, nor does it require an annual payment to be a

member. However, Director of Planning and Parks Vujnich advised more research should be done in this regard. He added, in many ways, the City appears to be well ahead with the implementation of the key factors that are identified in the organization's information. The purpose of the presented information is to determine the interest of the Committee in applying to this program for acceptance.

Discussion among Committee Members included the following: the fact applying for membership to this organization doesn't seem like a major step, since the City already plans improvements with all ages in mind; the general feeling there may be several advantages to being a member of the organization; and the fact valuable grant applications might become available to the City, if its membership application is accepted.

A motion was made by Council Member McCutchen, seconded by Council Member Rambaud, to authorize the Department to apply for membership to the AARP Network of Age-Friendly States and Communities Program. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.

3. 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.

4. 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 Farmer, seconded by Council Member Nyhan, 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, Farmer, McCutchen, Rambaud, Flaschar, Gillani, and Chair Bartoni.

Nays: None

Absent: None.

The motion was declared approved by Chair Bartoni. **Time 8:06 p.m.**

A motion was made by Council Member Farmer, 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, Farmer, McCutchen, Rambaud, Flaschar, Gillani, and Chair Bartoni

Nays: None

Absent: None

The motion was declared approved by Chair Bartoni.

Time: 8:23 p.m.

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

No discussion.

VI. Other Matters

There was an inquiry/request that, when discussions concerning improvement of the Noise Code are held, they be separated from the aerator issues of the aquaculture operation.

There was a question as to whether Council Members could volunteer/get together to do some maintenance work around the City (specifically grass cutting or pulling weeds), since the contractors were so far behind.

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 8:25 p.m.**