

# Memorandum



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**To:** Mike Geisel, City Administrator  
**From:** Tom McCarthy  
Director of Parks, Recreation and Arts  
**Date:** 6/5/2017  
**Re:** Schoettler Park Option

Mike, Randy Logan, the chair of the Parks, Recreation and Arts Committee of Council asked me to put the Schoettler Park piece of property back on the next agenda for discussion. I feel this would make a nice addition to our wonderful park system, and it would also get us a nice, well-needed park in Ward III. The property at 1859 Schoettler Road is 9.55 acres and was originally listed several years ago at \$2,200,000. This property has a ranch house and a barn on it. From talking to the realtor, the owner is very interested in selling the property to the City for a park, and a reasonable offer would be strongly considered as the property has been listed for quite a while and they have had no real reasonable offers. Currently the owner has no appraisal for this piece of property. The St. Louis County website has it appraised at \$646,600 on June 1, 2017.

I have included a few pictures of the property, a map of the parcel, and a few basic ideas for the park and some very rough budget numbers as requested. I am fairly confident if I apply for a grant for development of the park through the Municipal Parks Grant process, I could receive the \$500,000 for the park development in 2018. With the budget numbers below, this would give us a new park for about \$191,590 after the purchase of the property. Please keep in mind there would be the added time to professionally maintain the park added to the Parks Maintenance budget. We think we are looking at an additional 35-40 man hours per week.

If this meets your approval, I would like to bring this back up at the next Parks, Recreation and Arts Committee of Council meeting for discussion and their direction. As always, it would be great to sit down and discuss when you have time.

Tom  
Forward to PR&A  
for review & direction  
me  
6/5/2017



1859, 1965, 1967, 1969 Schoettler Rd. - Aerial Map



General Layout





Front Open Space

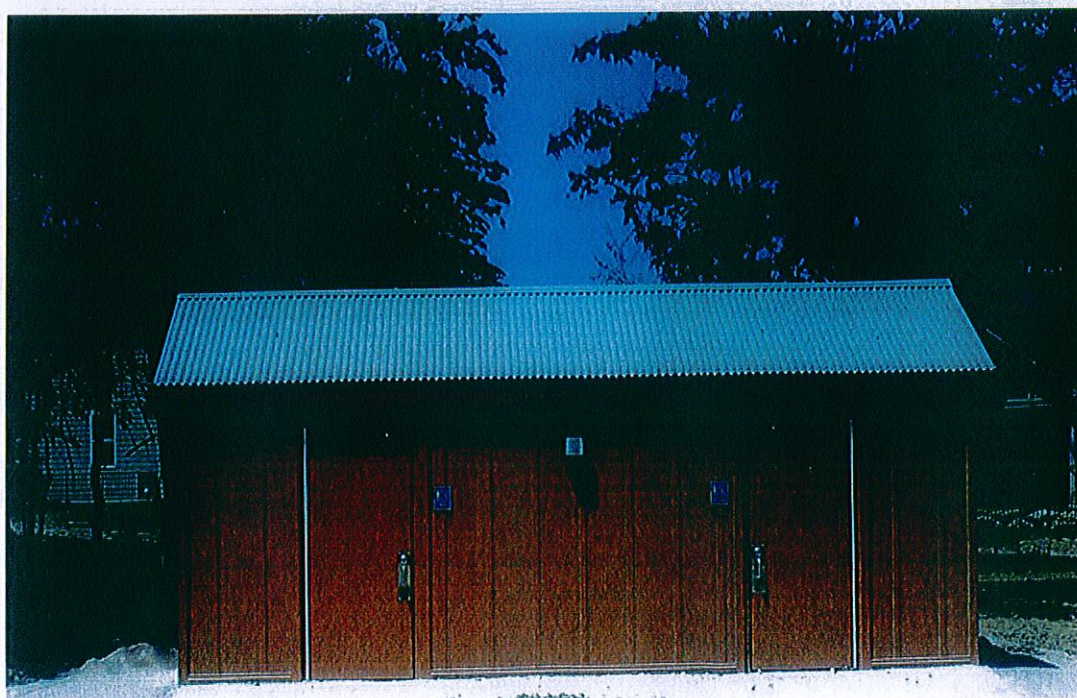


Back field west of future pavilion





Far west corner

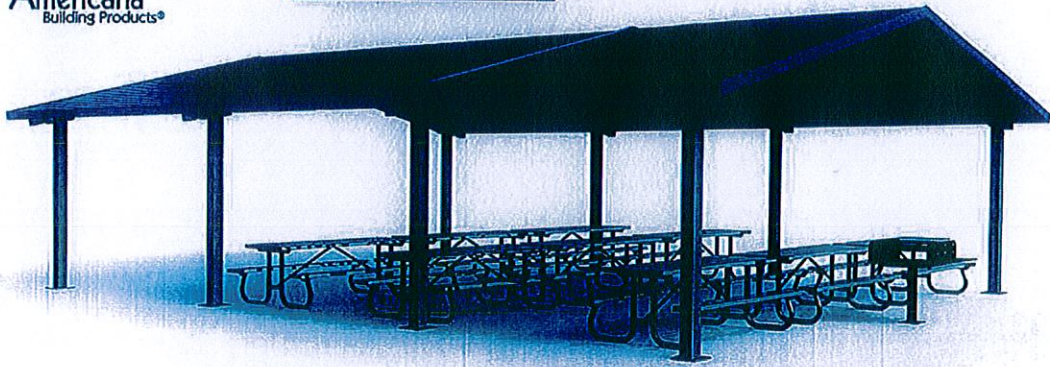


This is a picture of the restroom unit we have over at Eberwein Park.  
This would match nicely with the barn.





Patterson-Williams



40' x 60' shelter



# Chesterfield Park and Rec - Option 2

Chesterfield, MO August 6, 2016 MCST16CS12.1



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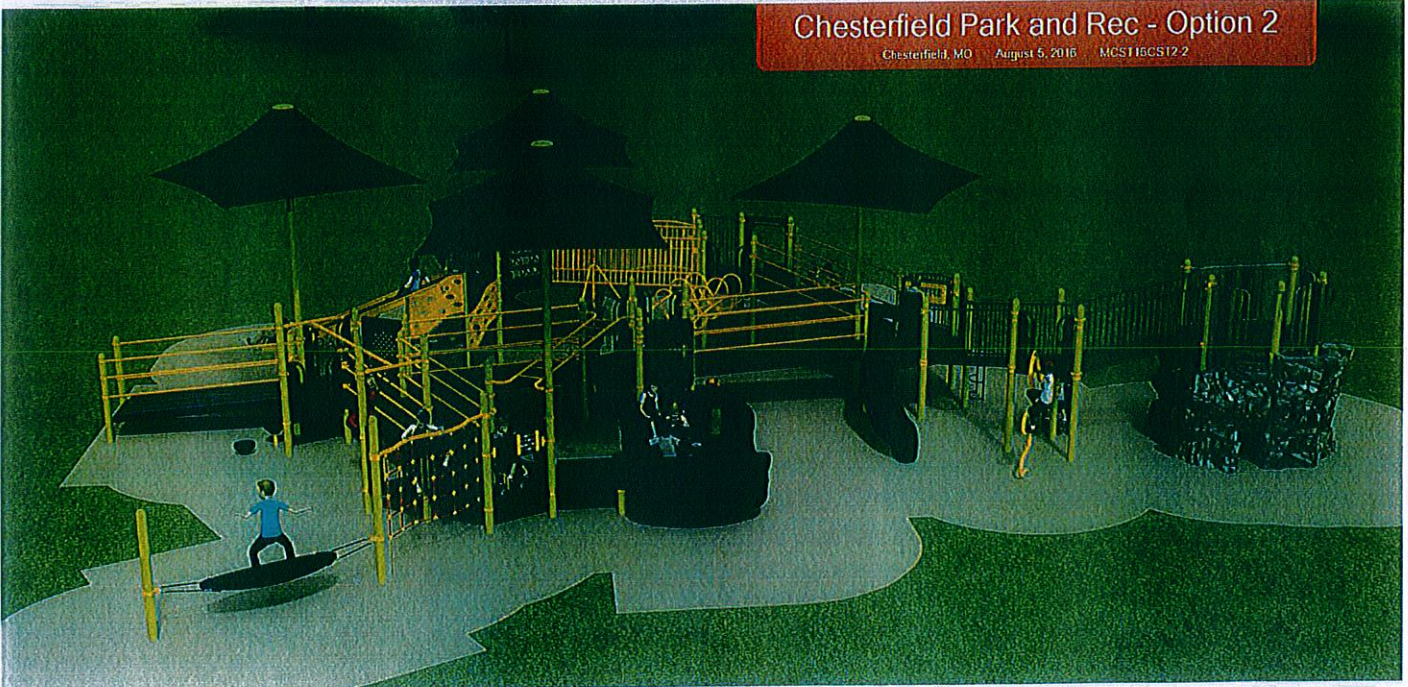
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# Chesterfield Park and Rec - Option 2

Chesterfield, MO August 6, 2016 MCST16CS12.2



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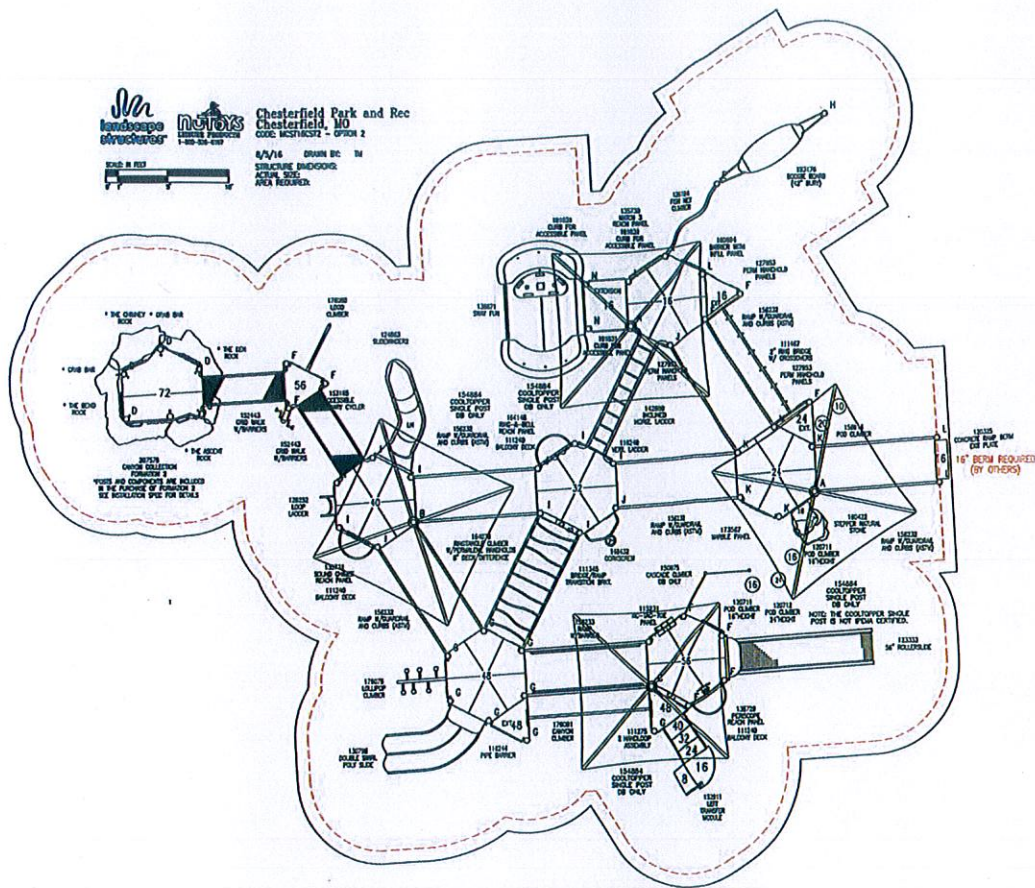


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Schoettler Park (potential)  
Phase 1 General Cost

Demolition of home	\$ 20,000
Park sign	\$ 8,750
Pavilion I (40' X 60' Seats 75, tables, BBQ)	\$ 70,000
Concrete pad for pavilion (2400 sqft \$6.00)	\$ 14,680
Sidewalks (9,158 sqft x \$4.00)	\$ 36,632
Gravel walking paths (13,224 sqft x \$3.50)	\$ 46,284
Playground ADA compliant (3,300 sqft, City install)	\$170,000
Mulched Playground surface with drain and gravel base (3,300square feet)	\$ 22,000
Prefabricated Restroom (similar to Eberwein facility)	\$200,000
Parking (40 concrete spaces)	\$ 18,000
Lights and security cameras	\$ 10,000
Amenities, trash cans, dog waste stations, benches, signage, drinking fountains	\$ 15,000
Utilities, water, electric, sewer	\$ 15,000
7% contingency	\$ 45,244
General Total	\$ 691,590
Grant match 10%	\$ 69,159

The Municipal Parks Grant could potentially be for 2018, \$500,000 which would make the City cost for the development of the new park in Ward III about \$191,590 after property acquisition.