

# Park Advisory Commission

## Meeting Minutes

*June 26, 2024 – 5:00 p.m.*  
*3<sup>rd</sup> Floor Conf. Rm - Rolla City Hall*

**Members Present:** Ken Kwantes, Susan Wrasmann, Mike Fleishhauer, and Justin Renaud

**Absent:** None

**Others Present:** Floyd Jernigan, Stan Busch, Marie Crowley, Andrew Smith, and Julie Quackenbush

### 1. Call to order

- Ken Kwantes called the meeting to order at 5:10 p.m.

### 2. Introduction of new member Justin Renaud

- Justin Renaud is the newest member of the Parks Advisory Commission. We have been short a couple of commission members for some time. The intent for this commission was to have members with different professional backgrounds, expertise, and personal experiences, so the group would be able to address many different situations. Mr. Jernigan noted that former member, Andrew Meggitt, was a great reference for soccer. It is fortunate for us that Mr. Renaud also has a good deal of soccer experience to bring to the group.

### 3. Approval of January minutes

- Susan Wrasmann moved to approve the March 27, 2024, minutes. Mike Fleishhauer seconded approval. All approved, with no opposition.

### 4. New business

- SplashZone update – Aquatics Manager Marie Crowley  
Marie reported that there was a fire in the pump room of the SplashZone Waterpark facility. McNew Electric, Flett Plumbing, and Capri have all been out to survey the damage. We lost a substantial amount of product.  
Mr. Renaud asked if the damage would be covered by insurance; Mr. Jernigan said yes. The first move we made was to contact the insurance carrier, through which he was told there is a \$5,000 deductible. The second thing we checked was the electric panel. The third thing was the plumbing. The main line goes to the filters. We will need to replace some of the pipes. We will need to have Archer Elgin check the structural integrity.  
The Rolla Fire Department personnel said it originated in the junction box in the ceiling above the boiler. We lost several of the lines, but some look ok. We contacted RMU. We don't know what we can't see. We won't know much until things are opened up and taken apart. We do know we will have to replace the chemtroller, which was a new unit.  
Mr. Kwantes asked how long until we are back up. Mr. Jernigan said two weeks, but with an additional week or two to get chemicals, etc., all set. He went on to consider the options. Do

we try to open at all this season? Do we work on a temporary band-aide fix, just to be able to open, and then fix things after shut down to be able to open next year? At this point, we don't know if seals will hold. We are telling patrons that we are optimistic that we may reopen, but we do not know.

Mr. Renaud asked how the pool has done up until now. Has it been a money maker or do we operate at a loss? Mr. Jernigan said he thinks 2014 was when we had our first significant leak. We have dealt with leaks ever since. We have typically lost 4-6"/day.

Mr. Jernigan asked, if insurance pays for a complete redo of the pump room, is it worth it to do that? The leak will be the main driver. Should we go back to the voters? Do we do a splash pad? We've been subsidizing it up to 70% and we cover 30% or so. Biggest cost outside of the water has been personnel and chemicals. Our guards now make \$14-15/hr. We have several returners. We have had one SplashZone staff member for eight years, with most others around four to five years. Most come back, except those who have taken full-time work or graduated college.

Mr. Renaud asked if staff would still be available in August, if SplashZone reopens? Mr. Jernigan said we are retaining as many as possible, giving them hours cleaning at SplashZone, giving a few of them hours in the office, and others will be given hours working in the cemetery cleaning headstones, etc.

- Highlands Development – City Planner Tom Coots

Mr. Coots wanted an opportunity to speak to the group concerning a new proposed subdivision near Country Ridge Subdivision, off of Osage. It will be the largest development in Rolla, and the largest subdivision. Mr. Coots described it as a PUD – Planned Unit Development, which is a cluster development. These developments have houses that are situated closer together, but also has large open areas, designed for recreational activities. There are supposed to be 36 acres for common areas, two playgrounds, and a ball court. He explained the ordinance, which says that any time we have a housing development with lots, they have to dedicate a portion to Parks. This development has a section at the corner of Country Ridge Drive and Osage that they were not going to develop, so they were going to dedicated it to Parks.

Mr. Jernigan spoke to the group and said that prior to Tom, we updated the ordinance to change the valuation of an acre from 12.5 to 15, we changed the topography, and the minimum amount. Tom pointed out that the new subdivision is creating areas to take pressure off of city parks and was going to dedicate the space they were not going to utilize.

Mr. Jernigan said we made a conscious decision against accepting land that was not connected to existing parkland trails, and land that was less than an acre. There has to be enough space for play features and parking.

There is a specific formula for figuring cash-in-lieu of parkland. For a previous large development, Parks received \$23,000, so if we give this new development credit for the 2/3 acre, plus the areas they are planning to leave as open areas, this one would amount to quite a bit more than that. Mr. Coots said there are a few things left to figure out. He said it is difficult to measure their acreage with the cluster-type of development.

Mr. Fleishhauer and Mr. Kwantes both agreed that we should do some research into the amount of people they are putting into that one area. With 145 acres and 175 home units, this is a significant amount of pressure on the City of Rolla, not only sewage. The development is going to be a somewhat private community. Common areas and play areas are not intended for the general public to come in and use. As far as calculating the formula for cash-in-lieu of parkland, Mr. Fleishhauer and Mr. Kwantes both agree that all of the acreage should be considered, in light of the large size of the development and the large number of people who will be living there.

- **Recreation update**

Andrew Smith told the group we are full go on the Summer Men's and Coed Softball Leagues. Due to a very rainy spring, the softball leagues are running behind. Coed league had three rainouts to start the season. Andrew reported that we have 14 teams in the Men's Softball League on Tuesday nights and we have 13 in the Coed Softball League on Thursdays. Summer Adventure Camp is doing well. However, due to recent high temps, we are trying to come up with things to get kids out of the heat as much as possible. Andrew found out the movie theater has \$1 days on Tuesdays. They also have plans for bowling, and a trip to the St. Louis Zoo. Andrew said summer camp attendance is usually around 25 kids each week.

## **5. Director's narrative**

- Mr. Jernigan noted that he had two things to highlight. One discussion at City Council was regarding the use of city facilities and the permitting process. Currently, we do not allow any private, for-profit businesses to sell their goods in Rolla City Parks. The discussion was specifically regarding the Rolla Downtown Bandshell. The history of the bandshell is that it is not a park. It was not purchased to be a park, but the Rolla Parks Department is responsible for maintaining it. We are the clearinghouse for events held at the bandshell. Parkland that was given to Parks for park purposes is different from land that was property – i.e. bandshell – bought for use of the city.  
The number of events that we are asked to coordinate downtown has tripled. Mr. Renaud asked if it is true that for-profit groups can use this land. Mr. Jernigan responded with “yes, basically.” Mr. Kwantes said things have evolved over the years. Mr. Jernigan agreed and noted that Rolla City personnel and Rolla City resources have been utilized more and more for events. Some events are city sponsored, but some are not. Summerfest is a city-sponsored event. Celebration of Nations and St. Pat's events are both sponsored by MS&T. We have gotten to the point where these sizable groups need the help of the city. The city needs to charge for services, because it can get into significant dollars. We need to continue to charge the Special Use Permit fee and any facility rentals, but we also need to start charging for police officers and for street closures.
- We had a walkthrough at the new pickleball courts. Mr. Jernigan was on the phone with McConnell right before this meeting. They need to complete the paperwork, they need to put up the windscreens, they need to replace some of the metal screws on the fencing, and they need to fix the tension at the bottom of one of the fences. McConnell thinks they can get it all done by the 4<sup>th</sup>. We won't have all of the things done, but we will, at least, be able to open up

for play. Once we get the benches, signage, trashcans, grass, and trees all in, we will have a grand opening for the public. This grand opening will include and celebrate the Chymiak family to honor them for their generous gift.

- July 17 City Council agenda will include a presentation by the Department of Conservation to propose we offer bow hunting permits on selected areas inside the city limits. One of the criteria is that the lot be at least three acres.

## **6. Financials/discussion**

Mr. Jernigan included financials in the packet. Mr. Kwantes asked if anyone had any questions. No one had any specific questions regarding submitted financials.

The group discussed the next Park Board Meeting. The next meeting is tentatively set for Wednesday, July 24, 2024, at 5 p.m.

## **7. Adjournment**

The meeting adjourned at 6:40 p.m.