

City of Wildwood
Council Planning/Parks Committee
“Planning Tomorrow Today”
Minutes from the
September 21, 2021, Meeting

The Council Planning/Parks Committee meeting was called to order by Chair Bartoni, at 6:30 p.m., on September 21, 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 August 17, 2021:

A motion was made by Council Member Clark, seconded by Council Member Nyhan, to approve the meeting minutes of August 17, 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 thanked Director of Planning and Parks Vujnich and City Planner Travis Newberry for examining the motors being operated as part of the Aquaculture and informed the Committee the documentation by photographing the motors was very helpful. Various examples were provided by Ms. Fischer comparing the electric motors and gas motors and corresponding tones when being operated. She continued to stress

the desire to have all the motors tested at the aquaculture while running at the same time, at full capacity, and provided several examples why she feels such a test is justified. Ms. Fischer stressed this request is not a case of *bad blood*, but an honest appeal to get a final solution to the on-going noise problem at the aquaculture.

Gill Smith advised the Committee he mirrored the comments and general feeling of Ms. Fischer. He thanked everyone on the Committee for all the hard work to find a solution to the ongoing noise issue, but he reiterated the testing of all six motors, operating at full capacity, is a must. He noted the solution to this on-going problem is almost at hand. He asked the question of why Mr. Lisk is not willing to test all six (6) motors operating at the same time, at full capacity?

IV. Action Items

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

1.) Update on Aquaculture Operation (Wards – All)

Director of Planning and Parks Vujnich provided an in-depth overview/update on the status of the aquaculture property and the latest information from the noise consultants from the most recent testing. He noted the property was visited once again on September 15, 2021, by City staff, at which time each of the six (6) aquaculture aerator pumps/motors were photographed and verified new. All the motors operate, but all them were not operating at the same time. Director of Planning and Parks Vujnich advised the Department also received a bid from Dr. Thunder regarding the additional analysis at the aquaculture that totaled one thousand six hundred and seventy-five dollars (\$1,675.00) but informed the Committee Mr. Lisk is not willing to undergo/deal with additional testing on his property. Director of Planning and Parks Vujnich noted for the Committee the Department as accomplished the tasks presented regarding the noise issue on aquaculture property and, to this point, violations have not been found. With this fact in mind, the Department requested the three (3) recommendations presented to the Committee be forwarded to City Council for its review/consideration. The recommendations are:

1. Define a nighttime ambient background level of noise.
2. Restore permitted use rights.
3. Retain current hours.

Director of Planning and Parks Vujnich advised approval of the aforementioned recommendations would employ a more workable approach to managing sound and its impact in all areas of the City.

Discussion among Committee Members included the following: the fact that Mr. Lisk has allowed access to his property on two (2) separate occasions; the fact that all testing done on/around the Lisk property has failed to find a violation; the question of how is a “standard” measured; the opinion after all the work/investigation completed relative to the aquaculture on the Lisk property, a *set procedure/specific test method* is not in

place; the fact that all human being hear things at different levels; the opinion the pumps at the aquaculture are nothing more than vacuum cleaner motors and when they get clogged, the noise frequency will change; the opinion the City must support the concerned/complaining neighbors of the aquaculture, but Mr. Lisk must be supported in some fashion also; the opinion all the testing will fall short of an honest solution if all six (6) motors are not tested with all of them running at the same time, at full capacity; the opinion the discussions between ordinances and the Lisk property need to be separated; the opinion the City has spent a considerable sum of money to get a professional opinion, the Department has done everything that has been ask of it, and Mr. Lisk has been more than accommodating; the opinion there is no evidence of any kind that should cause any apprehension with the results presented by the expert consultants; the opinion the aquaculture operation is going to be below established sound requirements even with the new, quieter, standards; the question of whether there is some consequence to be taken if the aquaculture doesn't meet, or stay below set standards in the future; the opinion judgements should be made by the standards currently in place; the fact the City will enforce the sound levels/standards that are finally decided upon; the suggestion to incorporate in the final decision, that code enforcement officers must visit the property once every quarter to ensure the standards are being met; and, the suggestion the entire investigation/complaint/issue involving the aquaculture should be considered a learning process and tools should be in place to prevent/eliminate encountered difficulties in the future.

A motion was made by Council Member Flaschar, seconded by Council Member Gillani, to move the discussion of the Lisk Property (aquaculture) and sound/noise issues to the City Council for its review/consideration/suggestion. A roll call vote was taken to approve the motion with the following results:

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

Nayes: Council Members Clark, and McCutchen.

Abstention: None

The motion was declared approved by Chair Bartoni.

2. Status of Tree Preservation and Restoration Code Update Process (Wards – all)

Director of Planning and Parks Vujnich updated the Committee on seven (7) various components that have been implemented concerning the status of the *Tree Preservation and Restoration Code Update Process*. He noted the efforts so far have resulted in good progress being made in identifying the available resources of assistance and information, as well as understanding some of the major factors that need to be addressed, as part of the update process. Director of Planning and Parks Vujnich advised this evening's presentation is just an update and any additional input/suggestion by the Committee would be appreciated. The Committee was informed a *draft* document with the updates could be available at the end of 2021 or early 2022.

Discussion among Committee Members included the following: the fact the Department identified four (4) areas of study concerning the *Update of the Tree Preservation and Restoration Code*, one of which is *Other Considerations*. The question was asked what that means? Is the category *other considerations* a *catch-all*; the suggestion the entire community should be involved in this update and if a mailing been considered; the fact the Department will *test the interest* of community involvement at the Celebrate Wildwood Event by making survey cards available at the City tent.

No action needed at this time.

3. Review of Recent Developments in City of Wildwood (Wards – All)

Director of Planning and Parks Vujnich informed the Committee there is a large amount of information generated and held within the Department that is difficult to prioritize and determine what the Committee needs. More importantly, how to share this information with the Committee is always a challenge given outlets available for such a purpose. He noted that information is the key for Committee Members to understand the goals, issues, problems, needs, and opportunities, facing the City at any given time. In view of this, Director of Planning and Parks Vujnich advised the Committee the Department is seeking input on a preferred method to receive important land use, zoning, and park and recreation information each month which would enable Committee Members to better respond to questions of constituents, or simply be better informed themselves. Director of Planning and Parks Vujnich informed the Committee, in view of the aforementioned information, the Department would like to prepare a monthly status sheet/report in similar format as the report prepared by the City Administrator for City Council each week. He advised he was looking for input/suggestions from the Committee in this regard.

Discussion among Committee Members included the following: the best format/method for Committee Members to receive *information of interest*; the opinion adding a monthly report containing *information of interest* to the monthly meeting agenda is a good idea; whether the proposed monthly report would simply be a *for your information* document or would it also contain *action items*; the opinion the report prepared by the City Administrator for the City Council each week is a good model for information and format; and the suggestion that all Committees consider/practice such and upgrade/addition to their agenda's.

A motion was made by Council Member Rambaud, seconded by Council Member Farmer, to authorize the Department to prepare a monthly agenda update document containing information, happenings, and projects the Department is dealing with in the city. 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.) Presentation of Preliminary Concepts for Hard Court Area in Community Park (Ward – One)

Director of Planning and Parks Vujnich provided an overview of past discussions relative to the installation/construction of hard-court recreational areas within one of the city park locations and then advised alternate plans after park designers did a thorough analysis of park properties. He advised the original location selected for consideration of the hard courts was the southern most area of Community Park near State Route 100. Unfortunately, the park landscape/topography in this area was not the most suitable and caused the park designer to consider a better option in Community Park within the *great meadow area*.

Two (2) option designs were provided to the City by the designer reflecting two (2) orientations for the courts. The orientations consider a north-south design, preferred due to the impact of the sun on play, and an east-west approach nestled in the existing trees and more respective of floodplain and grading requirements of the city.

Discussion among Committee Members included the following: the opinion Option A-1 would be the best choice, and many tend to support this option; the fact these courts would be studied to allow several alternate activities; the fact the Department wants to maximize the space that will contain the hard courts; and final comments on the advantages seem to be gained by selecting Option A-1.

A motion was made by Council Member Flaschar, seconded by Council Member Gillani, authorizing the Department to research Option A-1 as a potential location in Community Park for the proposed hard courts. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair Bartoni.

2.) Discussion of 1st Iteration of Bluff View Park Design Plans (Ward – Six)

Director of Planning and Parks Vujnich reminded the Committee of the existing grant for improvements to Bluff View Park. He noted at tonight's meeting the Department is presenting an early rendering of the planned improvements for the Committees review, comments, and to answer any questions members might have. He advised that more detailed drawings/plans are anticipated before the end of 2021. The Committee shared little discussion, but members did express approval of the content of the early renderings/drawings.

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 Nyan, seconded by Council Member Clark, 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 7:59 p.m.**

A motion was made by Council Member Clark, seconded by Council Member Farmer, 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: 8:12 p.m.

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

No discussion.

VI. Other Matters

Director of Planning and Parks Vujnich reminded the Committee that Golf Carts would be delivered to Wildwood City Hall between 8:00 a.m. and 10:00 p.m. on Friday Morning September 24, 2021 and would be available for decoration to all Council Members,

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 Flaschar, seconded by Council Member Farmer, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair Bartoni at 8:14 p.m.**