

**CITY OF BRENTWOOD, MISSOURI
BOARD OF ALDERMAN WORKSHOP
JUNE 24, 2013**

MEETING CALLED TO ORDER

Mayor Pat Kelly called the special meeting to order at 6:00pm in Room #104 of the Brentwood Recreation Center located at 2505 S. Brentwood Blvd., Brentwood, MO 63144.

ROLL CALL

Deputy Clerk Pittman performed roll:

Alderman Harper	Absent	Alderman Leahy	Present
Alderman Wynn	Present	Alderwoman Manestar	Present
Alderman Robertson	6:10pm	Alderwoman Saunders	Present
Alderman Kramer	Present	Mayor Kelly	Present
Alderman Toohey	Present		

Members present constituted a quorum. Also present were City Clerk/Administrator Bola Akande, City Attorney Frank Albrecht, Treasurer Greg Reynders, and Deputy City Clerk Octavia Pittman.

DISCUSSION/REVIEW

Recreation Center Next Steps

Updates were provided that the Board voted to keep the ice rink as part of any new renovations to the recreation center, the next step is to formalize a plan for funding and moving forward. A preliminary design was previously drafted which included locker room expansions as well as the creation of a single entrance and consolidating staff offices for efficiency; it was distributed for review.

Parks Superintendent Gruenenfelder provided a power point presentation to help facilitate the discussion as well as architectural drawings from Bond Wolf in 1999 and review building assessments conducted by GBA in 2011.

Brentwood Community Center Building Assessment

Part of the scope of the work that George Butler Associates (GBA) did in 2011 was to provide the City of Brentwood with a Building Assessment of the Community Center. In the Building Assessment, major issues included:

- The roof warranty expired in 2004; there are a number of leaking issues but none over the rink at the moment.
- ADA compliance; it is estimated at 20% of renovations cost (\$725,000).
- Fire sprinkler; there are currently none.
- Sink holes on the property.
- Does not comply with the 2009 International Building Code.
- The ice rink refrigeration system; the current R-22 is being phased out for elimination by 2020 and the cost has doubled.

Community Center Baseline Amenities

The plans have similarities that could be used to create a baseline when discussing what could be included in the design of the renovated Community Center. Each of these items were also included in the Canon Study done in 2009.

- One central entrance leading to a central welcome desk – for security, control and ease of staffing, one entrance and one welcome desk should be incorporated into the design.
- Meeting/Multi-purpose rooms – every drawing as well as the Cannon study had at least one meeting/multi-purpose room. The importance of this room was reiterated in the Warren Poll as it received the highest percentage (90.9%) of what Brentwood residents would most like to see in Brentwood’s renovated Community Center.
- Expanded Locker Rooms – the locker rooms are woefully inadequate and need to be addressed.
- Central office location for Parks & Recreation staff – currently the Parks and Recreation staff are housed in three different areas throughout the current building. Having staff together in one location would lead to greater staff efficiency.
- In addition, a motion was made and passed at the May 20th Board of Alderman meeting to include an Ice Rink in the design of the renovated Community Center.

Additional Amenities

84% of the respondents to the Warren Poll indicated that they were either very satisfied or satisfied with the PARC Co-operative Program, with 48.7% saying that the City of Brentwood should continue to subsidize the program. With the support of the PARC partnership, additional amenities for the renovated Community Center should complement what is offered at the Heights while increasing utilization of the Community Center by Brentwood residents.

The additional amenities that should be considered in the design of the renovated Community Center include:

- Aerobics Room; The Heights does not have a room dedicated to fitness classes. This amenity would enhance what could be offered in the PARC partnership. A number of fitness classes could be offered.
- Mind Body Room; A Mind Body Room would be another fitness space that would be decorated in a way to create a calmer space for a specific fitness class. Instead of a bright, energetic space that is associated with an aerobics room, a Mind Body Room typically has dark walls and floors, adjustable lights and temperature controls. The idea is to be able to create the environment you want for the class that is taking place in the room.
- Improvements to the ice rink lobby/warming room; If one of the goals of the renovated Community Center is to increase utilization by Brentwood residents, then improvements to the Ice Rink Lobby need to be considered. The current space is unsightly, cold uninviting, leading to parents just dropping their children off at the front door when they come and skate. If the lobby could be redesigned and become a more inviting place, parents would be willing to watch their children and even meet other parents to have a cup of coffee. A lodge like area that includes a fire place, big screen television and comfortable seating will

create a destination location where everyone will want to enter and spend time, while increasing the utilization of the Community Center.

- Splash Pad; A Splash Pad would give the residents of Brentwood a water amenity without having to go to the Maplewood Aquatic Center. It would also give the Brentwood Community Center another amenity for family to utilize instead of or in conjunction with the ice rink. Splash pads can be very small and simplistic with just a few ground nozzles that shoot water upward or bigger and more complex that incorporates large water features such large trees and flowers that spray or dump water on people or movable nozzles that children can use to spray each other.
- Leisure Ice; a unique concept that would bring regional visitors to the City while producing a new revenue source and increase revenue for the ice rink. This skate path would offer skaters the opportunity to skate outdoors along a beautifully landscaped path that would include seating nodes with fire pits. Patrons would either have to purchase a season pass or pay a daily fee to gain access to the leisure ice. Since all public sessions in the winter would be moved to the leisure ice, the extra time for the ice rink could be used for programming or rentals, thus increasing the revenue for the Ice Rink. Currently, the closest example of leisure ice is in Elkhart, Indiana. As it will be a seasonal facility, the path will serve as a walking path during the spring, summer and fall.

Next Steps

The Parks and Recreation Department budgeted \$75,000 in FY13 for a consultant to complete a design of the renovated Community Center. \$12,000 was used for the Warren Poll. The remaining \$63,000 should be used to hire an architect to:

- Determine if the Community Center should be renovated or torn down and rebuilt.
- Create the final design of the Community Center incorporating the programming pieces the Board of Alderman determine should be in the building.
- Determine a cost estimate of the Community Center.

Once those steps are completed a decision can be made on how to fund the renovations to the Brentwood Community Center so it remains a cherished, heavily utilized facility of the City of Brentwood for future generations to enjoy.

A discussion was held regarding the options presented, associated costs and additional amenities; Alderwoman Saunders made a motion to use for a work out facility, "The Heights", instead of building our own. Motion seconded by Alderwoman Manestar. **ROLL CALL:** Alderman Harper – absent; Alderman Wynn – no; Alderman Robertson – no; Alderman Kramer – yes; Alderman Toohey – no; Alderman Leahy – yes; Alderwoman Manestar – yes; Alderwoman Saunders – yes; **MOTION FAILED.**

Aldermen further discussed:

- including a small workout room and competing with the Heights and area YMCA; the cost to build may not be worthwhile to residents
- creating meeting rooms and multipurpose rooms
- creating a sense of place or town center and making the current facility more hospitable

- financing via COP (Certificates of Participation); the final number/design needs to be determined and are residents willing to support it
- comments of consolidating the rec center and city hall into; other sites were previously evaluated and determined that they are not feasible.

Members agreed to hold a special meeting on July 15th at 6pm to continue the discussion.

ADJOURNMENT

The meeting adjourned at 7:00pm.

Approved as submitted on the 5th day of August, 2013.

Pat Kelly, Mayor

Attest:

Bola Akande, City Clerk/Administrator