

## Cameron Park Board Meeting

May 26, 2016

6:00 pm

Cameron City Hall

### Members Present:

Chairman – Bill Gimson

Al Briggs

Cory Brown – arrive 6:07pm

Wendy Copple

Jennifer Helmich

Jason Jones

Carrie Sybert

Richard Whalen

### Members Absent:

Ruth Hammontree

### Others Attending:

Drew Bontrager – Public Works Director

Steve Garr

Chairman Gimson called the meeting to order at 6:00pm.

### Approval of May 3, 2016 Minutes

*Mr. Jones made a motion to approve minutes of the May 3, 2016 meeting seconded by Ms. Briggs. On voice vote the motion carries as follows: ayes – 7, nays – 0, abstentions – 0, absent – 2.*

### Public Participation

None

### Treasurer's Report

No comment.

*The agenda was amended to place Old Business ahead of the other items on the agenda.*

### Old Business

#### **A: Dan Earley – Miniature Golf Course** ← *New Business*

Dan Earley, owner of RE/Max recently purchased the old YMCA building and has approached the City Manager about leasing the miniature golf course, batting cages and possibly the sand volleyball court to the Park Board.

Mr. Earley stated that he would lease the area to the Park Board at no cost, provided the Board makes the capital improvement repairs and daily maintenance. He stated that if the City does not want to enter into an agreement, the area would most likely be demolished.

Mr. Earley stated that the concrete, felt and other items at the mini golf course could need to be replaced as they are in serious disrepair due to the weather and no maintenance over the years.

Mr. Garr stated that Lanny Wake and himself evaluated the mini golf course and it is structurally in good shape. They could not check the mechanicals due to overgrown trees and shrubbery.

Mr. Garr stated that the mini golf course has neat features and that he did not think it would cost a substantial amount of money to get it cleaned up and running. This would most likely be a multi-department project to get the area cleaned up.

Mr. Earley stated that the mini golf course and batting cages has its own water and electric meter so everything would be separated.

Mr. Garr stated that this would be a good opportunity and it should not be a large addition to take care of as long as it is maintenance on a regular basis. Staffing would need to be discussed.

The batting cages would be coin operated and it would be possible to have someone there to answer any questions or help with machines if they jam up.

Mr. Jones stated that if the infrastructure is in good shape, the only thing that would need to be done is the area cleaned up and that felt/carpet is a minimum expense. Mr. Jones questioned if volunteers could help.

Mr. Garr stated that that the golf clubs and golf balls were still in the office; however, some may need to be replaced.

Mr. Earley stated that he already has a signed lease on the gym side of the building for House of Bounce that has inflatables for kids. The inside activities would complement the proposed outside mini golf course.

Mr. Garr stated that it would be best to staff one parks person at the mini golf course and batting cages every day from 1-9 to maintain and take care of customers.

Mr. Earley stated that the west side of the parking lot could be dedicated to the area. He did request that these items be identified on the insurance in-case something unforeseeable happened.

John Feighert asked if restrooms were available outside.

Mr. Earley stated that there are two outside restrooms; however, he does not know anything about them. The functionality would need to be checked.

Chairman Gimson stated that the costs associated with this project need to be figured out; felt, restrooms, etc.

Mr. Jones stated that rental rates should be looked into in-case someone would like to rent the mini golf course for private parties.

Mr. Brown asked what kind of revenue the mini golf course once generated.

Mr. Earley stated that the Board would have to ask the YMCA as he did not ask or receive that kind of information when he purchased the building.

Mr. Garr stated that Mark Garges would probably be a better resource for that kind of information.

Mr. Jones stated that opening and running the mini golf course would improve the quality of life in Cameron even if it does not turn a profit or break even.

Mr. Garr stated that the community would benefit from working batting cages and that standard pitching machines could also be utilized if the automatic machines did not work.

Chairman Gimson asked if staff could put together costs that would be associated with the mini golf course and batting cages and bring the information back to the next meeting.

**B: Beavers Park – Dog Park Addition**

Staff reviewed and researched the request for a Dog Park area at Beavers Park and they believe it is a good fit for the area. The only estimates received for the fence was from Lowes in St. Joseph at an estimated cost of \$13.00 per LP with four gates for an approximate total of \$9,500.00. This cost includes installation. The fence is 200'x100' in total size. There would also be a small dog and transition area fenced separately in the 200'x100' area.

Staff also looked into the cost of purchasing and installing a water station with an estimated cost of \$4,000.00. The other major expense is the accessible concrete work for all sidewalks. This would include the transition area, water station area and walks leading to the park from the parking lot at an estimated total of \$4,000.

The City has older picnic tables that can be used in this area and even old fire hydrants. The estimated total cost is \$18,000.

An advisory from the City's Insurance Company was also provided to the Board as a reference.

Dr. Carr suggested that that proposed Dog Park distance could be shortened to reduce the cost of the fence and concrete. The water fountain and small dog area could also be put in at a later date to cut down on costs.

Dr. Carr stated that the most important aspect of the dog park is the space itself and that no one should expect all of the frills of an established dog park up front.

Dr. Carr stated that he would still provide a clean-up sanitation station and a bench.

Ms. Helmich asked if the sidewalk would need to meet the ADA standards.

Mr. Bontrager stated that the new sidewalk would have to meet ADA standards. The proposed sidewalk could be moved closer to the current sidewalk to reduce costs. The City is required to have a sidewalk as access to the park.

Chairman Gimson asked if the parking lot would need to be improved.

Mr. Bontrager stated that the parking lot would not need to redone at this time; however, it will need to be repaired soon. This is something that the Board may want to consider for next year's budget.

Mr. Jones suggested that the fence should be built first and then see how much usage the dog park gets. If the dog park takes off, more amenities can be added at a later date.

Ms. Helmich made a comment about the suggested rules provided by the insurance company and if it was sufficient to just post the rules.

Mr. Bontrager stated that the rules should be reinforced; however, if they are posted, it puts the responsibility on the attendees of the dog park.

Dr. Carr stated that animal control would have some responsibility as they would monitor the park and make sure the dogs are licensed.

Chairman Gimson suggested giving the dog park a chance and to see how frequently it is used.

Chairman Gimson asked if local companies we asked how much fencing would cost.

Mr. Garr stated that he did not check with local companies because they would not install. Mr. Garr stated that he does not have the staff or the time to install the fence; therefore, he is requesting that a professional, i.e. Lowes, install.

The Board stated that they would like to check with local companies to see if they will install the fence.

Mr. Whalen stated that he would like a stated cost prior to Board approval.

Mr. Bontrager stated that he will need to know what size of fencing, number of gates, etc. before he can get a definite cost of the project.

Dr. Carr suggested that the Board maximize the width of the space. Dr. Carr volunteered to conduct "shopping" for a fence and installation.

Mr. Garr stated that he would like to have a professional install the fence to make sure it is done correctly.

The Board agreed to let Dr. Carr research fence and installation costs and bring back his findings to the Board.

Mr. Whalen suggested that the <sup>Dr. Carr.</sup> ~~Board~~ put together a wish list for the dog park and prioritize the items for future expansion.

### **Director/Foreman's Report**

#### **Recreation Park Band Shell**

Duffy Reynolds Construction hauled some of the dirt to the old foundation; however, they still have more work to complete. As soon as it dries up, they plan to complete the project.

#### **Board Member Terms**

Jennifer Helmich, Jason Jones and Richard Whalen were approved and re-appointed by City Council to serve another term.

#### **Budget**

Mr. Bontrager stated that staff is working on next year's budget. Two capital projects are currently being budgeted for:

1. New Parks Truck: The Parks Department is in need of a new truck. They are currently looking into a 4-wheel drive 150-250 model.
2. Renovation of Baseball Fields: The baseball fields are in disrepair and will need to be renovated. Field 1 and Field 3 will need to be rebuilt. Cost is approximately \$15,000 per field.

Mr. Garr stated that the fields were last rebuilt four years ago and are in serious disrepair. Citizens of Cameron use the fields very heavily during the spring and summer months. The fields need new fencing, regrading, drainage issues need addressed and general maintenance of the bleachers and press box.

John Fieghert stated that Eagle Scouts can paint and fix some of the small problems as part of the Eagle Scout project.

#### **School Usage of Fields**

Mr. Whalen asked Mr. Brown if any progress had been made on the proposed agreement with the School District.

Mr. Brown stated that there have been no recent meetings.

Chairman Gimson stated that the current understanding benefits the school; however, the Board needs to find out what the school is willing to contribute.

Ms. Helmich stated that a work meeting needs to be scheduled with the School to discuss the issue.

Chairman Gimson stated that the discussion needs to be held on a committee level otherwise, nothing will be accomplished.

Mr. Brown stated that he does not have time to request a work meeting due to his current work schedule.

Ms. Helmich stated that the School Board needs to be invited to the next Park Board meeting to discuss the situation with the fields. The Board should have the usage costs available. Ms. Helmich stated that the School Board does not need to know what maintenance costs are associated as it is a cost of business.

Chairman Gimson asked the Board who they would like to invite.

The Board stated that they would like to invite the entire school board and the decision makers for the school.

### **Old Business**

#### **A: Aquatic Facility Funding**

After the presentation from Larkin Aquatics, City Staff reached out to public finance companies on financing options. Information was received from Piper Jaffray. They stated that a total of \$3.5 million with a one-quarter total sales tax dedicated solely to paying down the debt would take approximately 14 years.

In order to build a new facility, the City would need to have at least 1/4 cent sales tax to finance the project. 1/8 cent is not enough.

Mr. Bontrager stated that a hotel tax can be used for economic development and that he would continue to explore the option. In order to determine how much money a hotel tax would generate, the number of rooms and nightly occupancy would be required.

Mr. Bontrager stated that a hotel tax would be a good source of revenue; however, it would not generate enough income to finance a new aquatic facility.

Mr. Jones stated that the Board should go with the 20 year tax and sunset it.

Chairman Gimson stated that using both 1/8 cent sales taxes is a concern as it will take away a tax that may be needed for future needed/required improvements in the City.

Chairman Gimson asked if the Economic Development tax could only be used for the pool and ball fields.

Mr. Bontrager stated that he would ask if there are requirements of usage for the Economic Development tax.

Mr. Jones stated that he would rather use the Economic Development tax if it was available.

The Board decided to look into more possibilities prior to going before City Council.

**Miscellaneous**

**President**

Chairman Gimson asked if anyone on the Board would like to take over the responsibility of Park Board President. The Board was in unanimous agreement that Chairman Gimson should keep the role.

**Lights**

Mr. Whalen asked if there was a timer on the volleyball court, lower tennis court and basketball court lights to shut them off at 11:00pm.

Mr. Garr stated that he would check on the volleyball and tennis court lights; however, Mr. Whalen would have to check with the school on the basketball courts as they belong to the school.

**Playground**

Mr. Whalen asked why rocks were placed at the new playground as he is always picking them up out of his yard.

Mr. Garr stated that the new playground belongs to the school and the issue would need to be taken up with them as it is not a City playground.

Mr. Whalen asked if the Parks Department had a checklist for the playgrounds.

Mr. Garr stated that they have playground software and that they regularly inspect the playground equipment.

**Adjourn**

*Ms. Sybert made a motion to adjourn; seconded by Mr. Brown. On voice vote the motion carries as follows: ayes – 8, nays – 0, abstentions – 0, absent – 1.*

The next scheduled meeting of the Park Board will be at 6:00 on June 23, 2016 at City Hall.

Meeting adjourned at approximately 7:49 pm.

*Chris Martin  
Secretary Recorder  
Cameron, MO 64429*

*Bill Gimson  
6/23/16*