

*\*Amended June 9, 2025*

AGENDA

Joint Meeting of the City Council of the City of Saint Charles, Missouri and The Parks & Recreation Board of the City of Saint Charles, Missouri  
City Hall, Council Chambers  
200 North Second Street, Saint Charles, Missouri  
Tuesday, June 10, 2025  
6:00 p.m.

1. Roll Call
2. Invocation and Pledge of Allegiance
3. Presentation from The Child Advocacy Center of Northeast Missouri (*referred by Council President Michael Galba*)
- \*4. Presentation of the 97 Acre ~~Residential~~ *Recreational* Site Development Plan
5. Interactive Presentation on Convention & Visitors Bureau (CVB) on Placer.ai Software
6. Closed Session, if requested, relative to:
  - A. Legal actions, causes of action, or litigation (RSMo 610.021(1))
  - B. Leasing, purchase or sale of real estate where public knowledge of the transaction might adversely affect the legal consideration therefor (RSMo 610.021(2))
  - C. Hiring, firing, disciplining or promoting of particular employees when information relating to the performance or merit of individual employees is discussed or recorded (RSMo 610.021(3))
  - D. Preparation, including any discussions or work product, on behalf of the Council or Its representatives for negotiations with employee groups (RSMo 610.021.(9))
  - E. Sealed proposals and related documents or any documents related to a negotiated contract (RSMo 610.021(12))
7. Adjourn

*The City of St. Charles, Missouri, fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. For more information, or to obtain a Title VI Complaint Form, please call the City Clerk's Office at (636)949-3282 or visit City Hall located at 200 North Second Street, St. Charles, Missouri, 63301.*

**RCA FORM (OFFICE USE ONLY)**  
MEETING/DATE: June 10, 2025  
Regular( ) Special( ) Work Session( X )  
ATTACHMENT: YES(X) NO( )  
Report( X ) Resolution( ) Ordinance( )

Bill # N/A

**Request for Council Action**

**Ward:** All

**Sponsor:** Michael Galba

**Description:**

Joint Session of the City Council and the Parks and Recreation Board presenting the 97 Acre Recreational Site Development Plan

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- **Contract Extension/Renewal:** Yes( ) No( X )
- **Information Paper Attached:** Yes( X ) No( )

\*\*\*\*\*

**Board/Committee/Commission: Approve( X ) Disapprove( )**

**Summary:**

Presentation of the 97 Acre Recreational Site Development Plan

**STAFF RECOMMENDATION:** Approve

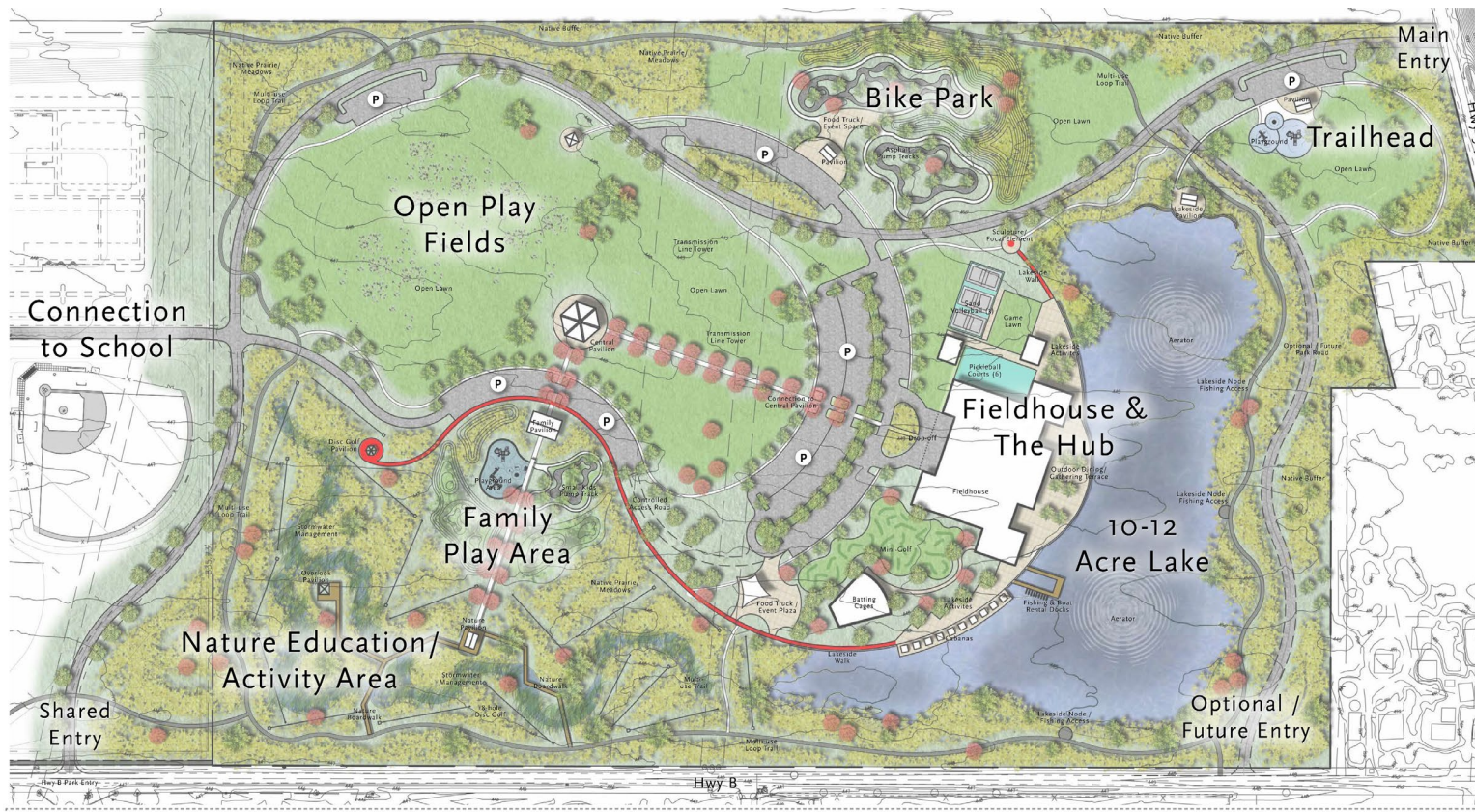
**Budget Impact:** (revenue generated, estimated cost, CIP item, etc.) N/A

**Account #:** N/A **Fiscal Impact:** N/A **Project #:** N/A

RCA prepared by: MMB Dept. Dir MMB Finance Dir. N/A Dir. of Admin. [Signature]



# St. Charles Parks and Recreation 97 Acre Recreational Site Phasing



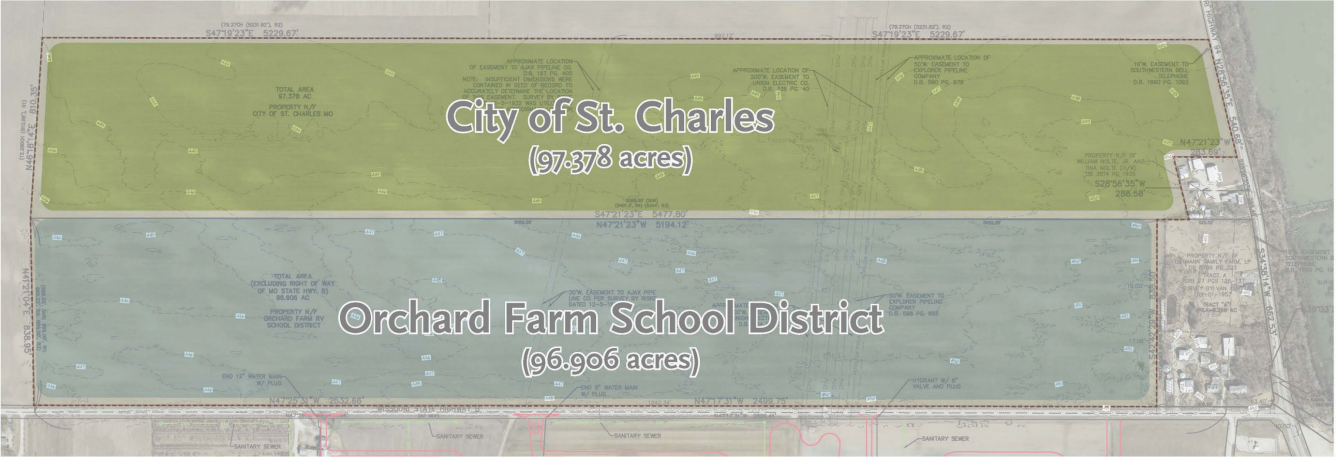
## 97 Acre Recreational Site Background

- Former mobile home parks next to Boeing Corp. needed the 110 acre future park for their expansion of the safety zone.
- Left without park expansion of 110 acres, negotiated with Boeing to pay \$3M to acquire new park land and to relocate the sole resident at the mobile home park.
- Schumpe Tract for sale at HWY B and HWY 94, \$3,805,999.
- \$2,750,000 Boeing funds and \$1,056,000 Parks & Recreation funds purchased the Schumpe Tract December 2019.
- Orchard Farm School District purchased 97 acres adjacent to the new park.

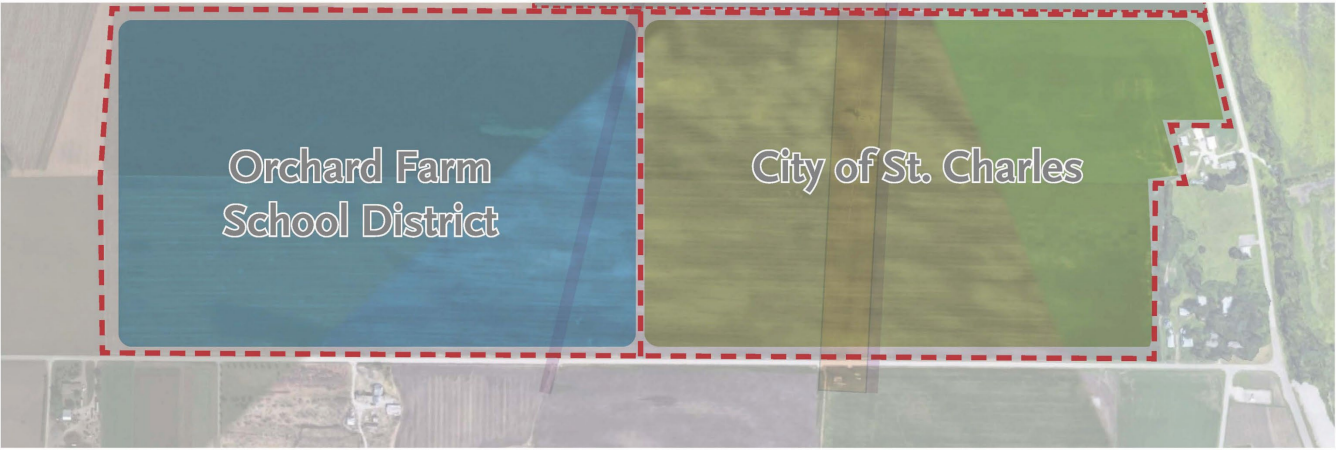


# 97 Acre Recreational Site Background

## Existing Property



## Traded Property



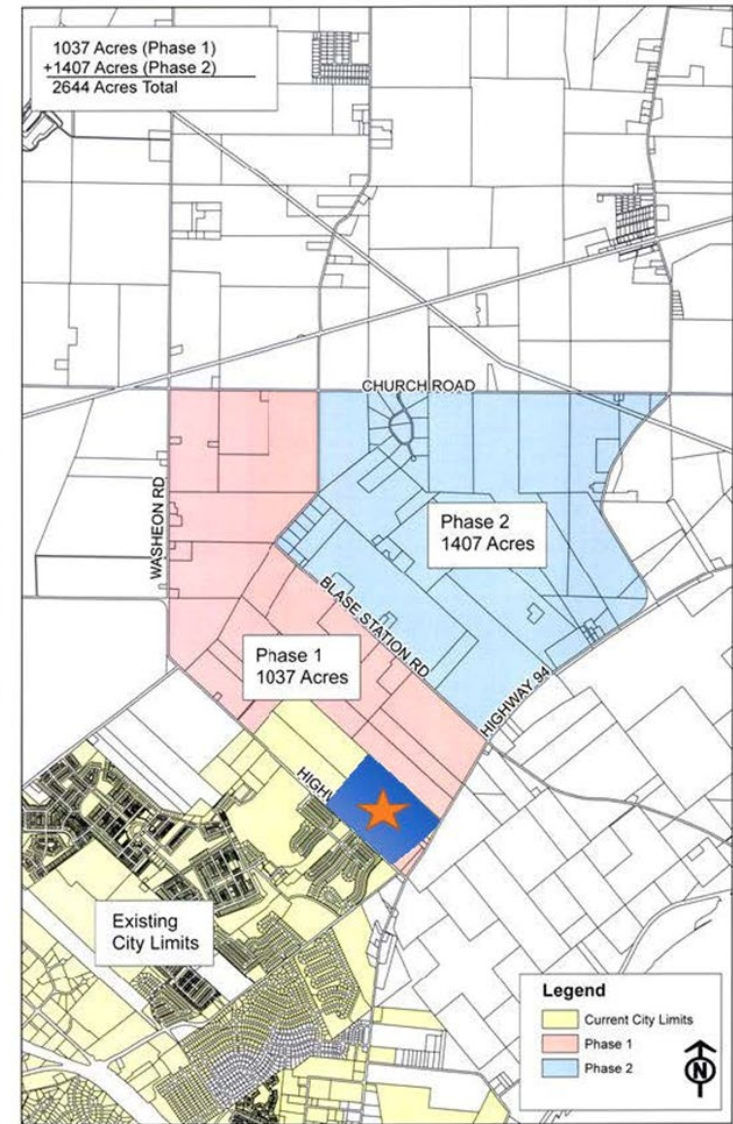


# 97 Acre Recreation Site Master Plan

# 97 Acre Recreational Site Impact

## Catalyst for Investment, Anchor City's Expansion

- 8 to 20% boosted home values near parks
- Support Economic Development
- Strengthen Safety and Security
- Promote Health and Wellness
- Increase Cultural Unity
- Protect Natural and Cultural Resources
- Facilitate Community Problem Solving
- Provide Recreational Experiences
- Strengthen Community Image and Sense of Place



# 97 Acre Recreational Site Master Plan

## COMMUNITY ENGAGEMENT

1,355  
surveys collected

~75  
Open House Attendees

4,000+  
Comments Received

### 1 | DATA COLLECTION

Open House 01  
December 17, 2020

- Goals
- Provide project orientation and overview
  - Collect feedback on concept preferences regarding amenities and types of recreation opportunities
  - Identify what excites and concerns community members about the new park



### 2 | DESIGN ALTERNATES

Open House 02  
March 11, 2021

- Goals
- Share feedback from first community engagement
  - Present concepts designs for the 100 acre park property
  - Evaluate concepts using the six criteria identified as important goals
  - Identify preferred concepts and use feedback to develop a consolidated design

Evaluation Criteria	200 Acre Park / School - New Park Concepts Evaluation			
	Balance	Shared Activity	The Loop	Central Meadow
Identity and Branding	Low	Medium	High	Medium
Community Need	Medium	Medium	Medium	Medium
Unique Amenities / Experiences	Medium	Medium	Medium	Medium
Park for the Entire Community	Medium	Medium	Medium	Medium
Stormwater Management / Ecosystem Services	Medium	Medium	High	Medium
Shared Amenities (Orchard Farm School District or others)	Medium	Medium	High	Medium
Preference Order	2	1	4	2

### 3 | MASTER PLAN REVIEW

Open House 03  
May 20, 2021

- Goals
- Present draft master plan and gather feedback
  - Ask community members to rank priorities for implementation
  - Identify priorities for fieldhouse program elements



# 97 Acre Recreational Site Master Plan



## Programming Preferences

(Items receiving 50% or greater in bold and collaboration items in green)

### Active Recreation:

- Sports Fields
- Cricket
- **Disk Golf**
- **Playground**
- **Paddle Boarding / Kayaking**
- Pump Track / BMX Track

### Passive Recreation:

- **Multi-use Trail**
- Natural Surface Trails
- **Fishing**
- Walking Trails

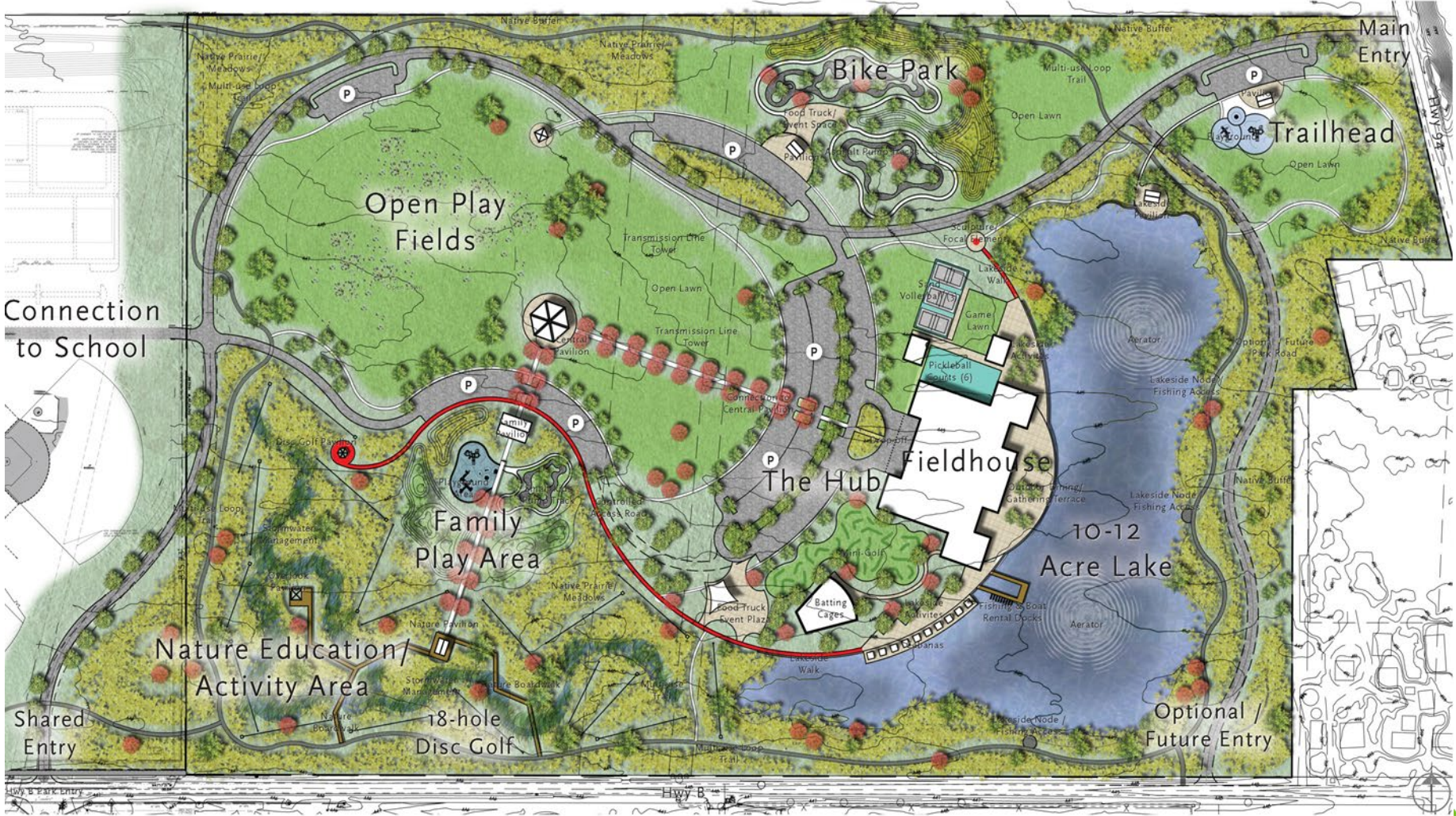
### Park Aesthetics:

- Naturalized Lake Edges
- Meadows and Prairies
- Berms / Landform
- **Public Art**
- Stormwater Management

### Facilities:

- **Place Based Learning**
- Restrooms
- Open Air Pavilion
- **Outdoor Classrooms**
- Fieldhouse

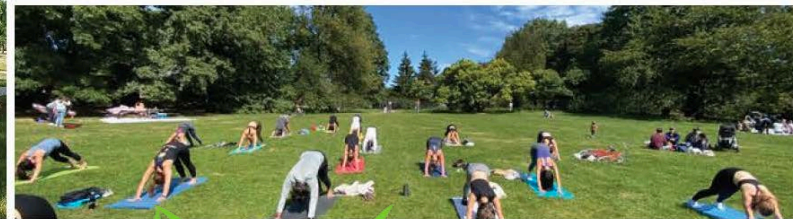
# 97 Acre Recreational Site Master Plan



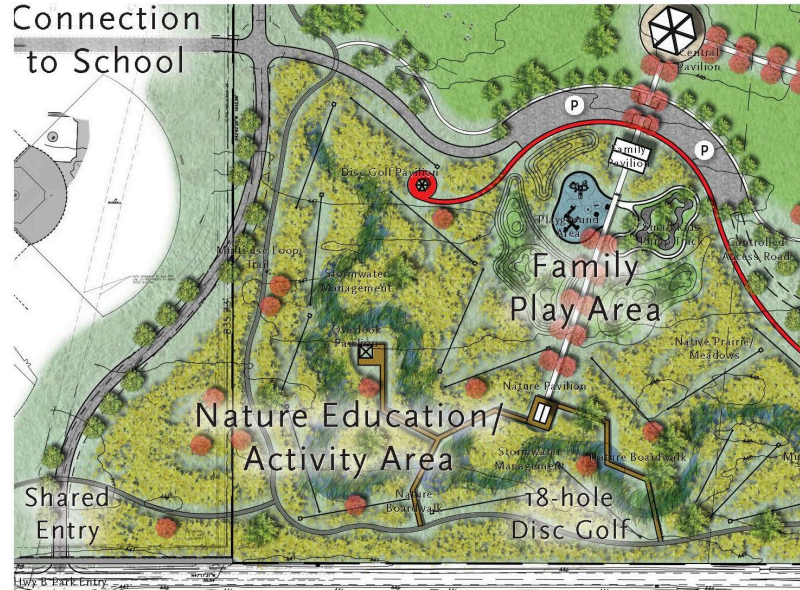
# 97 Acre Recreational Site Master Plan



"I like the amount of trails, the different zones, as well as what I am hopefully seeing is a plan for more wooded areas in the nature zone area. I also really like the size of the lake, and glad to see some unique features like the bike park."



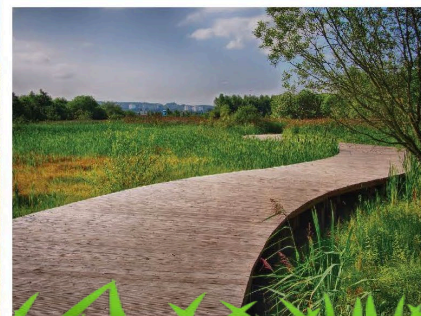
# 97 Acre Recreational Site Master Plan



“The large walking path around the park. Also the “boardwalk” through the stormwater area is cool.”



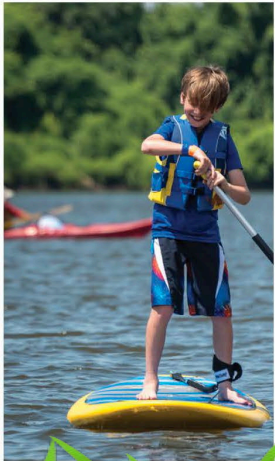
“It seems to have something for everyone. Many options for activities and ways to enjoy the park.”



# 97 Acre Recreational Site Master Plan



“Brings life and progress to the area, enjoy the green life and attraction for local businesses.”





# 97 Acre Recreation Site Fieldhouse & Hub Feasibility Study

# Fieldhouse/Hub Feasibility Study

## PROJECT SCOPE

### PHASE 1 | NEEDS ASSESSMENT

- Market Assessment
  - Alternative Service Providers
  - Facility Trends
  - Service Area Identification
  - Demographic Assessment
  - Participation Statistics
  - Market Conclusions
- Stakeholders and Partnerships

### PHASE 2 | DESIGN, COST ESTIMATES & FUNDING

- Initial Public Engagement and Outreach
- Facility & Hub Program Prioritization
- Conceptual Planning and Design
- Conceptual Renderings
- Capital Cost Estimates

### PHASE 3 | BUSINESS OPERATIONS PLAN

- Attendance Estimates
- Fee Structure (using existing City rate structure or provide recommendations)
- Sources of Income
- Operating Cost Projections
- Revenue Generation Projections
- Revenue / Expenditure Comparisons
- Project Recommendations / Profitability of Facilities

### PHASE 4 | COST-BENEFIT & ECON. ANALYSIS

- Measure value of the facility's benefits and costs to the community.
- Benefits of additional partnerships
- Quality of Life and Social Benefits Analysis
- Economic Impact to Activities within the projects service area or region.

# Fieldhouse/Hub Feasibility Study



# Fieldhouse/Hub Feasibility Study

## SITE PLAN

### PHASE 1

- 1 LAKESIDE LAWN
- 2 RESTAURANT PATIO (7,200 SQFT)
- 3 FIELDHOUSE ENTRY PLAZA
- 4 GRASSY BERM
- 5 LAKESIDE CABANAS
- 6 PAVILIONS (20X20)
- 7 GAME LAWN
- 8 WATERFRONT TRAIL
- 9 LAKE (11 ACRES)
- 10 WATERFRONT PLAZA
- 11 FOOD TRUCK PROMENADE
- 12 MINIGOLF (36 HOLE)
- 13 BOAT RENTAL BUILDING
- 14 BOAT LAUNCH BOARDWALK
- 15 PICNIC AREA
- 16 BATTING CAGES (8-STALL)
- 17 DISC GOLF TRAILHEAD & PAVILION
- P PARKING AREA COUNT: 480



← Park Entry



# Fieldhouse/Hub Feasibility Study

Market Penetration Analysis					
Total Population x Participation Rate x Penetration Rate = Estimated Demand					
	Participation Rate	30-Minute Drive Time	60-Minute Drive Time	90-Minute Drive Time	Total
<b>Total Population</b>		<b>1,071,264</b>	<b>2,608,670</b>	<b>3,022,730</b>	<b>337,470,185</b>
Soccer	5.1%	54,755	133,336	154,500	17,249,000
Basketball	7.4%	79,096	192,610	223,182	24,917,000
Volleyball (Court & Sand)	3.2%	34,560	84,157	97,515	10,887,000
Baseball	4.7%	50,168	122,166	141,557	15,804,000
Softball	2.8%	29,563	71,990	83,417	9,313,000
Football (Tackle, Touch, & Flag)	5.1%	54,158	131,883	152,816	17,061,000
Pickleball	1.0%	10,983	26,746	30,991	3,460,000
Lacrosse	0.6%	6,714	16,349	18,944	2,115,000
Cheerleading	1.1%	11,910	29,003	33,607	3,752,000
Dance	2.3%	25,109	61,145	70,850	7,910,000
Gymnastics	1.4%	14,916	36,324	42,089	4,699,000
<b>Total</b>	<b>35.4%</b>	<b>371,934</b>	<b>905,710</b>	<b>1,049,468</b>	<b>117,167,000</b>
<b>Penetration Rate</b>		<b>33.0%</b>	<b>15.0%</b>	<b>8.0%</b>	
Soccer		18,069	20,000	12,360	58,883
Basketball		26,102	28,892	17,855	85,059
Volleyball (Court & Sand)		11,405	12,624	7,801	37,165
Baseball		16,555	18,325	11,325	53,950
Softball		9,756	10,799	6,673	31,792
Football (Tackle, Touch, & Flag)		17,872	19,782	12,225	58,241
Pickleball		3,625	4,012	2,479	11,811
Lacrosse		2,216	2,452	1,516	7,220
Cheerleading		3,930	4,350	2,689	12,808
Dance		8,286	9,172	5,668	27,002
Gymnastics		4,922	5,449	3,367	16,041
<b>Estimated Demand</b>		<b>122,738</b>	<b>135,856</b>	<b>83,957</b>	<b>399,972</b>

*Sources: Esri, SFIA, Johnson Consulting*

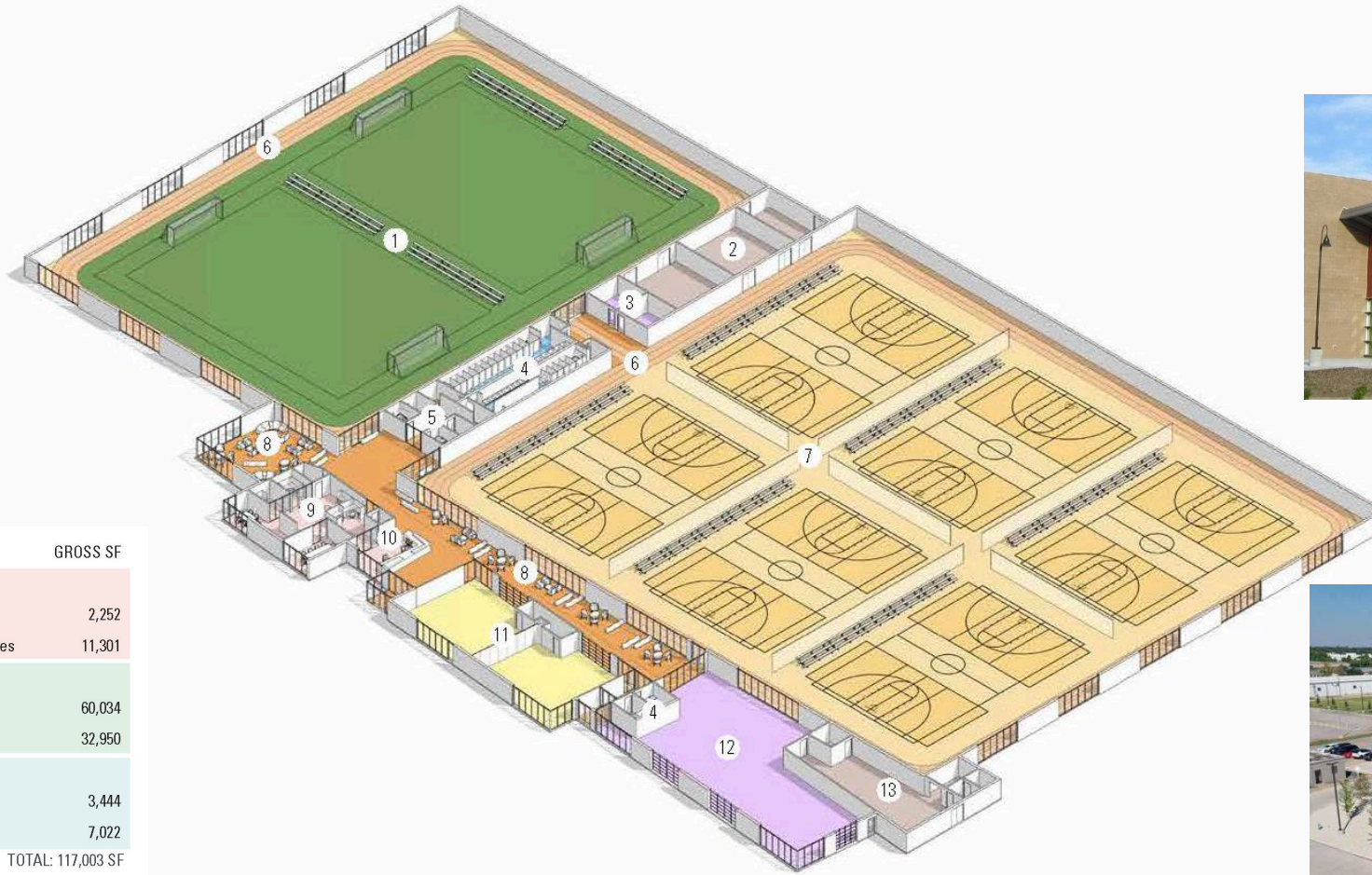


# Fieldhouse/Hub Feasibility Study

## AXON PLAN LEGEND

1. TURF FIELDHOUSE
2. STORAGE / BUILDING SERVICES
3. OFFICIALS ROOM
4. RESTROOMS
5. UNIVERSAL RESTROOMS
6. RUNNING TRACK
7. HARDCOURT FIELDHOUSE
8. LOUNGES
9. ADMINISTRATION OFFICE
10. WELCOME DESK
11. MULTIPURPOSE ROOMS
12. RESTAURANT
13. KITCHEN

RECOMMENDED PROGRAM	GROSS SF
<b>REQUIRED SPACES</b>	
Administration	2,252
Lobby, Circulation, Restrooms & Support Spaces	11,301
<b>RECREATION SPACES</b>	
Hardcourt Fieldhouse	60,034
Turf Fieldhouse	32,950
<b>COMMUNITY SPACE</b>	
Multi-Purpose Room	3,444
Commercial Restaurant	7,022
<b>TOTAL: 117,003 SF</b>	



# Fieldhouse/Hub Feasibility Study

## The Hub



# Fieldhouse/Hub Feasibility Study

## TOTAL PROJECT BUDGET

Five elements of a Total Project Budget were used to calculate the St. Charles Fieldhouse and HUB project:

1. Facility Construction "Hard Costs" Escalated to Q2 2026
2. Site Construction "Hard Costs" Escalated to Q2 2026
3. 15% Contingency (5% Owner, 5% Design, 5% Construction)
4. "Soft Costs" which include Architecture and Engineering fees, Owners Rep fees, Preconstruction Service fee, Permit fees, Misc. Testing, Geotechnical and Surveying Fees, Furniture Fixtures & Equipment

FACILITY CONSTRUCTION	\$38,560,000
SITE CONSTRUCTION	\$15,165,000
TOTAL CONSTRUCTION	\$53,724,000
15% CONTINGENCY	\$8,055,000
SOFT COSTS	\$9,020,000
<b>TOTAL PROJECT BUDGET</b>	<b>\$70,800,000</b>

St. Charles Fieldhouse Estimated Direct Spending by Tournament Visitors		
	Assumptions	Year 5
<b>Visitation</b>		
1 # of Tournaments		17
2 # of Teams per Tournament(avg)		45
3 # of Players per Team		10
4 # of Spectators per Team		25
<b>5 Total Visitors</b>		<b>26,775</b>
6 # of Visitor-Days	2.2 days of avrg stay	<b>58,905</b>
7 # of Room Nights		<b>5,738</b>
<b>Daily Spend</b>		
8 Lodging	\$30 / room night/person	\$172,125
9 Meals and Incidentals	\$25 / person-day	1,472,625
10 Retail	\$20 / person-day	1,178,100
11 Fieldhouse Operations*		1,435,363
<b>12 Total Daily Spend</b>		<b>\$4,258,213</b>
* BK projection operational expense in Year 5 stabilization		
Source: Johnson Consulting		

St. Charles Fieldhouse Estimated One-Time Construction Impact		
	Multiplier or Tax Rate	Amount
Est. Hard Costs for Fieldhouse Complex		\$53,724,000
<b>Impact on Construction Jobs</b>		
% of Costs Spent on Labor		55.0%
Labor Costs		\$29,550,000
Average Construction Laborer Salary		\$30,000
<b># of On-Site Construction Jobs</b>		<b>990</b>
<b>Economic Impact</b>		
% of Costs Spent on Material		45.0%
Material Costs		\$24,180,000
% Spent Locally		80.0%
Direct Construction Spending		\$19,344,000
Indirect and Induced Spending	<b>0.80</b>	15,390,000
<b>Total Spending</b>		<b>\$34,734,000</b>
Increased Earnings	<b>0.59</b>	\$11,330,000
Employment (in FTE Jobs)	<b>12.9</b>	250
<b>Fiscal Impact</b>		
Sales Tax (State and Local)*	<b>8.950%</b>	\$1,730,000
<b>Total</b>		<b>\$1,730,000</b>

\*Assuming that 10% of total spending goes to taxable corporate income of vendors.  
Source: Johnson Consulting




# 97 Acre Recreation Site Development Phasing



## 97 Acre Recreational Site Phasing Approach

Navigate Building Solutions completed the phasing plan coordinating with SWT Design from the Master Plan.

- Confirm pricing for accuracy of today's market and note any obstacles.
  - Provide phasing options for approximately \$3.0M, \$5.0M and \$10.0M.
  - Each phase is inclusive of construction documents, construction management, utilities, contingency, and soft costs. A “Plug & Play” phasing approach.
- 

# Option 1- Bike Park (\$3.8 Million, Approx. 6 Acres)

- Amenities:
  - Two bike tracks, 63,000 sq. ft.
  - Public Access Road from Highway 94
  - Parking lot, lights
  - Pavilion with restrooms
  - Electric, water & sanitary sewer



# Option 2 - Family Play & Nature Education Activity Area (\$5.4 Million, Approx. 20 Acres)

## ○ Amenities:

- Signature playground
- Family pavilion with restrooms
- Small pump track
- Disc golf course
- 16,000 linear feet of 12-foot-wide multi-use trail
- Native play area with boardwalks
- Large meadow/prairie area
- Nature area overlook pavilion
- Public access road from Highway B
- Parking lot, lights
- Electric, water & sanitary sewer



# Option 3 - Family Play & Nature Education Activity Area & Lake

(\$9.9 Million, Approx. 45 Acres)

○ Amenities:

- Installation of everything from Option 2
- Construction of the 10-acre lake
- Additional 2,600 linear feet of 12-foot wide multi-use trail
- Overlook pavilion



# Option 4 – Lake Only (\$5.0 Million, Approx. 15 Acres)

## ○ Amenities:

- Construction of the 10-acre lake
- 2,600 linear feet of 12-foot-wide multi-use trail
- Lake overlook pavilion
- Public access road from Highway B
- Small parking lot

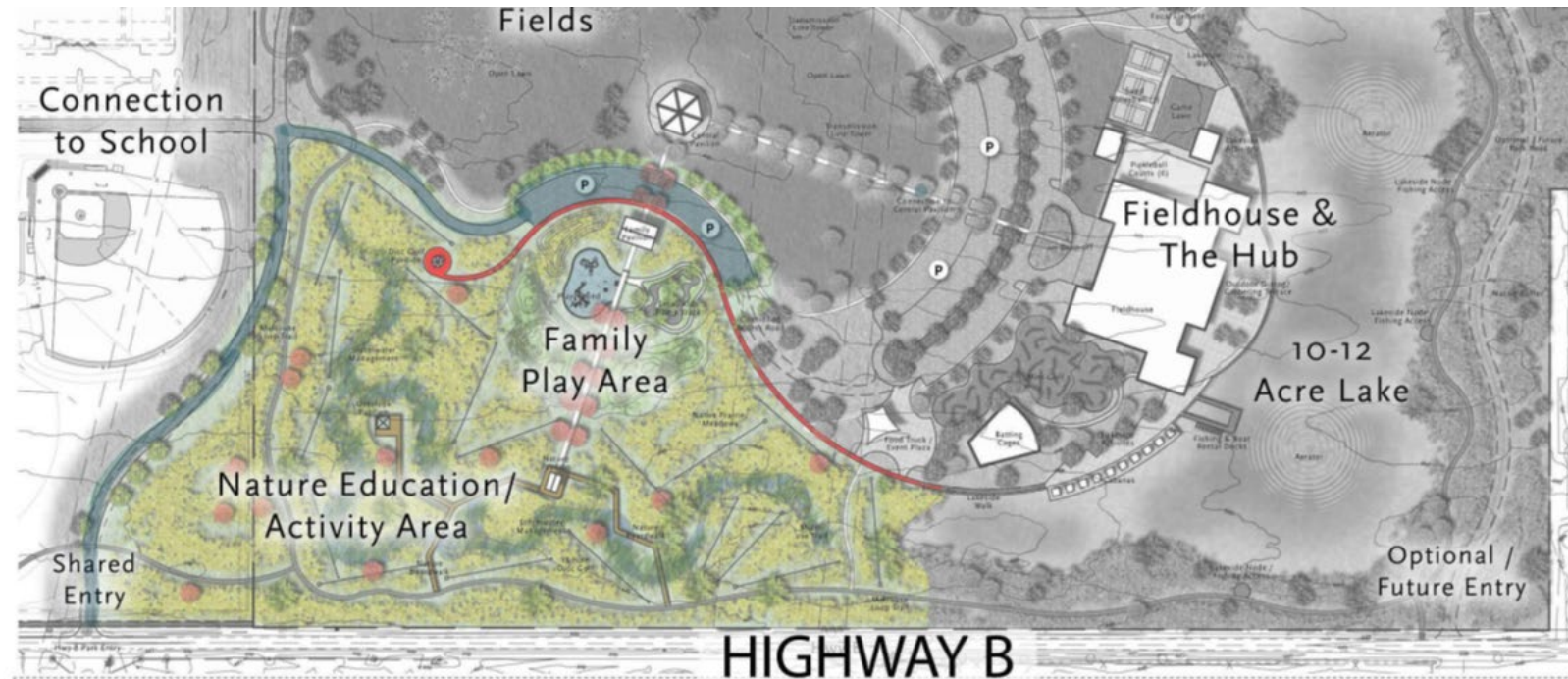


# Current Project

## Option 2 - Family Play & Nature Education Activity Area (\$5.4 Million, Approx. 20 Acres)


### ○ Amenities:

- Signature playground
- Family pavilion with restrooms
- Small pump track
- Disc golf course
- 16,000 linear feet of 12-foot-wide multi-use trail
- Native play area with boardwalks
- Large meadow/prairie area
- Nature area overlook pavilion
- Public access road from Highway B
- Parking lot, lights
- Electric, water & sanitary sewer






## 97 Acre Recreational Site Phase 1 Current Status

- Navigate Building Solutions is under contract as the owner's representative.
  - Request for Qualifications will be released in June.
  - Contract for design documents to be executed in July.
  - Design documents completed by November with project bid.
  - March 2026 construction begins.
  - Opening of Phase 1 by November of 2026.
- 



# Phase 1 Funding


Phase #1 Project Costs: \$5,400,000

- Current Project Balance: \$3,181,436
  - Funds Needed: \$2,218,564
  - Capital Improvements Plan 2026 – 2031: \$2,901,000 allocated
  - Funding Options:
    - 4 Year Bank Loan: 5% Interest total cost \$2,640,000
    - Interfund City Loan: Total cost \$2,218,564
    - 2031 Prop P Sales Tax fund balance approximately \$2,000,000
- 



# Funding Opportunities

Moving to the next phase of development, several grants are being prepared for submittal.

- Outdoor Recreation Legacy Partnership Program, U. S Interior, National Park Service  
Grant is available 2025 - 2029  
Requests from \$300,000 to a maximum of \$15,000,000  
50/50 grant match required  
Preparing for application Fall of 2025 or Spring of 2026
  - Clean Water State Revolving Fund Loan  
The State offers a low interest loans for certain water projects  
Loan based upon project bid  
The lake and wetland portions of the park would qualify as measures to manage, reduce stormwater, wetland protection and restoration measures.
  - Missouri Scrap Tire Surface Material Grants  
Projects must use a minimum of 40% Missouri scrap tire material for products such as playground surfaces, picnic tables, benches or similar recycled products.
- 



## 97 Acre Recreation Site Phases

- Request Finance acquire official loan terms from several banks for \$2.2M, 4 year payment plan.
- Prepare and submit grants and loan based upon the Phase 2 development of the lake, open play, roadways and bike park.
- Prop P Sales Tax Sunset 2031. Extension of the sales tax would fund the Fieldhouse and Hub.

# Questions?

