

City of Wildwood
Council Planning/Parks Committee
“Planning Tomorrow Today”
Minutes from the
July 16, 2019 Meeting

The Council Planning/Parks Committee meeting was called to order by Chair McCutchen, at 6:30 p.m., on July 16, 2019, 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 Gragnani
Council Member Bartoni
Council Member Remy
Council Member Dodwell
Council Member Garritano
Chair McCutchen

ABSENT – (1)

Council Member Bopp
Council Member McCune

Other City Officials present:

Joe Vujnich, Director of Planning and Parks
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

II. Approval of Minutes from the Committee’s Meeting of June 18, 2019

A motion was made by Council Member Remy, seconded by Council Member Gragnani, to approve the minutes of the June 18, 2019 meeting, with directed changes to the motion made for the creation of a Draft Policy for concert introductions (reverse the references to the original motion and second). A voice vote was taken to approve the motion, with affirmative result (Council Member Dodwell was not present at this time and Council Member Bartoni abstained). The motion was declared approved by Chair McCutchen.

III. Public Input (opportunity for the public to speak to any Action Item on Tonight’s Agenda)

a.) Boardwalk Proposal and Mobil on the Run (Ward – Seven)

Director of Planning and Parks Vujnich reminded Committee Members, and members of the public in attendance at the meeting, of the proposed extension/connection of the Wildwood Greenway Corridor. He recapped for everyone present the proposal could

involve a boardwalk type section and would connect the Wildwood Greenway Corridor to the eastern bicycle/pedestrian bridge over State Route 100, to the Mobil on the Run Service Station. This trail section would have an east/west orientation on the south side of State Route 100 and would be 630 feet to 775 feet in length, depending on how it was designed. He again reminded everyone in attendance, when the Mobil on the Run was redeveloped, the business was required to build a trail section along its northern boundary paralleling State Route 100 and ending at its western limits, basically going nowhere. The Mobil on the Run was promised this trail section would eventually connect to it and complete Wildwood Greenway Corridor Trail System in the future.

Once again, it was noted the Department of Planning and Parks has recently obtained a *Planning Grant* for this project that will serve to provide *an idea* concerning feasibility, design, and costs. This information can then be used for future grant opportunities that might be presented for the project. Director of Planning and Parks Vujnich informed the Committee that one of the requirements of the *Planning Grant* was to discuss this proposed trail extension/connection, on at least two (2) occasions, in a public forum. Qualifying as a *public forum opportunity* is the *Public Input Section* of the Planning and Parks Committee's meeting. This evening's meeting serves as the second occasion this proposal was offered to the public for comments and suggestions. As a result of the June 18, 2019 Planning and Parks Meeting, Ken Keitel, a park designer/owner of terraspec, presented several options for this proposed trail connection, along with conceptual drawings and estimated costs.

Discussion among Committee Members included the following: whether this trail extension/connection is on the Missouri Department of Transportation (MODOT) *right of way*; several questions concerning the trail extension/connections construction and what would happen if MODOT would reclaim the *right of way* for its use; the question of whether MODOT would reimburse the City of Wildwood, should they reclaim the *right of way* where the trail is built; concern on how close the proposed trail extension/connection is to State Route 100; the assurance the proposed trail connection/extension is actually elevated at least thirty (30) feet above State Route 100; the fact a wood boardwalk will not be conducive to skate-boarders or bicyclists; the opinion an asphalt surface would be more safe and present less maintenance issues; the opinion a wooden boardwalk, in the big picture, presents huge cost issues over the years; and the opinion the planning grant obtained by the Department of Planning and Parks will be a big assist in obtaining a future outside funding for this project.

No one from the public offered comments on the proposed project at this time.

b.) General Comments

There were no public comments on any *Action Items* on this evening's agenda.

IV. Action Items

A motion was made by Council Member Gragnani, seconded by Council Member Bartoni, to alter the evening's agenda to discuss Parks Matters, Section b.1 – Agreements with the Metropolitan St. Louis Sewer District for the Ward Five Neighborhood Park. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

b.1) Agreements with Metropolitan St. Louis Sewer District for Ward Five Neighborhood Park (Ward Five)

Director of Planning and Parks Vujnich advised the Department prepared two (2) documents for the Committee's review and comment. These documents included an agreement between the City and the trustees of the Hickory Manor Subdivision and a contract with the Metropolitan St. Louis Sewer District (MSD). Both agreements had to do with an easement that must be granted to the Metropolitan St. Louis Sewer District (MSD) by the City and the Hickory Manor Subdivision regarding water management issues. Director of Planning and Parks Vujnich advised the easements in question are on private property and will require maintenance between the subdivision trustees and the City to ensure the proper care of the concerned areas is completed by Wildwood, with no burden on the Hickory Manor Subdivision Homeowners Association.

A *speaker's card* was received regarding this issue:

Chris Looney – a trustee of the Hickory Manor Subdivision, advised the trustees have no problem with the proposed Ward Five Park, but they feel there is an issue with the Metropolitan St. Louis Sewer District and possible maintenance issues with the easements in question. He advised the Hickory Manor Subdivision does not want to be responsible for any maintenance issues at all. The trustees of the Hickory Manor Subdivision want to see an actual document that says the City will take care of any/all maintenance regarding the park and associated easements. The Hickory Manor Subdivision wants this commitment on paper, before they sign any documents. He advised the Hickory Manor Subdivision does not want to be *on the hook* for anything with the sewer district.

Discussion among Committee Members included the following: the belief there are no water problems on this property right now; the opinion the Metropolitan St. Louis Sewer District is being extremely unreasonable, with its requirements regarding the Ward Five Park; the belief the City should retrofit other water detention areas rather than invest money in storm water management in the Ward Five Park; and the belief the requirements of the Metropolitan St. Louis Sewer District is placing on the Ward Five Park will result in a significant cost increase.

Director of Planning and Parks Vujnich suggested the Committee to take no action on this issue at the present time.

The meeting now returned to the original agenda schedule.

a.) Planning Matters – Four (4) Items for Consideration

a.1) Discussion regarding Accela Digital Permitting Software (Wards – All)

Director of Planning and Parks Vujnich advised the Committee the City entered into an agreement with Byrne Software and Accela, Inc. in an effort to better serve the residents and associated contracting community through an internet based permitting process. Unfortunately, Director of Planning and Park Vujnich advised the company has not been able to produce a final product. He also noted, as the relationship with this software provider became strained, flaws started to be noticed in the system originally presented to the City. This situation, combined with the fact that St. Louis County and the Metropolitan St. Louis Sewer District (MSD) have changed their courses with the implementation of the Accela software, it has led to the Department wanting to pursue a refund of monies allocated and paid to all vendors involved in the project. Director of Planning and Parks Vujnich advised, if the Committee agrees to this approach, its approval would be to authorize the City Attorney to prepare a demand letter, with cause, noting the lack of progress in completing this project and the lack of full disclosure of the pitfalls by them as well.

Discussion among Committee Members included the following: the fact this process began in 2017; the fact Byrne Software and Accela, Inc. presented a very efficient and easy to use product, but delivered nothing; the fact the company has had almost two (2) years to deliver what they promised, but could not deliver an operating package of any sort; the opinion *something* has drastically changed, given St. Louis County is not moving forward with Accela and the Metropolitan St. Louis Sewer District (MSD) is not going to allow access to its network; the question of whether St. Louis County found a better company; the belief St. Louis County did not find a better company, but they have chosen not to upgrade the current system, which would have benefitted the City; the fact the City has already paid Byrne Software and Accela, Inc. over \$70,000.00, and they have provided little, and they are now asking for an additional \$27,000.00; the belief our current system, even though not the best, will provide adequate service; and the belief the Department would rather make an effort to obtain a reasonable, if not total, refund from the company.

A motion was made by Council Member Gragnani, seconded by Council Member Dodwell, to authorize the Department to request a letter of demand be prepared by the City Attorney in an effort to recoup funds spent and terminate any further costs to these vendors regarding this project. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

a.2) Discussion regarding P.Z. 9-10 Wildwood Memorial Park and Gardens (Ward Six)

A motion was made by Council Member Garritano, seconded by Council Member Dodwell, to postpone the discussion on the Wildwood Memorial Park and Garden. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

a.3) Street Name Change for Pond - Grover Loop Road (Wards One and Five)

Director of Planning and Parks Vujnich reminded the Committee of interest expressed in renaming the Pond - Grover Loop Road and the hope of the Department to name the road to reflect current characteristics. He noted, however, the renaming of the Pond - Grover Loop Road will not be as easy as one might expect because of requirements set by NexGen 9-1-1 officials. Director of Planning and Parks Vujnich advised the Committee and City Council could certainly make an effort to rename the Pond - Grover Loop Road, with an acceptable name, or another alternative, such as Wildwood Community Park Drive, or pursue contest to name the street. He noted a contest might take a considerable time, but it may result in a name not yet offered.

A motion was made by Council Member Bartoni, seconded by Council Member Dodwell, for the Department to establish a contest for the renaming of the Pond - Grover Loop Road. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

a.4) Policy Regarding Replacement of Existing Street Trees (Wards – All)

Director of Planning and Parks Vujnich provided a brief review of the current City policy regarding the replacement of existing street trees. He noted that St. Louis County basically eliminated the planting of *street trees* those trees between the street and sidewalk. When Wildwood incorporated, *street trees* were required, as a component of the City's Subdivision Code, and, ultimately, with the Subdivision and Development Regulations. Director of Planning and Parks Vujnich advised that recently the City Council changed/added several components of/to the *City Street Tree Removal and Replacement Policy*. One of these changes has created discussion among members of certain Homeowners Associations where the City has required or planted trees in a three (3) foot wide tree lawn area in the past: *Tree Lawn Width – Street trees will not be replanted where the tree lawn width is 3 feet or less.*

In view of the aforementioned situations, the Department believes the component relating to the prohibition of planting in a three (3) foot wide tree lawn area needs to be reevaluated and changed. He noted the change would not alter the prohibition of any future planting of street trees in three (3) foot or less tree lawn areas in terms of width, but would accommodate the re-planting of them in existing

situations, so as to maintain the required pattern, while still creating the kind of community the City has always sought for its residential subdivisions. Director of Planning and Parks Vujnich advised it is not the Department's intent to change the entire policy, only one (1) aspect. He noted the Department recommends replacing #13 of the current *City Street Tree Removal and Replacement Policy* with the following:

Tree Lawn Width – Street trees required, as part of any new residential subdivision, will not be planted, where the tree lawn width is three (3) feet or less. Where street trees currently exist in three (3) foot or less tree lawn area, they will be replaced, subject to the components of the present policy regarding their replanting.

A motion was made by Council Member Gragnani, seconded by Council Member Bartoni, to authorize the Department to modify the existing *City Street Tree Removal and Replacement Policy*, per its recommendation. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

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

b.1) Agreements with Metropolitan St. Louis Sewer District for Ward Five Neighborhood Park (Ward Five)

Discussed earlier in the meeting.

b.2) Advertising with West Newsmagazine for Senior Programing (Wards – All)

Assistant Director of Planning and Parks Kathy Arnett provided an overview of a recent advertising possibility presented to the Department by West Newsmagazine regarding the City's senior programs. The West Newsmagazine is working on a calendar for its readers in the 55+ age group range. This calendar would feature programs from five (5) local municipalities, where the West Newsmagazine is delivered (Ballwin, Chesterfield, Ellisville, Manchester, and Wildwood). Assistant Director of Planning and Parks Arnett advised the cost, per municipality, is three hundred dollars (\$300.00) each month. She advised the Department is supportive of participating in the calendar project and believed the three hundred dollar (\$300.00) monthly fee is a reasonable cost to have this information sent directly to all residents in Wildwood.

Discussion among Committee Members included the following: the question of whether there is a method to advertise other City Events in the West Newsmagazine; and if it was possible to create a social media link to guide people to the West Newsmagazine calendar.

A motion was made by Council Member Garritano, seconded by Council Member Remy, to support the Departments recommendation to advertise the City's senior programs in the West Newsmagazine. A voice vote was

taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

b.3) Potential Use of Public Space in Glencoe Area for Athletic Fields (Ward – Six)

Director of Planning and Parks Vujnich summarized past discussions concerning the use of *public space* in the Glencoe Area for athletic fields. He advised tht, since 2000, the only major construction that has taken place in the Glencoe Area is the Glencoe City Park and the Al Foster Memorial Trailhead. While many have suggested over the years to place athletic fields in the Glencoe Area, residents in this location have indicated their wish the area remain a more passive setting, with concentration on a neighborhood park atmosphere.

Director of Planning and Parks Vujnich reminded the Committee that, at a previous meeting (June 2019), discussion was held regarding the use of a portion the *open space* in the Glencoe Area for sand volleyball and/or pickle ball courts. Further, the Committee Chair requested discussion of the use of the *open space* in the Glencoe Area be placed on this evening’s agenda to further consider the potential for athletic fields, particularly soccer.

Discussion among Committee Members included the following: the opinion that flood plain areas are a great place for soccer fields; the opinion the Glencoe Area would be perfect for athletic fields, such as soccer; the belief *public opinion* will be key to the idea of any type of athletic field in the Glencoe Area; the opinion that Glencoe residents will not accept any type of athletic fields in the park area of Glencoe; the opinion that, since Wildwood does not have any type of municipal athletic fields, the Glencoe Area might be a good place to start; the opinion the Glencoe Area is already experiencing traffic issues now, with Glencoe City Park, the Al Foster Memorial Trailhead, and the WF&P Railroad; the opinion that basketball courts might be a better suggestion for the Glencoe Area; the suggestion to investigate the water retention area behind the B & B Theater for basketball courts and/or sand volleyball; and the suggestion for the Department to research areas for athletic fields, basketball courts and/or sand volleyball courts.

A motion was made by Council Member Dodwell, seconded by Council Member Gragnani, authorizing the Department to research the potential use of *public space* in the Glencoe Area, or any other areas in the City, for athletic fields, sand volleyball and/or basketball courts. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

b.4) Public Art Opportunities within the Plaza Area of the State Route 100 Pedestrian Bridge, near State Route 109 (Wards Five and Eight)

Director of Planning and Parks Vujnich explained to the Committee the *Creative Communities Alliance* recently joined by Wildwood and what the *Sculpture on the Move Program* is within the *Creative Communities Alliance*. He advised that, as a result of the City's membership with the *Creative Communities Alliance*, a sculpture was acquired for it to display for the next two (2) years. The sculpture, called *Frisbee Dog*, will hopefully be displayed on the south side of the bicycle/pedestrian bridge, over State Route 100, near State Route 109. *Frisbee Dog* is a bronze statue of a dog chasing a Frisbee.

Discussion among Committee Members included the following: the opinion joining the *Creative Communities Alliance* and the subsequent *Sculpture on the Move Program* was a very good idea; the suggestion to have a contest where the City's eight (8) wards compete to have art displays within their areas; and the opinion the City should pursue *art displays*.

A motion was made by Council Member Garritano, seconded by Council Member Dodwell, supporting the recommendation of the Department to place the bronze statue, Frisbee Dog, on display at the south end of the bicycle/pedestrian bridge, over State Route 100, near State Route 109. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

b.5) Update Report on Facility Reservations, Event Registrations, and Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities (Ward – All)

The Committee was advised to review the attached memorandum and contact Assistant Director of Planning and Parks Arnett with questions.

b.6) Update on Parks and Recreation Action Plan (Ward – All)

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

A motion was made by Council Member Bartoni, seconded by Council Member Gragnani, to extend the meeting past 8:30 p.m. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

c.) Executive Session Matters – No Items for Consideration

A motion was made by Council Member Garritano, seconded by Council Member Remy, 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 Gragnani, Bartoni, Remy, Dodwell, Garritano, and Chair McCutchen.

Nays: None

Absent: Council Members Bopp and McCune.

The motion was declared approved by Chair McCutchen.

Time: 8:22 p.m.

A motion was made by Council Member Bartoni, seconded by Council Member Remy, 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 Gragnani, Bartoni, Remy, Dodwell, Garritano, and Chair McCutchen.

Nays: None

Absent: Council Members Bopp and McCune.

The motion was declared approved by Chair McCutchen.

Time: 8:45 p.m.

V. Not Ready for Action – Planning and Parks Matters – Three (3) Items

Nothing ready for discussion

VI. Other Matters

None

VII. Closing Remarks and Adjournment.

Director of Planning and Parks Vujnich and Chair McCutchen summarized the evening's meeting and **a motion was made by Council Member Bartoni, seconded by Council Member Remy, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair McCutchen at 8:49 p.m.**