



PARKS, RECREATION AND ARTS COMMITTEE OF COUNCIL MEETING RESULTS
December 8, 2021
City Hall Room 101-102

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

Those in attendance included:

Councilmember Mary Monachella, Ward I
Chairperson Mary Ann Mastorakos, Ward II
Councilmember, Dan Hurt, Ward III
Councilmember, Gary Budoor, Ward IV

Also in attendance were:

Director of Parks, Recreation & Arts, Tom McCarthy
Executive Assistant, Parks, Recreation & Arts, Ann-Marie Stagoski
Mike Whelan, Chair, Parks, Recreation & Arts Citizens Advisory Committee
Kelli Unnerstall

Agenda Item #1: Approval of Meeting Results

The meeting results of the October 27, 2021 Parks, Recreation & Arts Committee of Council Meeting were submitted for approval. Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, to approve the meeting results. There being no discussion, the motion was passed by a voice vote of 4 to 0.

Agenda Item #2: Pickleball Court Location Discussion for Central Park – vote required

Chairperson Mastorakos recapped prior discussions of location possibilities for pickleball courts at Central Park.

- Using part of the swimming pool parking lot
- At CVAC
- At the entrance near Park Circle Dr.
- Southwest of pool by Maintenance Building

Councilmember Monachella inquired if all 6 courts had to be located together or if some could be put at Eberwein Park. Director McCarthy explained that the potential locations at Eberwein Park were prohibitive due to the noise from the balls and the proximity to the homes nearby. In addition, one of the proposed areas suggested was in a water retention area north of the barn.

Councilmember Hurt remarked that the courts should be near shade and restrooms. He stated that he supports the idea of constructing new pickleball courts and a fair amount of them. However, if they are

not placed near restrooms, it would become an issue for users in the future. He suggested putting them at the entrance to the pool parking lot and to simultaneously address parking. He was not opposed to the Eberwein location and if ten new pickleball courts were to go in the Valley, he would support additional funding.

Councilmember Mastorakos pointed out that if the pickleball courts were located in the pool parking lot, they would eliminate approximately 50 parking spots from the existing pool parking lot, which would reduce the number of spaces to 138. Councilmember Monachella indicated that she liked the idea of all the team sports in one place, but was concerned about the aesthetics of the pickleball courts near the entrance of the park. Director McCarthy remarked that putting the courts in the pool parking lot area results in them being much closer to the adjacent residential units and would create a noise issue.

Director McCarthy stated that while there is room at the CVAC, there are multiple infrastructure and construction issues. Also, pickleball is not so much a team sport and is typically played by older adults. If the goal is to provide access to Pickleball courts closer for the residents, then being down in the Valley is not the best option. There would be plenty of room for tournaments and clinics and plenty of parking on most days. Currently clinics are held at CVAC.

Councilmember Budoor agreed that it would be ideal to put some pickleball courts at Central Park. Director McCarthy stated that if the committee felt the only location to put courts in Central Park was in the parking lot then he would suggest they all be placed in CVAC because the park cannot afford to lose any parking, there is already a major lack of parking at Central Park.

Chairperson Mastorakos inquired how many acres were available at the Athletic Complex and how many acres would 6 pickleball courts take up. Director McCarthy stated 480 linear feet is what's drawn up in the current proposal. For six (6) courts the current proposal is using just about an acre of space including parking. The biggest issue is that we can't add water to the 33 acres unless an expensive water loop is added so players will have to go to the F Quad to use the restroom. Chairperson Mastorakos asked how the proposal of building pickleball courts would affect the possibility of building a cricket field in the future. Director McCarthy explained that one cricket field is about the size of two soccer fields. It is possible to fit both on the space and there would be no issue with parking except when there are major tournaments at the Complex.

Councilmember Budoor commented that there would also be no pavilion at the CVAC if pickleball courts were placed there and that was one of the issues brought up as to why they shouldn't be put at the proposed location in Central Park.

Chairperson Mastorakos inquired if there would be enough money to put them at the CVAC. Director McCarthy explained that there is currently \$300,000 allocated to put the pickleball courts in at Central Park. If the concept were to change to put them in at CVAC then there would be additional costs of shade structures but would save on the expense of the parking lot. Director McCarthy displayed an example of courts at Plumber Park where there were courts opposite each other with shade structures in the middle.

Chairperson Mastorakos discussed the issue of whether older adults would want to drive to the Athletic Complex and felt that those athletic enough to play the sport would be open to driving to the further away location.

Councilmember Hurt moved to put ten pickleball courts, fencing and shade structures in the 33 acres of the CVAC as close to restrooms and water as possible and if additional funding is needed then it should be considered. Councilmember Monachella seconded the motion. Councilmember Budoor commented that whatever the location ends up being, it should be done quickly as the city is behind many others in offering pickleball courts to residents. There being no further discussion, the motion was passed by a voice vote of 4 to 0.

Councilmember Monachella reiterated that we are not eliminating the option of courts at Central Park at a later date.

Agenda Item #3: Cricket Update

Director McCarthy explained that he was instructed to meet with Councilmember Budoor and they met at Dardenne Prairie where there are fields and also visited the field behind Barat Academy to better understand the layouts of fields. He spoke with the club about hours and usage. A cricket pitch uses the same space as 2 soccer fields which would cost \$125/hr. \$65/hr. is half the cost of what others pay for the same space. He is still collecting numbers for other fields around the country. Other places that have lower costs are not fields that would be considered up to Chesterfield standards.

Councilmember Budoor commented on fields' costs in Texas. Councilmember Hurt asked what is the typical usage times and how often the fields would sit unused? Councilmember Budoor stated that the academy wants one day a week from 5-9 p.m. and Saturday and Sunday from 9-5 p.m. Councilmember Hurt said his biggest concern is the un-used asset. Councilmember Mastorakos asked what it would take to make it viable. Director McCarthy stated that heavier use and structuring the cost so that it was equitable with other users such as CBSA and Ascension.

Agenda Item #4: Chesterfield Mall Senior Space – Vote Required

Director McCarthy explained that we have ARPA funding for a senior space at Chesterfield Mall. It is the same location as the previous St. Luke's vaccination site. There would be no rent, but we would pay for utilities. Superintendent Kari Johnson negotiated a \$10,000 sponsorship from St. Luke's Hospital. Parks would move programs, speaker series, Bingo and other events to that space. It would remain there for at least two years, but would terminate concurrent with the loss of funding from ARPA.

Councilmember Hurt asked if any of these programs were currently ongoing. Director McCarthy explained that yes, the Bingo, speaker series and others are held now at other locations. After the term expires and the mall is under renovation Parks would reevaluate the need and see if there's somewhere else where this could be done. Councilmember Hurt had no concerns for the short term but expressed concerns about a future request for a community center and doesn't want to compete with the YMCA or the JCCA.

Other questions answered were regarding the service contract for the HVAC, utility bills, what amenities the budget encompassed, staffing, cleaning and signage.

Councilmember Monachella moved to present the Murphy Company maintenance agreement and the two-year lease agreement for the Chesterfield Mall senior space to council for approval so the contracts can be signed by the City Administrator with the understanding that it's covered for three years by ARPA funds. Chairperson Mastorakos seconded the motion. There being no discussion, the motion was passed by a voice vote of 4 to 0.

Agenda Item #5: Unfinished Business

Chairperson Mastorakos highlighted what a great event the first annual tree lighting was and thanked Director McCarthy and his staff for all their efforts and appreciated the toy drive. Councilmember Hurt also praised the event and offered two comments for future thoughts. He felt the cost was high for the Candy Cane Hunt and run and would appreciate anything we could do to make it free for 10-year old's and younger. Another suggestion was additional hot chocolate booths. Director McCarthy assured them that this was addressed in a follow up meeting to evaluate the overall event among staff. Tents for volunteers for warmth and photos were also planned as well as shortening the event length.

Agenda Item #6: New Business

No new business.

Agenda Item #6: Adjournment

There being no further business to discuss, Chairperson Mastorakos adjourned the meeting at 6:53 p.m.