



PARKS, RECREATION AND ARTS COMMITTEE OF COUNCIL MEETING RESULTS
January 12, 2022
5:30 p.m.
City Hall Chambers

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
Councilmember Michael Moore, Ward III
Councilmember Aaron Wahl, Ward II (arrival 6:03)

Also in attendance were:

Mayor Bob Nation
City Administrator, Michael Geisel
Director of Parks, Recreation & Arts, Tom McCarthy
Executive Assistant, Parks, Recreation & Arts, Ann-Marie Stagoski
17 residents

Agenda Item #1: Approval of Meeting Results

The meeting results of the December 8, 2021 Parks, Recreation & Arts Committee of Council Meeting were submitted for approval. Councilmember Monachella made a motion, seconded by Councilmember Budoor, 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. She indicated her appreciation for the input and emails received. She stated that it's not a matter of if we'll have courts or not but where we'll have them. A couple of points brought up: There will be two courts in Logan Park this summer pending MSD resolution of issues. Council is being cognizant of the Parks Master Plan and when asked what residents wanted for recreational facilities, number one on the list was hiking and walking trails, number four on the list was green space and number 14 on the list was pickleball courts. They are trying to keep in perspective what all residents of Chesterfield desire and how the council can try to represent all the residents.

It was asked what year the Parks Master Plan was completed and Director McCarthy responded it was in 2019.

Chairperson Mastorakos stated that one plan for pickleball courts was in Central Park near the entrance. Several councilmembers felt it should remain green space. She suggested directing Parks staff to find space for 2-4 courts at Central Park and also explore additional courts at the Chesterfield Valley Athletic Complex (CVAC) west end. Amenities at CVAC include bathrooms, water fountains, pavilion, concession stands, picnic tables and lighting. The biggest issue with the Valley seems to be the wind and driving distance. She asks that Parks weigh in on what they could do to abate the wind issue at the CVAC. She is looking for realistic possibilities that could come back to the committee.

Councilmember Monachella agreed with Chairperson Mastorakos and realizes that there is a desire to have the courts quickly and that a large amount of money was spent on the land. She stated that her constituents elected her with the promise that she would provide green space and it's smarter to explore all options and go slower through the process.

Mayor Nation stated he has received many emails from the residents in support of pickleball courts in Central Park. He addressed Councilmember Monachella's comment on green space explaining that green space/open space is in our zoning ordinance. Open Space is required in our zoning code at a 35% minimum. For example, when a subdivision is developed they have common ground to meet this requirement. He felt responsible municipalities don't go out and spend one million dollars per acre to provide green space for their residents. When Louis Sachs passed away planning changed for the space. Thompson Thrift proposed something different on the space at Central Park across from the Amphitheater. When they withdrew their proposal, council purchased the property with the main idea to provide parking and not green space. The City has since paid consultants to come up with a plan along with the Parks Department. The recommendation was to add 4-6 courts adjacent to the office building. He recapped the process to install courts and that there had been no stumbling blocks until the idea reached committee. He then read an email urging the passage of the proposal for pickleball courts at Central Park.

Councilmember Monachella clarified that she had been on council since 2018 and participated in Envision Chesterfield as well. She stated she would like courts in Central Park, just not at the entrance.

Mayor Nation stated that the location near the entrance at first seemed odd but after asking questions now believes that was the best location. There's a natural berm along the parkway that may make it less visible from the Parkway with a little landscaping.

Councilmember Hurt responded to the Mayor's comments stating that during the first Master Plan in the 90s that trails were on the top of the Master Plan then too. In the original plan residents wanted more green space. The City tried unsuccessfully to get the land from Mr. Sachs when he was alive. He refused and recommended that we go buy the Richmond Property and the City then put in the Aquatic Center at that time. When Mr. Sachs passed away the land became available and we purchased it. He thinks the value of the land is how people perceive it. If other cities don't want to pay that much for green space then that is their choice. Councilmember Hurt stated he is not opposed to pickleball courts at Central Park but he doesn't think that the future entrance to the park is the best location. He feels green space has always been on council's mind. He feels the place to put

them in is the Aquatic Center parking lot even though it would affect parking. He felt time should be taken to design a complete plan for the park.

Mayor Nation responded to Councilmember Hurt's comments by stating that if the Richmond property was purchased for green space purposes it was turned into an Aquatic Center, not green space and what people talked about doing 20-30 years ago has changed and is not up to date.

Councilmember Budoor likes the proposal to start with 2-4 courts in Central Park and the City can add more in CVAC later if necessary. He didn't feel waiting a year to find a spot was necessary and that we should give something to the people and let them enjoy the game.

Chairperson Mastorakos requested a motion.

Councilmember Budoor moved to find a spot to put 2-4 courts in Central Park. There was no second.

Councilmember Hurt addressed City Administrator Geisel. He asked if we put in courts at that location would there be a problem knowing the lot would lose 4 spots per pickleball court plus some extra so if you put in two courts you'd lose 12 spaces.

City Administrator Geisel stated that he was not certain of the dimensions discussed but knew that during the peak summer season the parking lot was full, especially at the end being discussed. With pavilions being there, the parking there is also very desirable. Additionally, the parking lot is on a grade going from west to east so one side would have to be built up. We know we have a problem with parking for events. It could be done. It is a question of what council is willing to tolerate. We used to have no parking along Lydia Hill and Burkhardt Place but because we had so many complaints about parking we allowed parking on the one side. There is a parking problem intermittently. It can be done and it will have negative implications. It's a matter of priorities.

Councilmember Hurt feels that two courts can be put in the parking area and figure out parking situation later. 20X40 is the court dimensions and it would lose 12 parking spaces. That's the only way he would vote. He felt more time was needed to plan.

Chairperson Mastorakos would like to give the Parks Department more flexibility of location because there may be a space the committee is not aware of.

Chairperson Mastorakos moved to direct staff to look in Central Park for space for 2-4 courts other than at the entrance and bring back cost analysis of adding additional courts at CVAC taking into account the wind factors at both locations and bring back to Parks Committee of Council as soon as possible. Councilmember Hurt seconded the motion.

Mayor Nation discussed the pool lot location and stated it is problematic because it has a pavilion, playground and pool and it is across from Monarch Trace. Councilmember Mastorakos clarified that that is why she is proposing that they come up with "some" space in Central Park.

Mayor Nation commented that we should provide the residents with something that keeps them active and putting it in Central Park is a central location and residents couldn't ride their bikes to play at the CVAC. Chairperson Mastorakos reminded him that the Parks study didn't specify a location for the courts. Director McCarthy said the consultants placed them at the proposed location because it was "pad ready".

Councilmember Budoor asked for clarification on whether the location was addressed in the motion at hand.

Mayor Nation asked if Chairperson Mastorakos could ask why councilmembers were opposed to the location because residents would like to know.

Councilmember Monachella stated that she felt the eight acres was purchased for open space and for events. She felt that once we approved this there could be other groups such as cricket groups that could fill a meeting room with residents who wanted cricket or at one time there was a resident who asked for basketball courts. She felt like her green space is disappearing and she would rather wait and see what options were.

Councilmember Budoor is fine with the entrance location and doesn't see an issue with starting with 2-4 courts in the proposal.

Councilmember Hurt said he concurred with Councilmember Monachella. The original master plan had basketball courts in it and we never did that. He also felt that this location is across from our urban core. Also, because it doesn't have facilities there and the restrooms are 500 feet down the road residents would eventually want water and shade. He didn't feel the entrance was the location to do that and it should be in a location that already has those amenities. The City only bought the land in the last year and should develop the infrastructure in the appropriate manner. There are 50,000 people in the city and pickle ballers are 1.5% in the nation.

Chairperson Mastorakos completely supports pickleball in Central Park. She doesn't support them at the entrance. There is a rare opportunity to make the entrance as park like as possible. She is concerned that other requests will eat away at that space. She felt we should go slower on developing it. Only in passing was she talking about tournaments at the Valley and the revenue it could develop for the City but it is way down on the list of priorities.

A resident stated that the courts are 20X44 plus the space around them and then fencing so it would take away more spots that Councilmember Hurt discussed.

Councilmember Hurt clarified that 12 spots discussed was for 2 courts.

There being no further discussion, the motion was passed by a voice vote of 4 to 0.

Agenda Item #3: Unfinished Business

No unfinished business.

Agenda Item #4: New Business

No new business.

Agenda Item #5: Adjournment

There being no further business to discuss, Chairperson Mastorakos adjourned the meeting at 6:22 p.m.