



WILDWOOD®

Parks Action Plan Update Committee Minutes from the Tuesday, August 28, 2018 Meeting

I. Welcome to Committee Members and Opening Remarks

The meeting was called to order by Chair Garrett at 6:30 p.m.

II. Roll Call of Members

A roll call of members was taken, with the following results:

Committee Members Present: Strand, Napoli, Coverdell, Gillman, McCune, Pickett, Commission Liaison Beattie, Council Liaison Bertolino, Council Liaison Gragnani, and Chair Garrett

Committee Members Absent: Committee Member Broyles

Other Officials

and Staff in Attendance: Council Member Woerther, Director of Planning and Parks Vujnich, Assistant Director of Planning and Parks Arnett, and Superintendent of Parks and Recreation Crews

III. Review and Action on the Meeting Minutes from July 24, 2018

A motion was made by Committee Member Napoli, seconded by Committee Member McCune, to approve the July 24, 2018 minutes. A voice vote was taken on the minutes, with no opposition (Commission Liaison Beattie abstained), and the motion was declared approved by Chair Garrett.

IV. Review of Tonight's Agenda Items

The agenda was reviewed by Chair Garrett. There were no questions. Chair Garrett requested Item VI be addressed prior to Item V.

VI. Recent property acquisitions

Director of Planning Vujnich noted that a number of City entities, including this Committee, had been discussing the need for open space within the Town Center Area. The property just west of City Hall had come available for sale, at a price of nearly one million dollars (\$1,000,000.00). The City Council negotiated with the property owner and purchased the three (3) acre lot for three hundred twenty-five thousand dollars (\$425,000.00). Within this same timeframe, the abutting property to the west was sold at auction by St. Louis County for back taxes. The City Council authorized the City Administrator to participate in this bidding for a price up to two hundred fifty thousand dollars (\$250,000.00). The City was outbid at

the time, but the new owner then negotiated a resale of it to the City, who acquired the three (3) acre lot for four hundred fifty thousand dollars (\$350,000.00). Resulting in the six (6) acres of land being acquired for a total of seven hundred seventy-five thousand dollars (\$775,000.00). Currently, the demolition process of both is underway, with asbestos inspections occurring first. All structures will be removed, and then the City will determine the best use of the property. All of the acquisition negotiations were handled in Closed Session and, therefore, cannot be discussed/disclosed, until the process was complete. Therefore, staff was unable to inform this Committee of the action until finalized.

The Committee's Council Liaisons noted this property is intended for public use. There is opposition that believes the Downtown District should be retained on these properties and used for commercial purposes. The process for future use is just now beginning, and other alternatives, include commercial surrounding a Village Green concept, are being considered.

Discussion was held regarding the following: the properties current zoning of NU Non-Urban Residence District; the future land use designation within the Town Center Plan of Downtown District; access to the properties, which at first will be from the City Hall drive; access rights to Crestview Drive; the majority of properties on Crestview Drive are owner-occupied; the additional purchase of a spite strip, as part of the other property purchases, which gives the City access to Crestview Drive from the terminus of Main Street; other properties in the vicinity, which are also for sale; the upcoming Town Center Plan review process and the potential for a member of this Committee to serve on the upcoming citizen committee, which will review it; the need to focus on a potential direction for this property, prior to completing the Plan's amendments; the discussion of residential versus commercial in areas of the Town Center; the potential for additional property in the Town Center to be used for a Village Green; the conflict of residential uses with public activities; what Village Green means; the different development potential for Village Greens, which are usually more passive gathering spaces; the City's interpretation for how it wants to use a Village Green, which could be a more unique approach than the traditional uses; the potential for asking Mr. Kennedy, a Wildwood resident who has studied and proposed a Village Green for years, to a meeting to discuss development of this type of area; the Committee's proposal to provide direction to the City Council for ideas of a concept for use of the properties; and the option of changing Recommendation #3 to specifically address the Village Green be located on the newly acquired six (6) acres on Crestview Drive.

Consensus was reached to invite Bill Kennedy to the next meeting to discuss his Village Green research. Any decisions regarding the potential Village Green will wait until that next meeting, at the earliest.

V. Presentation of Final **Draft** of Revised "Citizens Committee for Park Progress Action Plan 2007" – Pages 1 through 46

Chair Garrett requested Committee Members express any concerns, and/or changes, they would like included in the final plan. Discussion was then held regarding the following sections of the Plan:

- Action Point #2, Recommendation #5 (Page 3), states a timeline of five (5) years for pocket parks, but then in Action Point #3, Recommendation #5 (Page 5) it references a timeline of ten (10) years, both should be consistent and be five (5) years.
- Action Point #2, Recommendation #1 (Page 2), was questioned if it was a decision of the Committee to make this matter a primary focus. Discussion was held regarding options for clarifying this point, including removing the reference to Route 66 State Park or adding the trail connection to Babler State Park to the north. Consensus was reached among the Committee Members to amend Action Point #2, Recommendation

#1, to include a priority be given to also include the trail extension to the north through Babler State Park to the Centaur/Monarch Area and remove the word 'primary'.

- Action Point #2, Supplemental Factors - Other facilities #5, needs to clarify the primary focus should be to the greatest benefit to Wildwood residents. Consensus was reached to change the end of that sentence to "...multitude of factors, for the greatest benefit for Wildwood citizens."
- Action Point #2, Recommendation #9, consensus was reached to leave Route 66 State Park in this item.
- Action Point #3, Recommendation #1, consensus was reached to add '...for a Village Green, for example, the newly acquired properties...'

Discussion was also held regarding the feasibility of utilizing State Route 109 right-of-way to build trails.

VI. Next Steps, including Public Forums/Open Houses

Public input sessions will not be scheduled until the Village Green discussion is completed.

VII. Next Meeting Date – September 25, 2018

Chair Garrett and Committee Member Strand are unavailable for the 9/25 date. Department staff noted they would check with Bill Kennedy to see his availability and will email out options for dates for the next Committee meeting.

VIII. Public Comments

No public comments.

IX. Other Items of Interest

Three (3) current members of this Committee noted they would be interested in serving on the soon to be formed Town Center Land Use Advisory Committee. These members are: David Beattie, Jen Pickett, and Max Gillman.

X. Closing Remarks and Adjournment

A motion was made by Commission Liaison Beattie, seconded by Committee Member Strand, to adjourn the meeting. A voice vote was taken, with unanimous approval, and Chair Garrett declared the meeting adjourned at 8:15 p.m.