

SPECIAL PROJECTS COMMITTEE

WEDNESDAY, APRIL 9, 2008

BE IT REMEMBERED that the Special Projects Committee of the City of Sunset Hills, Missouri met in regular session at City Hall Quarters, 3939 S. Lindbergh Blvd., in said City on Wednesday, April 9, 2008. The meeting convened at 7:00 p.m.

ROLL CALL

Present:	John Littlefield	-Chairman
	Frank Hardy	-Member
	Jan Hoffmann	-Member
	Frank Gregory	-Member
Also present:	Gerald Brown	-Director of Parks and Recreation
	Anne Lamitola	-City Engineer/Director of Public Works

It should be noted that Alderman Mike Svoboda, Ward IV and Alderman Thomas Hrastich of Ward II were in attendance as observers.

Mr. Erik Kocher, Mr. Tom Anagos, Ms. Nancy Sopuch of Hastings & Chivetta were in attendance. Mr. Jeff King of Ballard King and Mr. Bill Taylor, resident were also in attendance.

APPROVAL OF THE MINUTES

Copies of the Minutes from February 19, 2008 meeting were distributed to the members for their review. Alderman Hardy made a motion to approve the minutes as submitted. Alderman Gregory seconded the motion, and it was unanimously approved.

NEW BUSINESS

A. Discussion with Hastings & Chivetta regarding the programming for a community center/pool.

Mr. Kocher explained that Hastings & Chivetta are architects and have designed recreational facilities around the country. Ballard King has joined their team to perform market analysis and demographic research.

Mr. King explained that his preliminary findings in regards to looking at the demographics profile and overlaying statistical analysis onto the profile resulted in a few assumptions. Mr. King displayed a photograph of a community center located in Colorado that was designed by Hastings & Chivetta which includes one of the first indoor wave pools in the country.

Mr. King stated that participation is driven by the proximity to where a person works and/or lives. The surrounding communities already have a facility, which means less penetration from outside the city. With the ages 25 to 44 and younger categories, Sunset

Hills has less people in those categories than on a national level. On the other end, the 45 and older category has a greater population than on a national level.

Mr. King stated the median age was considered; for 2007 the national level was 36.7 years old and Sunset Hills was slightly over 51. The national median household income was \$53,154 and the median income for Sunset Hills was \$78,166 for 2007.

Mr. King requested the members look at the income column in comparison to the national column. Income is one of the determining factors that drive participation of recreation activities. The top activities in terms of participation are in the fitness area.

Mr. King stated that feedback from the surveys conducted will also be taken into consideration.

Mr. King stated that thus far a pool 10,500 square feet in size pool, including the surrounding deck, is recommended for the city's population. A gymnasium is also recommended; there is a combination of uses that could use that space such as basketball, volleyball as well as various uses. People are having a more difficult time having access to school's gymnasiums due to the extended curriculum. A track would be recommended if a gymnasium were to be constructed. Fitness components are areas that drive revenue from the operations side.

Mr. King stated that if a pool is installed, it would be recommended to have a birthday party room adjacent to the pool. Multi-purpose rooms for classes, meetings, etc. offer flexibility in the facility. A baby sitting area would be important if a fitness component is being considered. A dedicated area for seniors is suggested for activities such as arts. A game room is suggested as well. The spaces identified would give a net building of roughly 46,000 square feet in size, which is a preliminary size.

Alderman Littlefield stated that the preliminary size of the building is a large space. He then asked how to reduce the space to more of a manageable space. Mr. King suggested prioritizing instead of downsizing. It is believed to do fewer components and do them well as opposed to trying to do too many components and not doing them quite as well.

Mrs. Lamitola asked if some of the uses could be combined such as a senior art room with a multi-purpose room. Mr. King replied that this could be done to a certain degree. He added that many of the recommendations and suggestions are in the event that funding would not be a determining factor.

Mr. Brown stated that it is desired to have the offices for staff in the building. The existing building is utilized by the maintenance employees, office staff and the Activity Center. If the offices were to be relocated to the new building, the existing building could be used by the maintenance employees for maintenance operations.

Mr. Brown stated that the Parks and Recreation Commission agreed the top items for the building were the parks and recreation offices, a fitness room including weights, an indoor track, an indoor pool, gym, at least three multi-purpose rooms with two having a kitchen and a small child care area.

There was discussion regarding the site for the building. Mr. King stated that the site would depend on the size of the building that would be constructed. Alderman Gregory stated topography could also play a role.

Mr. King, Mr. Kocher, Mr. Anagos and Ms. Sopuch left the meeting.

Alderman Hoffmann stated that perhaps a new outdoor pool should be considered prior to constructing a new community center.

The members discussed potential sites for a community center such as the Eddie and Park Ball field and the possibility of a joint venture with the Lindbergh School District regarding the use of the indoor pool at Truman Elementary School.

The members also discussed a parking lot for a community center and providing sufficient parking on sites.

After discussion, the members agreed to advise the Lindbergh School District that the city is no longer interested in a joint venture regarding the use of the indoor pool at Truman Elementary School.

OTHER MATTERS DEEMED NECESSARY

The members discussed Proposition P funding. Alderman Gregory stated that perhaps what needs to be known first is the bond issue and to also have more of an understanding of a community center. He then suggested obtaining a figure for a community center and to have a workshop for the Board of Aldermen. The workshop could consist of Bond Counsel, Mr. Bob Ballsrud and Mr. Jim Lahay of Stiefel Nicolaus to discuss bond financing. Alderman Gregory further stated that he feels it is important for the Board of Aldermen to get an understanding of how much funding is available.

It was agreed to set up the workshop that was previously discussed.

SCHEDULE NEXT MEETING

The next meeting was tentatively scheduled for Tuesday, April 29, 2008 at 7:00 p.m.

ADJOURNMENT

Alderman Hoffmann made a motion to adjourn the meeting at 9:15 p.m. Alderman Hardy seconded the motion, and it was unanimously approved.

Recording Secretary,



Laurie Govreau