



RECORD OF PROCEEDING

MEETING OF THE PARKS, RECREATION & ARTS COMMITTEE OF COUNCIL CHESTERFIELD CITY HALL 690 CHESTERFIELD PARKWAY WEST CONFERENCE ROOM 101

August 19, 2025

Chairperson Mastorakos called the meeting to order at 4:00 p.m.

PRESENT

Chairperson Mastorakos, Ward II
Council Committee Member McGuinness, Ward I
Council Committee Member Koch, Ward III (proxy for Councilmember Moore)
Council Committee Member Hansen, Ward IV
Councilmember Tocco, Ward II
Parks, Recreation & Arts Director, Wayne Dunker
Parks, Recreation & Arts Superintendent, Kari Johnson
Parks, Recreation & Arts Office Coordinator, Ann-Marie Stagoski
Darren Bevard, Councilman-Hunsaker
Rod Wright, Discovery Works
David Kehm, FGMA
resident

APPROVAL OF MINUTES

Councilmember Hansen made a motion, seconded by Councilmember McGuinness, to approve the August 11, 2025 Parks, Recreation and Arts Committee Meeting Minutes. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

FGMA PROFESSIONAL SERVICES CONTRACT FOR THE CHESTERFIELD FAMILY AQUATIC CENTER

Councilmember Mastorakos stated that the Parks aquatic center study that was completed in a few years ago indicated that residents wanted an aquatic

center. City Council then directed the Parks Department to investigate replacement. If a bond issue is needed, it could possibly go on the November 2026 ballot.

Director Dunker stated that per the direction of the Committee he double-checked references for FGMA. Individual references can also be found in the packet. He called three references and received all positive recommendations. O'Fallon, Illinois built a pool which opened in June and they were very happy with FGMA's services. Mt. Vernon, Illinois used FGMA about 10 years ago and they are using them again for a recreation center. Farmington, Missouri used the services of FGMA about 10-12 years ago for outdoor pool improvements and then again, a couple years ago, for improvements at their outdoor pool and indoor pools. In addition, Farmington is getting ready to use FGMA for improvements to a fire station, library, and police station.

Discussion included the age of the current aquatic center (built in 1997) as well as what the expected life cycle of an aquatic center should be and it was stated 30-50 years, depending on variables. While pools typically don't make money they can be programmed with that goal in mind. Director Dunker stated that most often municipal pools are considered a service to the community. The Committee stated they would like the new pool to break even or turn a small profit.

One of the goals of the process involved in the contract is to investigate financing options with public engagement helping to uncover what residents are willing to support. The contract with FGMA would take the process through the financing/ballot (if needed) phase. If a new aquatic center is approved by voters, a new contract would be issued to build the new aquatic center.

The process would begin with a Needs Analysis uncovering what amenities residents desire as well as what planning principles Council had regarding whether the facility should be a revenue neutral or a revenue making facility. Then options would be presented to the community to get input. Options presented would include pricing details, including the option of demolishing the current aquatic center and returning the area to park green space.

The current aquatic facility loses over \$200,000 per year. A question was asked regarding how long equipment should last. It was noted that filters have about a 15-year warranty, fiberglass tanks can last 30 years, pump motors have 1-2 year warranty. Mr. Bevard suggested a "sinking fund" contribution. It was also noted that operations costs would be greatly reduced with a new aquatic center.

Many ideas would be explored including opening the concession stand to the park as well as the pool.

Currently the Department analyzes pool pricing with neighboring community pools, as well as staffing salaries and concession prices. There are facilities who adjust pricing in real time considering outdoor temperatures and other factors.

Experience has shown April is generally the worst time to put large projects on a ballot. Mr. Wright stated that “Doing it once and doing it right is better than picking the right election day.”

Staff recommend the Committee approve the contract and transfer \$596,000 from Parks Fund, Fund Reserve and move the contract to full Council.

Councilmember Mastorakos made a motion, seconded by Councilmember Koch, to approve the recommendation of staff and approve the contract with FGMA to seek professional design, to develop concept plans, to develop construction plans, estimates, scheduling and provide construction services and move the FGMA contract on to full council. It was requested that FGMA team representatives attend the work session prior to the next council meeting on September 2, to answer questions other council members may have. A vote was taken with an affirmative result (3-1) with Councilmember McGuinness dissenting, and the motion was declared passed.

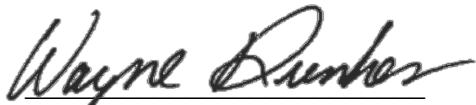
UNFINISHED BUSINESS

No unfinished business.

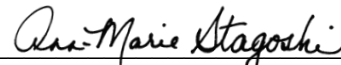
ADJOURNMENT

The meeting was adjourned at 5:16 p.m.

Respectfully submitted:



Wayne Dunker
Director of Parks, Recreation & Arts



Ann-Marie Stagoski
Office Coordinator

Approved: 09-22-2025