# Memorandum
# Department of Public Services

**TO:** **Michael G. Herring, City Administrator**

**FROM:** **Michael Geisel, Director of Public Services**

**DATE:** **June 1, 2015**

**RE: Meeting Minutes – 5/26/2015 Parks, Recreation and Arts Committee**

---

A meeting of the Parks, Recreation and Arts Committee took place on Tuesday, May 26, 2015. Those in attendance included Chairperson Mike Casey, Ward 3, Councilmember Barry Flachsbart, Ward 1, Councilmember Bridget Nations, Ward 2 and Councilmember Bruce DeGroot, Ward 4. Also in attendance were Mayor Bob Nation, City Attorney Harry O'Rourke, Director of Public Services Mike Geisel, Director of Parks, Recreation and Arts Tom McCarthy, Superintendent of Recreation Kari Johnson and Executive Assistant Kathy Lantz.

**Chairperson Casey called the meeting to order at 5:30 p.m.**

**Agenda Item #1:** There were no Minutes to approve.

**Agenda Item #2: Committee Assignments**

Discussion followed concerning Vice Chair of the Parks, Recreation and Arts Committee and liaison assignments to the Chesterfield Citizens for the Environment Committee and Parks, Recreation and Arts Citizens Advisory Committee.

**Chairperson Casey motioned to nominate Councilmember DeGroot as Vice Chairperson of the Parks, Recreation and Arts Committee. The motion was seconded by Councilmember Flachsbart and passed by a voice vote of 4 to 0.**

The following Committee liaison recommendations were made by Chairperson Casey:

Councilmember Nations, Ward 2, as liaison for the Chesterfield Citizens for the Environment Committee and Councilmember Flachsbart, Ward 1, liaison for the Parks, Recreation and Arts Citizens Advisory Committee.

**Chairperson Casey motioned to nominate Councilmember Nations as liaison to the Chesterfield Citizens for the Environment Committee. The motion was seconded by Councilmember Flachsbart and Councilmember DeGroot and passed by a voice vote of 4 to 0.**

**Chairperson Casey motioned to nominate Councilmember Flachsbart as liaison to the Parks, Recreation and Arts Citizens Advisory Committee. The motion was seconded by Councilmember DeGroot and passed by a voice vote of 4 to 0.**

**Agenda Item #3: Shenandoah Subdivision – Park Offer**

Director of Public Services Mike Geisel gave an overview of the Shenandoah Division Park Offer. Mr. Geisel stated that the City has received a communication from the Trustees of the Shenandoah Subdivision asking the City to consider accepting a 3.71 acre tract of land, immediately north of Shenandoah Elementary School. This tract of land, while not technically described as common ground, is owned by the subdivision and is reserved for recreational and common usage. This specific tract of land is identified on the Final Development Plan as a recreation site and is not subject to further development. The property had been used by the school and leased from the subdivision but the school has discontinued its use.

Mr. Geisel stated that this land is deed restricted and cannot be developed as residential property and the responsibility for maintenance of this property is borne by the Shenandoah Subdivision residents. Within this tract of land exists a detention basis, nature preserve, deteriorated storm sewers and a deteriorated walking trail. If the City acquired this land, it could be used for passive open space purposes but would require investments to add amenities, repair existing hazards, repair storm sewers and generally improve the property and would also require a nominal increase in parks maintenance staffing.

In Staff's opinion, there is little benefit and substantial liability involved in acquiring this parcel and assuming the associated maintenance responsibilities. More importantly is the potential precedent of assuming responsibility for a subdivision common ground with limited universal benefit to the City. There is little, if any, additional benefit to the City as a whole in acquiring this tract of land given its location and potential uses.

Councilmember Flachsbart stated that accepting this tract of land would set a terrible precedent for other subdivisions.

**Councilmember Flachsbart motioned to receive and file this report and take no further action. Staff will communicate action to the Shenandoah Subdivision Trustees. The motion was seconded by Councilmember DeGroot and passed by a voice vote of 4 to 0.**

**Agenda Item #4: Chesterfield Valley Athletic Complex Entertainment Pavilion**

Mr. Geisel stated that Kari Johnson, Superintendent of Recreation, has aggressively pursued sponsorships and financial contributions to Parks which have created multiple other opportunities for Chesterfield residents for free or subsidized recreation and\or entertainment events. Kari has procured sponsors to fully fund our free concert series this year.

Mr. Geisel stated that Staff has worked with various organizations in an effort to enhance the concession facilities at CVAC by creating entertainment plazas in the existing covered patios at the concession stands in the D/E and F quads. These entertainment plazas will allow park visitors to relax between games, view current sporting events and offers an alternative to sitting in the bleachers.

Mr. Geisel stated that over the next three years, in collaboration with Pepsi, Direct TV, Grey Eagle and Anheuser Busch, the existing patios will be partially enclosed, television monitors, seating and tables will be added. The television monitors will be funded by Pepsi through accumulation of Pepsi Points. In addition to the Pepsi contract for exclusive beverage rights at CVAC, the Parks Division accumulates 'points' that can be used to acquire physical goods such as large screen televisions that will be used to view sporting events, City informational feeds or other programming.

Staff has negotiated a sponsorship agreement with Direct TV to provide licensed satellite television service for the entertainment plazas along with six remote satellite truck events. As an example, these six remote feeds would allow the City to televise St. Louis sporting team playoff games, collegiate sporting events, World Cup or other similar television feeds at a location of Staff's choice which could include hosting an event at the amphitheater with our 30-foot inflatable screen.

Mr. Geisel gave a Point Point presentation showing the enclosed pavilions.

Councilmember DeGroot expressed concern with CVAC patrons not leaving the ballpark to shop or eat in the Valley.

Ms. Johnson stated that patrons would still leave to shop and eat in the Valley but there are also many times when there is not enough time between games for people to leave. Ms. Johnson stated that the target group is for the teams that have a short time in between games. Ms. Johnson stated that the television feed could also provide the Weather Channel during severe weather conditions in the area.

Parks, Recreation and Arts Director Tom McCarthy stated that Staff continues to work with the Chesterfield Chamber of Commerce to provide restaurants in

the Valley a list of tournaments so they can be prepared with food and staff during these events.

Mr. Geisel reminded the Committee that solar panels, instead of galvanized steel panels, installed last year on the roofs of dugouts at the F Quad, at a cost of $0 dollars to the City, have made over $5,000 in revenue generated which helps offset our electric bills. The solar panels are covered by nets to prevent breakage from foul balls.

Chairperson Casey commended Staff on the job they are doing. The Committee received and filed Staff's report on the entertainment plaza.

**Agenda Item #4: Chesterfield Valley Athletic Complex Lighting Proposal**

Mr. Geisel stated that many capital improvements have been made at the CVAC with contributions from football and baseball groups. These groups have put a significant amount of money back into the facility in addition to their field rentals.

Mr. Geisel stated that a proposal has been made by Ascension Soccer, Chesterfield Football Association and JB Marine Soccer to add field lighting on fields A3, A4 and B5. Ascension Soccer has offered to contribute $60,000, Chesterfield Football will contribute $100,000 and JB marine will contribute $50,000 over a six-year period. The initial cost to light these fields is $305,000 which would result with a cost of $95,000 for the City. Adding lights to these fields would expand their usage to evening hours and also increase field rental revenues. The City's CVAC Master Plan states that these fields are to be lit and the underground infrastructure necessary to add lighting to these fields and light pole bases was constructed in conjunction with the original field construction.

Mr. Geisel stated that the City is currently in the third year of a prior five-year agreement ($20,000 per year) with Chesterfield Football Association which resulted in lighting fields A1 and A2.

Mr. Geisel stated that the reason to add these lights is to allow for additional field availability, allowing for new and expanded field usage which in turn results in additional field rental revenue. Adding lights to these fields provides for up to four additional hours per evening in the summer/fall season and two additional hours during the spring season. The lit fields would also enable new users, such as JB Marine, to utilize these fields. Mr. Geisel presented the financial analysis demonstrating that even with a very conservative increase in usage, would result in net positive revenues resulting from the field lighting project. However, while not necessary or used in justifying the initial expense, , in lighting these fields, Staff estimates the potential annual increase in field rentals to be more 2,240 hours or approximately $170,000 in added revenue. There will be added utility and maintenance expenses for these fields but Staff

has estimated the anticipated net increase in revenues to be more than $84,000 annually.

Mr. Geisel suggested that the City fund completion of lighting athletic fields A3, A4 and B5 during 2015 at a cost of $305,000 from the Parks Fund – Fund Reserves and accept the third party contributions from Ascension Soccer, Chesterfield Football Association and JB Marine in the total amount of $210,000 over the next six years.

Chairperson Casey said that he was not familiar with JB Marine and asked what happens if they decide not to stay at the CVAC.

Mr. McCarthy stated that other teams would replace JB Marine because the City is always turning away teams due to not having lit fields and that renting the fields is not an issue.

Mayor Nation stated that JB Marine is a staple in the local soccer arena.

**Councilmember Flachsbart motioned that the Committee recommend to the full City Council that the City Administrator be authorized to enter into a contract with Ascension Soccer, Chesterfield Football Association and JB Marine, authorize the contract for installation through MUSCO Cooperative purchase contract and authorize a $305,000 fund transfer from the Parks Fund – Fund Reserves to facilitate construction in 2015. The motion was seconded by Councilmember Nations and Councilmember DeGroot and passed by a voice vote of 4 to 0.**

**Agenda Item #6: Art Acquisition**

Mr. Geisel stated that there have been significant improvements since Arts has been added to the Parks and Recreation Division. 'Aspire', 'The Fox' (on loan from Fox Run Golf Course), 'Maura' (on loan from Chesterfield Arts) and 'Gox A' and 'Gox B' (on loan from Earnest Trova) are located at Central Park. Recently, a sculpture of Gold Medalist race walker Yue Ling Chien was placed adjacent to the paved walking trail around Central Park and is on loan from Fine Arts Ltd.

Mr. Geisel stated that the art pieces have become a part of Central Park and the City has sought to secure the permanent installation of this art. Staff has an on-going relationship with Chesterfield Arts and discussions have been initiated in an effort to not only secure the three pieces of art currently in Central Park which are owned by Chesterfield Arts but also to expand our collection. Another piece of art located at Hilltown Center and also owned by Chesterfield Arts is 'The Bather' which could be relocated adjacent to the Chesterfield Aquatic Family Center located in Central Park.

Mr. Geisel stated that 'Maura' was acquired by Chesterfield Arts in 1998 at a discounted value of $65,000. 'Gox A' and 'Gox B' were gifted to Chesterfield

Arts in 2000 and each was valued at $28,000 at the time. 'The Bather' was appraised in 2008 at a value of $225,000. The value of these pieces of art has been cumulatively established at $346,000.

Mr. Geisel stated that he recommends that the City purchase 'The Bather' from Chesterfield Arts at a discounted value of $85,000, conditioned upon Chesterfield Arts donating the three existing Central Park pieces 'Gox A' and 'Gox B' and 'Maura' to the City at no additional cost. The City would incur the expense of relocating and placing 'The Bather' in its new location adjacent to the City's pool at an estimated cost of $15,000.

Mr. Geisel stated that he requests that $100,000 be transferred from the Parks Fund – Fund Reserves to purchase 'The Bather' for $85,000 and $15,000 for its relocation and re-installation by the City's pool.

Mr. Geisel stated that the only sculpture that will be moved is 'The Bather' and the City would take title of all four pieces of art (The Bather, Maura, Gox A and Gox B).

**Councilmember Flachsbart motioned to recommend to the full City Council to transfer $100,000 from the Parks Fund – Fund Reserves to purchase 'The Bather' for $85,000 and $15,000 for its relocation and re-installation by the City's pool. The motion was seconded by Councilmember Nations and passed by a voice vote of 4 to 0.**

**Other:**

Mr. McCarthy stated that he is working on the following:

- Working with artists for an 'Art on Loan' Program;
- Having a wolf sculpture between the barn and garden at Eberwein Park;
- Having sculptures at CVAC of sports figures associated with baseball, football and soccer from the Sports Hall of Fame;
- Possibly having a sculpture contest like the one that produced 'Aspire';
- A new group of artists will have a display of hanging art at City Hall beginning June 26;
- A public sculpture series where the art pieces would be on display for six months and the winning sculpture could be purchased;
- The next Orchestra Series concert will be May 28 at the amphitheater.

Councilmember DeGroot asked about the City's relationship with Chesterfield Arts.

Mr. McCarthy stated that Chesterfield Arts has a new studio at Olive Boulevard and Highway141 in the Woodchase Plaza and are teaching classes. The City will work with them on a fundraiser at the amphitheater on July 18. Mr.

McCarthy stated that Staff may be working with Chesterfield Arts Board Members on art evaluations.

Mr. Geisel stated that Staff has hired a Recreation Specialist – Arts and Entertainment who will start on June 1 and who has very impressive qualifications.

Mr.McCarthy stated that tournaments are increasing at CVAC, Real Madrid Soccer Program starts in June, Pickleball has taken off with many participants and the Paddleboard Program started at River's Edge Park and was well attended.

Councilmember Flachsbart asked about changing the CVAC fields to artificial turf.

Mr. Geisel stated that changing over to artificial turf would be a significant capital investment but if usage is to be further expanded at the CVAC that may need to happen. Mr.Geisel reminded the Committee that the pool will also need to be replaced in the near future, and that will require a substantial investment.

**The meeting adjourned at 6:17 pm.**