

Parks and Recreation Priorities for 2021

Carl Hoagland, President
James Wilke, Vice President
Lisa Hummel, Member
Jay Redd, Member
Su Schmalz, Member
Margaret Ullman, Member
Darren Dunkle, Director of Parks, Recreation and Forestry
Steve McMahon, City Council Member

University City
Parks Commission Report
January/February 2021

Introduction

The Park Commission is an advisory body consisting of seven members appointed by the City Council. All members must be residents of University City for at least two years immediately prior to their appointment. The duties of the Commission are to survey, advise and review plans for maintenance and improvement of University City parks, recreational facilities and activities; along with recommending rules and regulations for the administration of the activities of the Parks, Forestry, and Recreation department on related policy matters (<https://www.ucitymo.org/276/Park-Commission>).

To accomplish the mission, the Commission members regularly visit parks and then report issues at the Commission's monthly meetings. Once a year the Commission prioritizes Park and Recreation projects. Commission members have been assigned parks as shown below.

Centennial Commons-----	Jay Redd
Heman Pool-----	Jay Redd
Community Center-----	Jay Redd
Ackert/Greenway South-----	James Wilke
Adams-----	Su Schmalz
Eastgate-----	Margaret Ullman
Flynn-----	Carl Hoagland
Fogerty-----	Open
Greensfelder-----	Open
Heman-----	Jay Redd
Kaufman-----	Su Schmalz
Kingsland-----	Margaret Ullman
Lewis-----	James Wilke
Majerus-----	Open
Metcalf-----	Carl Hoagland
Millar-----	Lisa Hummel
Mona Trail-----	Margaret Ullman
Mooney-----	James Wilke
Rabe-----	Lisa Hummel
Ruth Park Woods-----	Lisa Hummel
Ruth Park Golf Course-----	Su Schmalz

This year the Park and Recreation Department organized priorities by listing each project with an action date. From this list, compiled from the commissioners' park visits and discussion in the monthly commission meetings, a final list of priorities was determined. It was finalized at the January meeting and received a final vote of approval at the February meeting. These priorities are listed below.

Each priority includes a short description and page reference for additional information. They are listed in priority order according to three funding categories.

- Category 1, Over \$250,000
- Category 2, Over \$100,000 to under \$250,000
- Category 3, Under \$100,000

Please note that the decisions were made on a remote basis, thus tie votes were not decided as had been done in previous years. A quick summary shows that most of the priorities of the Parks and Recreation Department are congruent with the Parks Commission priorities. The main difference is the lower priority placed on Greensfelder Park by the Parks Commission. Also,

three items (*in italics*) were not listed in the Parks, Recreation and Forestry document but they received priorities from the Parks Commission.

University City Park Commission and Parks, Recreation and Forestry Department Priorities

Category 1: Projects over \$250,000

Title	Short Description	Projected Completion & Page description	Park Commission Priority	Park Staff Priority
Ruth	Golf course driving range	2022, p. 6	1 (tie vote)	1
Heman Park	ADA improvements	2024, p. 8	1 (tie vote)	4
Heman Park	Playground	2024, p. 8	3	5
Rabe	Playground and surfacing	2024, p. 9	4 (tie vote)	8
Ruth Park	Deck and golf cart storage	2026, p. 10	4 (tie vote)	10
Heman Park	South parking lot and drives	2024, p. 8	6 (tie vote)	6
Lewis Park	Playground and Surfacing	2026, p. 9	6 (tie vote)	11
Greensfelder	Phase 1 development	2022, p. 7	8 (tie vote)	2
Heman Park	River Des Peres	2024, p. 8	8 (tie vote)	7
Greensfelder	Phase 2 development	2023, p. 7	10	3
Greensfelder	Phase 3 development	2025, p. 9	11	9

Category 2: Projects over \$100,000 and under \$250,000

Title	Short Description	Projected Completion & Page description	Park Commission. Priority	Park Staff Priority
Heman	Centennial Commons – soccer field	2022, p.7	1 (tie vote)	1
Heman	Centennial Commons – EIFS Painting and Caulking	2022, p. 7	1 (tie vote)	2
Heman	Swimming pool pumps	2024, p. 8	1 (tie vote)	4
Heman	Park pavilion & bandstand	2024, p. 8	1 (tie vote)	5
Heman	Beautification	2024, p. 8	5	3
Heman	South shelter roofs	2024, p. 9	6 (tie vote)	6
Ruth	Putting green near # 1 tee	xxxx, p. 10	6 (tie vote)	No priority
Ruth	Driving range lights	xxxx, p. 10	6 (tie vote)	No priority
Ruth	Maintenance Lot and Drive	2025, p. 10	9 (no votes)	7
Ruth	Centennial Commons aquatic center	xxxx, p. 10	9 (no votes)	No priority

Category3: Projects under \$100,000

Title	Short Description	Projected Completion & Page description	Park Commission. Priority	Park Staff Priority
Flynn	Tennis court resurfacing and signage	2022, p. 10	1 (tie vote)	2
Heman	Park north trail sealing	2022, p. 10	1 (tie vote)	3
Ruth Park	Golf course – septic system	2023, p. 8	1 (tie vote)	7
Heman	Centennial Commons fitness equipment replacement	2023, p. 10	1 (tie vote)	9
Metcalfe	Playground surfacing/ADA improvements	2022, p. 10	5	4
Heman	Basketball court resurfacing	2024, p. 11	6 (tie vote)	10
Ruth Park	Short game practice area	2025, p. 9	6 (tie vote)	11
All Parks	Needs analysis survey (parks, recreation, forestry & golf)	2022, p. 7	7 (tie vote)	1
All Parks	Update the 2008 Comprehensive Parks Master Plan	2023, p. 7	7 (tie vote)	5

Heman	Update the 2014 Heman Park site master plan	2023, p. 2	7 (tie vote)	6
Title	Short Description	Projected Completion & Page description	Park Commission Priority	Park Staff Priority
Heman	Tennis court resurfacing and signage	2023, p. 10	10 (tie vote)	8
Kaufman	Tennis court resurfacing and signage	2025, p.11	10 (tie vote)	12
Heman	Centennial Commons fitness equipment replacement	2025, p. 11	10 (tie vote)	13

**Park Improvements Descriptions
FY 2022- 2026 Priorities
Submitted to the Park’s Commission by the Director of
Parks, Recreation and Forrestry
1/19/2021**

CAPITAL IMPROVEMENTS

The City’s Capital Improvement Plan (CIP) is generally based on projects and/or items that either have a life span of ten (10) years, or their individual costs are \$25,000 or greater. Although there are several items and areas that need attention, priorities have been established based on the following criteria: 1) Budget; 2) Liability or safety issue; 3) Didn’t meet code/standards; 4) Need over want; and 5) Affected the use of the park or facility. As such I have prioritized the needs as listed below:

FY 2022

Golf Course Driving Range \$262,385

The driving range at the Ruth Park Golf Course over the past few years has experienced rutting due to poor drainage which has now become an impediment to staffs availability to pick up the driving range balls with the ball picker, thus forcing staff to pick up balls by hand. The severe

rutting has also affected the maintenance staff's ability to mow areas of the driving range.

Needs Analysis Survey (Parks, Recreation, Forestry, Golf) \$50,000

Conduct a citizen survey on Parks, Recreation, Forestry and Golf Services. This would allow the department to gather perceptions about many important issues/needs/wants and to aggregate the results to get the pulse of our residents. These results could then be used in part to develop a Comprehensive Parks and Recreation Master Plan.

Greensfelder Park Phase 1 \$363,729

(\$327,356 from Muni Grant - \$36,373 City Share)

In July of 2019 the Parks Commission voted to recommend moving forward with an application of a Municipal Parks Planning Grant for Greensfelder Park. The City received the Planning Grant from the St. Louis County Municipal Parks Grant Commission for the development of a Concept Plan. Since that time staff has hired and worked with a consultant to develop said Concept Plan. During our evaluation and analysis of the site, we have determined that the biggest concern deals with the storm water runoff coming from adjoining neighbors, which has led to constant flooding of areas of the park which makes it unusable for use, as well as it affects maintenance delivery. As such, it is recommended that the City move forward with exploring grant opportunities to assist in the funding of Phase I of the project which in part would include solutions to the stormwater issues.

Heman Park – Centennial Commons – Soccer Field \$150,000

The existing indoor soccer field turf was installed in 2004/2005 with the development of Centennial Commons. The normal life expectancy of artificial turf is approximately 8-10 years depending on original quality, use, and maintenance. The current artificial turf surfacing is approximately 15-16 years old and is in need of replacement. It is recommended that the artificial turf be replaced.

Heman Park – Centennial Commons – EIFS Painting and Caulking \$100,000

A partial restoration effort to the exterior walls at CentCom was undertaken in 2017. The work consisted of installation of “weeps” to allow for positive moisture control of the wall system, and cleaning, prepping, painting, and caulking the stucco surfaces at two of the exterior walls at the gymnasium. Additionally, the CMU block surfaces were treated with a clear waterproofing compound and the pre-cast stone sills were pointed with a flexible mortar. Subsurface CMU blocks received an elastomeric coating to provide a waterproof barrier. The work addressed an immediate maintenance need and should reduce future maintenance costs both to the exterior and interior of the building.

The Public Works – Facilities Division who is responsible for this work will be making a funding request for this work.

FY 2023

Update the 2008 Comprehensive Parks Master Plan \$75,000

Although the 2008 Master Plan still has some validity, the plan needs to be updated. This in part can be accomplished by starting with a Needs/Wants Analysis (FY22). Much like the Citizen Satisfactory Survey, a Public Engagement Process could include both Public Meetings and a Citizen Survey to gain the pulse of the needs and wants of the community.

Update the 2014 Heman Park Site Master Plan \$25,000

(\$6,400 from Muni Grant - \$18,600 City Share)

Although the 2014 Master Plan has some good ideas, the plan needs to be updated. If funding and Land, Water, Conservation Fund restrictions weren't an issue, the 2014 Master Plan would be a very good plan, however, the reality of being able to fund the suggested improvements as outlined in the plan isn't financially feasible at this point. Accordingly, a plan needs to be developed that is not only financially feasible but is a plan that can be actually implemented.

Greensfelder Park Phase 2 \$602,367

(\$525,000 from Muni Grant - \$77,367 City Share)

In July of 2019 the Parks Commission voted to recommend moving forward with an application of a Municipal Parks Planning Grant for Greensfelder Park. The City received the Planning Grant

from the St. Louis County Municipal Parks Grant Commission for the development of a Concept Plan. 3 Since that time staff has hired and worked with a consultant to develop said Concept Plan. It is recommended that the City move forward with a Municipal Parks Construction Grant for the development of Phase 2 of the project. This would go over very well with the St. Louis County Municipal Parks Grant Commission as they funded the Planning Grant and it would show that we are making progress towards the development of the park.

Ruth Park Golf Course – Septic System \$15,000

Replacement of existing Septic System at the Maintenance Facility.

FY 2024

Heman Park - ADA Improvements \$500,000

Although there are numerous improvements that need to be made to get into compliance with the Americans with Disabilities Act, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park – South Athletic Fields \$1,596,500

Although there are numerous improvements (Fencing, Bleachers, Irrigation, Lighting, Turf, etc.) that need to be made, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park – Playground \$782,000

Replace existing playground(s) with a new All Abilities Playground. Although this improvement needs to be made, it is recommended that this improvement take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park – South Parking Lot and Drives \$1,899,520

Although there are numerous improvements (Grading, paving, lighting, landscaping) that need to be made, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park – River Des Peres \$1,340,000

Although there are numerous improvements (Streambank stabilization, riparian corridor plantings) that need to be made, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park – Beautification \$100,000

Although there are numerous improvements (Formal and informal landscaped beds, tree plantings, etc.) that need to be made, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park Swimming Pool Pumps \$100,000

As part of an ongoing maintenance plan it is recommended that the pool pumps be replaced every seven to ten years. As such it is recommended that the Heman Park Swimming Pool pumps be scheduled to be replaced.

Heman Park Pavilion and Bandstand \$200,000

During our analysis it has been determined that the pavilion north of the south restrooms needs to be replaced. It is recommended that staff further explore and move forward with exploring the development of a new pavilion/band stage. However, in order for this to occur and to be functional for the band concerts that currently take place within the park, the proposed pavilion would need to be relocated up the hill closer to the restrooms and parking etc. This would require the removal of a playground (slated to be removed and relocated later to develop a new All Abilities Playground).

**A final recommendation from the Park's Commission needs to be made about replacing the*

current bandstand. Will a new self-contained mobile stage unit be purchased that will provide users with more platform area, better acoustics, open air and better sight lines for audiences? The mobile stage is utilized for many community occasions and is also rented to outside organizations for special events. The existing stage is a 1994 model that no longer meets the needs of our regular users. A proposal put forward by the Park's staff supports eliminating the mobile stage and setting up a permanent stage in an existing park.

Heman Park – South Shelter Roofs \$100,000

Although there are numerous improvements that need to be made, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; and 2) In coordination with other individual improvements.

Rabe Park – Playground and Surfacing \$385,000

(\$350,000 from Muni Grant - \$35,000 City Share)

During the audit analysis it was determined that the playground and surfacing at Rabe Park ranked the second highest of all playgrounds to be replaced. As such it is recommended that the City apply for a Municipal Parks Construction Grant for the replacement of the existing playground and surfacing as well as needed ADA improvements to the park.

FY 2025

Greensfelder Park Phase 3 \$564,380

(\$525,000 from Muni Grant - \$39,380 City Share)

In July of 2019 the Parks Commission voted to recommend moving forward with an application of a Municipal Parks Planning Grant for Greensfelder Park. The City received the Planning Grant from the St. Louis County Municipal Parks Grant Commission for the development of a Concept Plan. Since that time staff has hired and worked with a consultant to develop said Concept Plan. It is recommended that the City move forward with a Municipal Parks Construction Grant for the development of Phase 3 of the project. This would go over very well with the St. Louis County Municipal Parks Grant Commission as they funded the Planning Grant and it would show that we are making progress towards the development of the park.

Ruth Park Golf Course – Short Game Practice Area \$80,000

Completion of Short Game Practice Area and Replacement of existing Driving Range Tee Turf.

Ruth Park Golf Course – Maintenance Facility Lot and Drive \$125,000

Make necessary improvements to the existing lot and drive.

FY 2026

Lewis Park – Playground and Surfacing \$551,250

(\$525,000 from Muni Grant - \$26,250 City Share)

During the audit analysis it was determined that the playground and surfacing at Lewis Park ranked the third highest of all playgrounds to be replaced. As such it is recommended that the City apply for a Municipal Parks Construction Grant for the replacement of the existing playground and surfacing as well as needed ADA improvements to the park.

Greensfelder Park Phase 4 \$145,000

In July of 2019 the Parks Commission voted to recommend moving forward with an application of a Municipal Parks Planning Grant for Greensfelder Park. The City received the Planning Grant from the St. Louis County Municipal Parks Grant Commission for the development of a Concept Plan. Since that time staff has hired and worked with a consultant to develop said Concept Plan. It is recommended that the City move forward with the development of Phase 4 of the project.

Ruth Park Golf Course – Main Building, Deck and Golf Cart Storage \$Unknown

**The Commission voted July 2019 to apply for planning grant in 2020 to repair golf shop and build an emergency shelter at end of driving range. This was deferred in place of funding for new netting and landscaping the driving range. The condition of the facility has deteriorated over the years. The masonry walls often leak during rain events; the stucco exterior walls are cracking and peeling; and the trim and walls are in need of repair and painting. Improve aesthetics, eliminate yearly maintenance repair cost, provide a comfortable setting for guest and possibly add a concessions deck and below storage for golf carts.*

Ruth Park Golf Course – Lights for the driving range > \$100,000

**Previously the driving range had lights. The lights should be reinstalled in such a way that they do not add additional lumens to the neighbors. The permit to install the lights still exists and the previously electrical conduit still exists. This should increase usage. The driving range is a moneymaker and the addition of lights should increase revenues. Consideration of the management of the range at night must be addressed if the lights are installed.*

Ruth Park Golf Course – Putting green > \$100,000

**A putting green east of #1 Tee would give the golfers somewhere to practice while waiting for their tee time. This would keep the golfers close to #1 Tee and keep the tee times on schedule. The additional practice green will also provide more teaching opportunities/increase revenues, allow more accessibility and improve pace of play.*

Heman – Aquatics facility at Centennial Commons \$ Unknown

**An indoor aquatics facility would potentially attract more users to the Centennial Commons and could be a revenue generator. A study is needed to determine what would be attached to the current Centennial Commons facility. The expense is large and it is anticipated that compensation from the MSD instillation of tanks in Heman Park could fund the indoor aquatics facility.*

REFURBISHMENT/REPLACEMENT IMPROVEMENTS

The City’s Capital Improvement Plan (CIP) is generally based on projects and/or items that either have a life span of ten (10) years, or their individual costs are \$25,000 or greater. Accordingly, Capital Items (Under \$25,000 and over \$5,000 and have a life span of less than ten (10) years) that do not fit these requirements are budgeted within the General Operating Budget of the Department.

Although there are several items and areas that need attention, priorities have been established based on the following criteria: 1) Budget; 2) Liability or safety issue; 3) Didn’t meet code/standards; 4) Need over want; and 5) Affected the use of the park or facility. As such I have prioritized the needs as listed below:

FY 2022

- Flynn Park Tennis Court Resurfacing \$12,750
- Centennial Commons Gym Floor Sealing \$ 5,305
- Majerus Park Trail Sealing \$ 2,200
- Fogerty Park Trail Sealing \$ 3,500
- Fogerty Park Parking Lot Sealing and Striping \$ 2,060
- Golf Course Parking Lot Sealing and Striping \$ 6,000
- Heman Park North Trail Sealing \$15,500
- Metcalfe Park Playground Surfacing/ADA Improvements \$10,000
- Golf Course Pro Shop Repairs \$Unknown

FY 2023

- Heman Park Tennis Court Resurfacing \$20,000
- Eastgate Park Basketball Court Resurfacing \$ 4,200
- Mooney Park Basketball Court Resurfacing \$ 4,200
- Centennial Commons Gym Floor Sealing \$ 5,465
- Centennial Commons Fitness Equipment Replacement \$20,000
- Golf Course Pro Shop Repairs \$Unknown

FY 2024

Heman Park Basketball Court Resurfacing \$12,500
Centennial Commons Gym Floor Sealing \$ 5,630
Millar Park Parking Lot Sealing and Striping \$ 5,010
Metcalf Park Parking Lot Sealing and Striping \$ 1,215
Kaufman Park Parking Lot Sealing and Striping \$ 2,125
Lewis Park Trail Sealing \$ 2,200
Mona Trail Sealing \$ 2,200
Greenway South Trail Sealing \$ 2,200
Golf Course Maintenance Building Repairs \$Unknown

FY 2025

Centennial Commons Gym Floor Sealing \$ 5,800
Greensfelder Park Parking Lot Sealing and Striping \$ 6,000
Kaufman Park Tennis Court Resurfacing \$13,530
Centennial Commons Fitness Equipment Replacement \$20,000
Golf Course Maintenance Building Repairs \$Unknown

FY 2026

Centennial Commons Gym Floor Sealing \$ 5,975

** Note place in the document by the Park's Commission (italics).*