



**JOINT WORK SESSION MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL & PARKS & HISTORIC PRES COMMITTEE
300 NORTH NEW BALLAS RD
NOVEMBER 8, 2021
6:00 PM**

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

1. Approval of October 25, 2021 City Council Work Session Meeting Minutes

2. Parks Master Plan Priorities

Summary: The Parks and Historic Preservation Committee (PHP) will present and review their recommendations for park master plan priorities, resulting from a PHP work shop on Wednesday, November 3.

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____ posted 11/4/2021
Kellie Henke
City Clerk



**JOINT WORK SESSION MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL AND
EMPLOYEE PENSION BOARD OF TRUSTEES
300 NORTH NEW BALLAS RD
OCTOBER 25, 2021
6:00 PM**

CALL TO ORDER

A joint work session of the City Council and the Employee Pension Board of Trustees of the City of Creve Coeur was called to order by Mayor Robert Hoffman at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, October 25, 2021 at 6:00 PM.

ROLL CALL

Council Member, Ward 1 Mark Manlin
Council Member, Ward 1 Heather Silverman
Council Member, Ward 2 Tim Carney
Council Member, Ward 2 Nicole Greer
Council Member, Ward 3 David Hoffman
Council Member, Ward 4 Joseph Martinich
Council Member, Ward 4 Dan Tierney
Mayor Robert Hoffman
Council Member, Ward 3 Alice Benner -- **Absent**

Employee Pension Board Trustees present: Council Liaison Joe Martinich, Chair Mike Karasick, Rhonda O'Brien, Mike Breitenstein, and Carol Lipman (via Zoom). Absent: Brad Holmes and Ted Armstrong.

Staff present: City Administrator Mark Perkins, City Attorney Carl Lumley, Chief Jeff Hartman, Director of Finance Lori Obermoeller, Director of Public Work Jim Heines, Director of Community Development Jason Jaggi, Public Information Officer & Management Analyst Melissa Orscheln, and Assistant City Administrator/Acting City Clerk Sharon Stott.

Others present: Milliman Consulting Actuary Michael Zwiener, and Sunpointe Investment Advisor Jack Dwyer.

DISCUSSION ITEMS

1. Approval of September 27, 2021 City Council Work Session Meeting Minutes

The vote on the motion being 7 ayes and 0 nays, motion carried.



**JOINT WORK SESSION MINUTES
CITY OF CREVE COEUR
CITY COUNCIL AND
EMPLOYEE PENSION BOARD OF TRUSTEES
300 NORTH NEW BALLAS RD
OCTOBER 25, 2021
6:00 PM**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	Dan Tierney, Council Member, Ward 4
AYES:	Manlin, Silverman, Carney, Greer, Hoffman, Martinich, Tierney
ABSENT:	Benner

2. Review of Actuarial Report with Employee Pension Board

Milliman Consulting Actuary Mike Zwiener provided an overview of the information as presented in the Retirement Plan for Employees of the City of Creve Coeur Actual Valuation Report for the period ending June 30, 2021. He stated the City budgeted \$1.3 million and experienced a higher-than-anticipated rate of return on investments of 28.2 percent instead of the current assumed 6 percent; therefore, the City's Actuarial Required Contribution (ARC) for fiscal year 2022 decreased to \$977,511. Mr. Zwiener stated the City cost is determined by the normal costs including the annual expense with benefits for the year for the current active participants, with the most expense associated with actuarial costs for amortization of the unfunded liability. Mr. Zwiener noted the number of participants in the closed plan reduced from 35 to 31 participants and the funded ratio status is at 84.7 percent using Actuarial Value Basis and 94.1 percent using the Market Value Basis.

City Administrator Mark Perkins asked for clarification on the assumed rate of return of 6.75 percent as noted in the report, to which Mr. Zwiener explained the rate of return was not changed to 6 percent until July 1, 2021.

Mr. Zwiener discussed the City's historical contribution policy as reference in Exhibit A with the first bar-graph chart reflecting the ARC and the second bar-graph chart reflecting an excess contribution and noted the City has generally contributed the ARC.

Mr. Perkins clarified there were years when the City contributed more than ARC when better-than-anticipated returns were experienced.

Mr. Zwiener stated the difference in savings between making the ARC contribution alone versus the ARC contribution with excess contributions was minimal and could save the City a total of approximately \$30,000 over the next 14 years.

Sunpointe Investment Advisor Jack Dwyer stated investment returns on average over the next 10 years rate is projected to average 5.3 percent which is less than the 6 percent rate of return assumed, and there is a very low probability, or 2 percent chance, the City could experience another 28.2 percent return in the next 100 years.

Mayor Hoffman stated the primary decision for City Council consideration is to decide whether to make the ARC or contribute up to the budgeted amount.



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Director of Finance Lori Obermoeller stated the resolution on the agenda tonight is only for the ARC.

Council Member Manlin asked what was the most conservative approach to take.

Mayor Hoffman stated he thought the most conservative approach was to contribute the ARC similar to what the City has done historically and utilize the excess funds for other City business, and he asked Mr. Perkins his opinion on the matter.

Mr. Perkins responded both approaches had merits and the City has no way of predicting the market in the next two to four years and whether assumptions will be met.

Council Member Carney asked if the 84.7 percent funding ratio status would be improved if the City contributed more than the ARC.

Mr. Zwiener responded it might increase the funding ratio by 1 percent.

Council Member Carney asked if the City contributed more than the ARC would those extra funds be invested in the market.

Mr. Dwyer stated the City has already met its market investment strategy, and any extra funds would be deposited into the fixed income account at Commerce Bank, and investment strategies would stay the course.

Council Member Martinich and Council Liaison to the Employee Pension Board stated he thought the more conservative approach is to pay the budgeted amount of \$1.3 million and was in favor of paying any amount between the ARC and the budgeted amount. Mr. Martinich added the topic of a cost of living adjustment has been discussed and he did not think it should be considered while the plan is under 100 percent funded, to which Mayor Hoffman concurred.

Employee Pension Board of Trustees Chair Karasick stated the City could pay ARC and use the difference from what was budgeted for other City purposes, or a cost of living increase, or to reduce equity exposure. Mr. Karasick stated it matters more when a return on a plan is earned on a closed plan, and he supports over funding the plan to reach more than 100 percent funding so the City can reduce investment risks in asset allocations in the future.

Mr. Perkins stated he supports over funding the plan now when considering long range planning for the General Fund, minimizing the City's liability of the pension plan, and focusing on ensuring other City services continue.

Mr. Zwiener stated the liability to the closed plan will decrease in time as employees in the plan retire and it makes sense for an investment policy to be more conservative as this occurs.



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Mayor Hoffman asked how the decision is made for investment policies.

Mr. Perkins responded the Employee Pension Board of Trustees works in cooperation with investment advisors to develop the investment policy, and budgeting for the plan or changes in assumptions are authorized by City Council.

Council Member Martinich asked if the City contributed the full \$1.3 million does it permit more flexibility to the City in how it uses the American Rescue Plan Act (ARPA) funds from the Federal Government.

Mr. Perkins responded the ARPA funds are intended for revenue replacement, there are restrictions on how those funds can be used, and more information is needed from authorities to determine permissible uses, and Ms. Obermoeller concurred.

Council Member Tierney asked if contributing \$1.3 million annually for the next four years was part of the plan.

Mr. Karasick confirmed it was in the plan after the interest rate assumption was reduced to 6 percent and a new mortality table was adopted which required an increase in City contributions.

Mayor Hoffman stated a resolution for the pension contribution is on the agenda and City Council can discuss the matter further then and decide whether to contribute the ARC or the budgeted amount and amend the resolution if necessary.

Council Member Manlin asked if a decision by City Council was tied to any asset allocation, and Mayor Hoffman replied it was not.

Mr. Karasick stated the recommendation of the Employee Pension Board of Trustees was to pay at least the ARC amount and not discourage City Council from contributing more, and any cost of living adjustment is a City Council decision, and the plan would be managed accordingly if it were to occur.

RESULT: ITEM DISCUSSED
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ADJOURN

Motion to Adjourn

The vote on the motion being 7 ayes and 0 nays, motion carried.

Meeting adjourned at 6:56 p.m.



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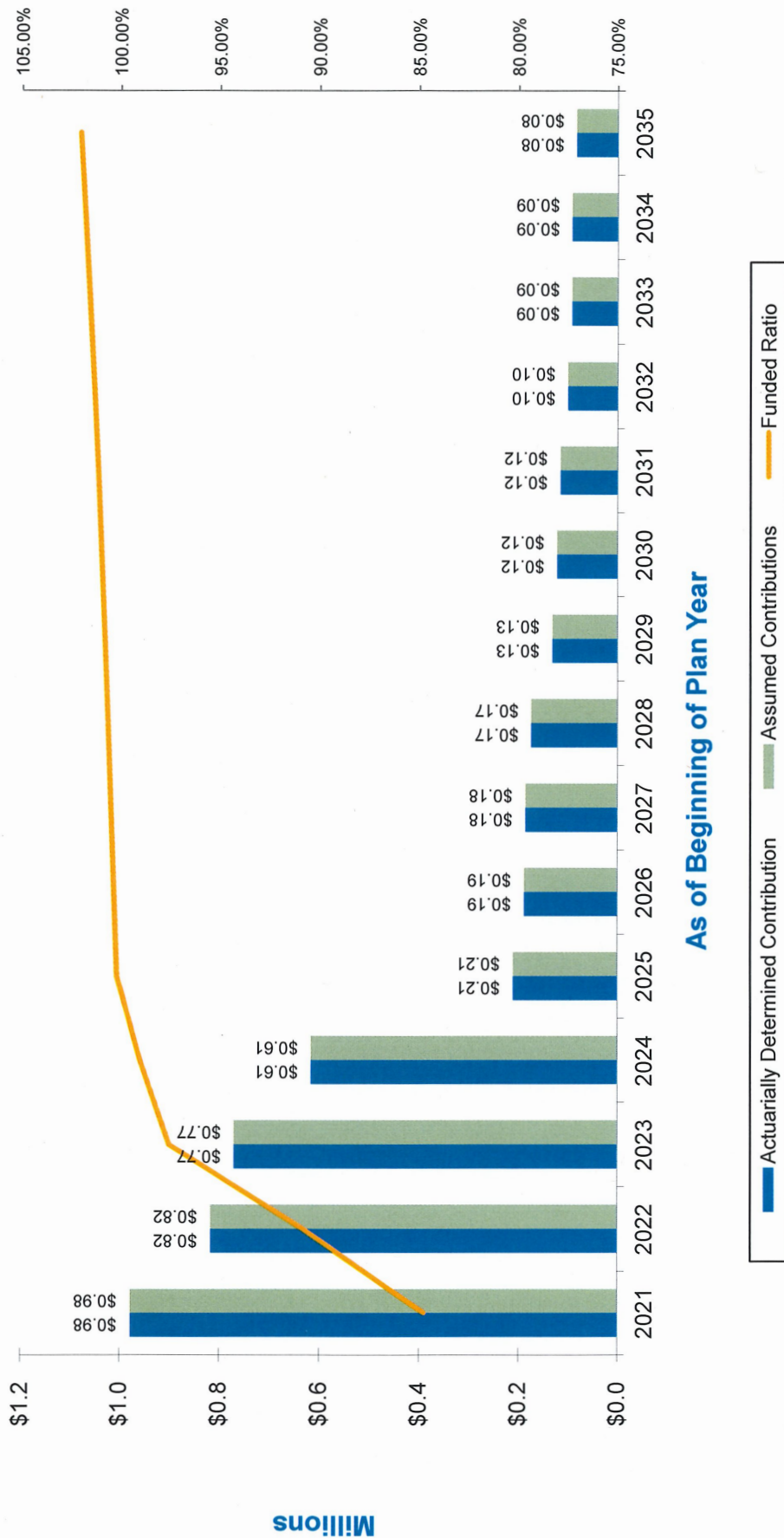
RESULT:	APPROVED [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	Dan Tierney, Council Member, Ward 4
AYES:	Manlin, Silverman, Carney, Greer, Hoffman, Martinich, Tierney
ABSENT:	Benner

Submitted by:

Sharon Stott
Acting City Clerk

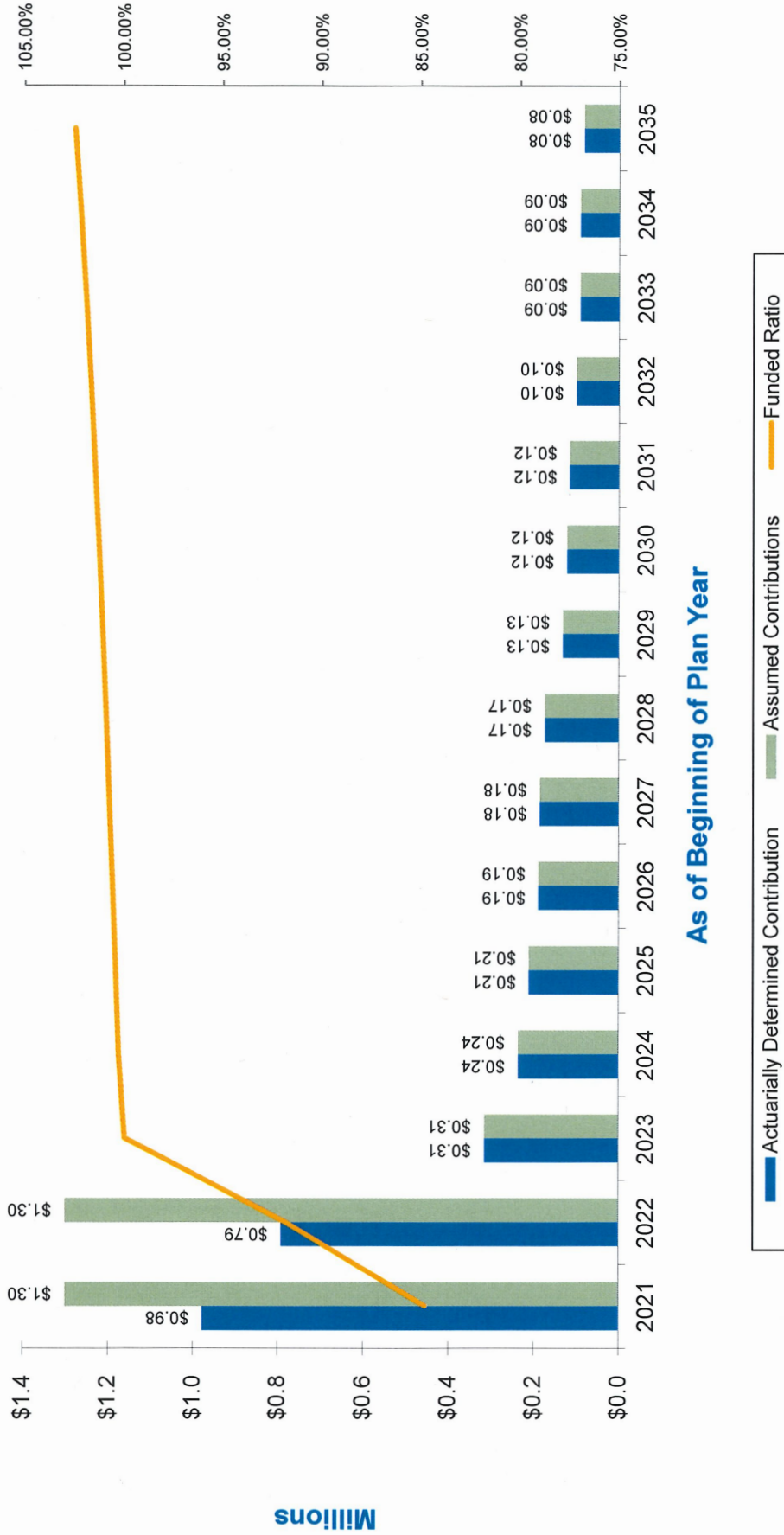
Robert Hoffman
Mayor

Retirement Plan for Employees of the City of Creve Coeur 2021 Projections



1. Assumptions are the same as 2021 valuation plus:
Administrative expenses remain the same
Employer contributes Actuarially Determined Contribution each year
2. Potential variability of results discussed in ASOP 51 section of the 2021 actuarial valuation

Retirement Plan for Employees of the City of Creve Coeur
2021 Projections with Excess Assumed Contributions



1. Assumptions are the same as 2021 valuation plus:
Administrative expenses remain the same
Employer contributes Actuarially Determined Contribution each year
2. Potential variability of results discussed in ASOP 51 section of the 2021 actuarial valuation



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: October 14, 2021

TO: Mark Perkins, City Administrator

CC: Jason Valvero, Director of Recreation
Jim Heines, Director of Public Works

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Recommendation for Prioritization of Millennium Park Improvements

The Millennium Park Master Plan envisions improvements to Millennium Park that range from repairs to existing facilities to the creation of new features. The total cost to implement these improvements has been estimated to be approximately \$6 million, so these improvements will need to be made in phases over time. Public Works staff offers the following recommendations for how to prioritize the improvements to Millennium Park.

Prioritization Considerations

Three primary factors were considered when developing these recommendations:

1. Conditions of the existing facilities. Higher priority was given to improvements that address current maintenance needs for park facilities.
2. Citizen demand. A survey of residents was completed as part of the development of the Millennium Park Master Plan, and this survey ranked the importance of several existing and proposed park facilities. An excerpt from the plan showing these results is attached.
3. Schedule. Some projects need more time to evaluate, design, and permit than others. Higher priority was given to projects that can be easily defined and that can be implemented sooner.

Budget

The budget projections and recommendations attempt to remain consistent with the budget as it is currently allocated in the Capital Improvement Program (CIP). The CIP has a positive ending fund balance, and it may have the flexibility to adapt beyond what is outlined here.

The CIP identifies \$500,000 in FY2022 and \$800,000 in FY2023 for the implementation of the Parks Master Plan. No specific project has yet been identified for these funds. The CIP also identifies \$100,000 in FY2023 for the replacement of the safety surface at Millennium Park.

Several months of planning will be necessary in order to determine the improvements to pursue at Millennium Park, design the project, and construct the project. It seems that the project would begin in FY2022 and extend into FY2023. Considering this, the following recommendation assumes that the budget for the first phase Millennium Park improvements includes both FY2022 and FY2023 amounts for master plan improvements, as well as the safety surface budget, for a total budget of around \$1.4 million.

If a new playground is not included in the first phase of the Millennium Park improvements, then the total budget for the first phase would be reduced to \$1.3 million.

Recommended Improvement Phases

The improvements outlined in the Millennium Park Master Plan are recommended to be considered in four phases, as detailed below. Costs are generally based upon those provided in the Millennium Park Master Plan.

Phase 1: Maintain and Upgrade Core Park Elements

Most of the primary features of Millennium Park - like the playgrounds and the splash pad - are 15-20 years old. These features have begun to require frequent and more significant maintenance to remain operational. For example, recent expenses for the playgrounds include:

Maintenance	Location	Year	Cost
Safety surface overlay	North playground	FY2017	\$ 56,500
Safety surface overlay	South playground	FY2021	\$ 32,000
Small swing removal	North playground	FY2021	\$ 0 (removed)
Accessible swing replacement	South playground	FY2022	\$ 1,100
Slide replacement	South playground	FY2022	\$ 6,000
Safety surface replacement	North playground	FY2023	\$ 100,000

These repairs have been or will be necessary to allow the playgrounds to remain open for use.

The primary reasons why the elements of this phase are recommended to be considered the highest priority are their age and deteriorating condition, planned investments to keep these elements open, and their popularity.

Primary Elements of Phase 1

- Replace existing playgrounds with a new playground
- Replace the existing splash pad with a larger splash pad with shades
- Improve pedestrian connectivity

Example Schedule

Design	January - March 2022
Bidding and Award	April - May 2022
Construction	July - October 2022

Estimated Costs for Phase 1

Replace playgrounds with new, larger playground	\$ 600,000
Replace splash pad with new splash pad with shades	\$ 500,000
New walkways	\$ 50,000
Site grading and restoration	\$ 100,000
Phase 1 Construction Total	\$ 1,250,000
Design	\$ 100,000
Construction/Project Management	\$ 100,000
Phase 1 Professional Services Total	\$ 200,000

Phase 1 Total	\$ 1,450,000
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The design for this phase should consider accommodating future improvements to the park, especially those outlined in “Phase 3” below.

The total cost of the project and the time required to implement the project could be reduced if a design-build approach was used and if outside project management is not required. On the other hand, the options for the playground and splash pad may be such that a modest increase in the investment through this project would create a significantly more desirable product.

Phase 2: Trail Improvements

The asphalt walking path around Millennium Park needs some repairs but is otherwise in good condition. Adding a nature trail through the wooded area in the south section of the park was very popular among the residents surveyed for the Master Plan, and connecting the park to the Ridgemoor Forest subdivision to the south aligns with residents' calls for better park connectivity and additional pedestrian and bicycle network options.

Citizen demand is the primary reason why trail improvements were recommended for this phase of the park improvements. The fact that the existing trail is in good condition lowered the priority for the trail improvements below improvements to address immediate maintenance needs.

Primary Elements of Phase 2

- New nature trail through woods
- Add two bridges to connect nature trail to park
- Bridge connection to Ridgemoor Forest subdivision via Deland Drive
- Repair and overlay the existing asphalt trail

Estimated Costs for Phase 2

Nature trail and bridge connections	\$ 350,000
Bridge connection to Deland Drive	\$ 150,000
Repair and overlay the asphalt walking path	\$ 150,000
Site work, trailside furniture, plantings	\$ 100,000
Phase 2 Construction Total	\$ 750,000
Design	\$ 250,000
Construction/Project Management	\$ 100,000
Phase 2 Professional Services Total	\$ 350,000
Phase 2 Total	\$ 1,100,000

The design for the bridges and the nature trail should be considered at least one year prior to construction. The nature trail and its connection bridges would be located in the regulatory floodplain, so the design will require both local and federal approvals. The City should plan for the design and design approvals for the nature trail and its associated bridges to take at least a year to compete.

This phase could also be divided into smaller projects. For example, "Phase 2a" could involve adding the bridge connection to Deland Drive and repaving the existing trail, and "Phase 2b" could involve the nature trail and access bridges.

Phase 3: Add New Park Features

The Millennium Park Master Plan envisions several new features for the park, as well as a reconfigured and improved parking lot and entrance into the park. These features combine added safety, aesthetics, and programming for Millennium Park and were considered to be fairly important among those polled.

Primary Elements of Phase 3

- Obstacle course or auxiliary playground
- New pavilion/bandstand
- Parking lot lighting, sidewalk connections, and raised entrance
- Park entry plaza

Estimated Costs for Phase 3

Obstacle course/auxiliary playground	\$ 300,000
Pavilion/bandstand	\$ 100,000
Parking lot lighting, walkways	\$ 200,000
Park entrance plaza	\$ 100,000
Phase 3 Construction Total	\$ 700,000
Design	\$ 75,000
Construction/Project Management	\$ 100,000
Phase 3 Professional Services Total	\$ 175,000

Phase 3 Total	\$ 875,000
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Similar to Phase 2, the improvements outlined in this phase could be separated into smaller projects. For example, the parking lot improvements or pavilion/bandstand could be a stand-alone project. Staff recommends, however, that the City group the projects as much as possible in order to limit the impact to the park. Staff also recommends that accommodations for these improvements are considered during the design of the Phase 1 improvements.

Phase 4: Visionary Items

Some of the improvements that are envisioned in the master plan may take years to design, coordinate, and finally construct. Included among these improvements are lakes, walking paths, and an amphitheater to replace the existing athletic fields. Although popular among those polled for the master plan report, these improvements require additional design and public outreach to determine if they are feasible and to refine their estimated costs.

Primary Elements of Phase 4

- Amphitheater and lakes to replace baseball and soccer fields
- Walkways to connect this area of the park

Estimated Costs for Phase 4

Amphitheater	\$ 400,000
Lakes	\$ 1,000,000
New sidewalk network, connections, furniture	\$ 200,000
Phase 4 Construction Total	\$ 1,600,000
Design	\$ 250,000
Construction/Project Management	\$ 150,000
Phase 4 Professional Services Total	\$ 400,000

Phase 4 Total	\$ 2,000,000
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Existing Facility Improvement Priorities

This question asked respondents to rate the importance of improving certain existing park features. The facility selected as the highest priority for improvements was the walking trail, with over 73% indicating it as a high priority, and less than 5% indicating it as a low priority. This was followed by the playgrounds, then the open space, the pavilion, and the splash pad. A chart of the full results can be seen in Figure 1.

Potential New Improvements and Facilities

This question asked respondents to rate the importance of adding certain potential new park improvements and features. The results of this questions can be seen in Figure 2. The facility selected as the most important potential addition to Millennium Park was a nature trail, with over 64% indicating it as most important, and less than 7% indicating it as not important. This was followed by new playground equipment

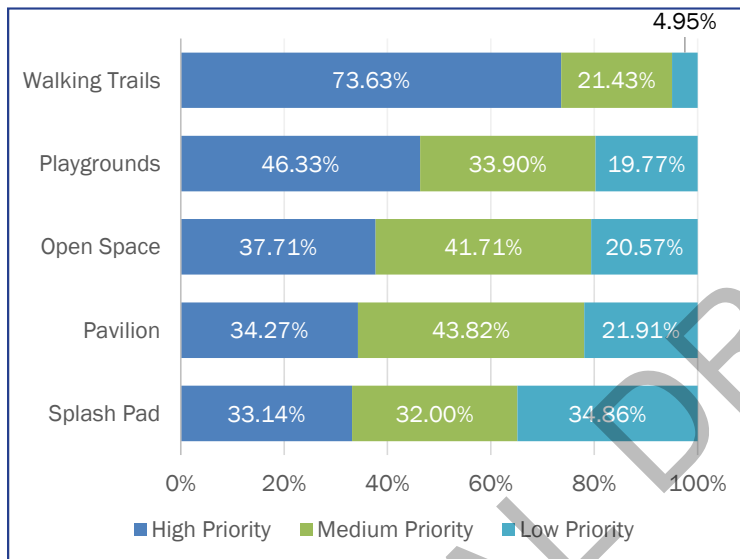


Figure 1: Existing Facility Improvement Priorities

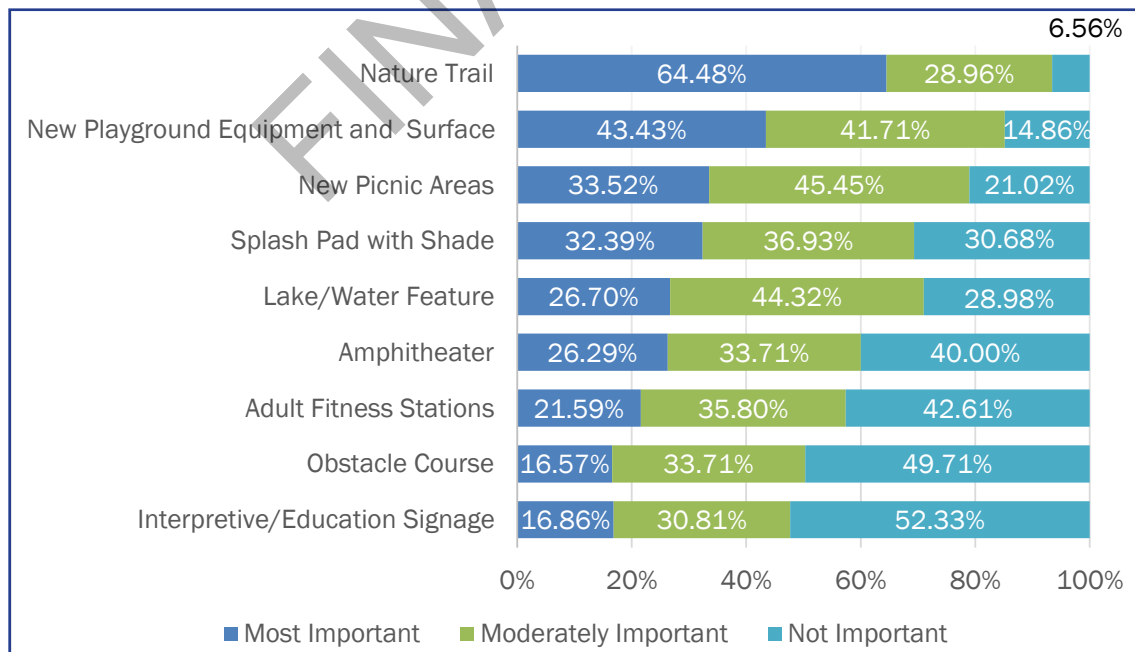


Figure 2: Potential New Improvements and Facilities

and safety surfacing, then new picnic areas, an improved splash pad with shade, a lake/water feature, an amphitheater, adult fitness stations, an obstacle course and interpretive/educational signage.

Preferred Option

This question asked respondents to select their preferred conceptual plan for Millennium Park out of the three presented options, without regard for cost. Of the three options, “Option 2 - Enhanced” was the preferred choice by the most respondents, selected as the preferred option by 39%. “Option 3 - Re-imagined” was a close second selected as the preferred option by 34% of respondents. “Option 1 - Refreshed” was selected by just under 27% of respondents. The results can be seen in Figure 3.

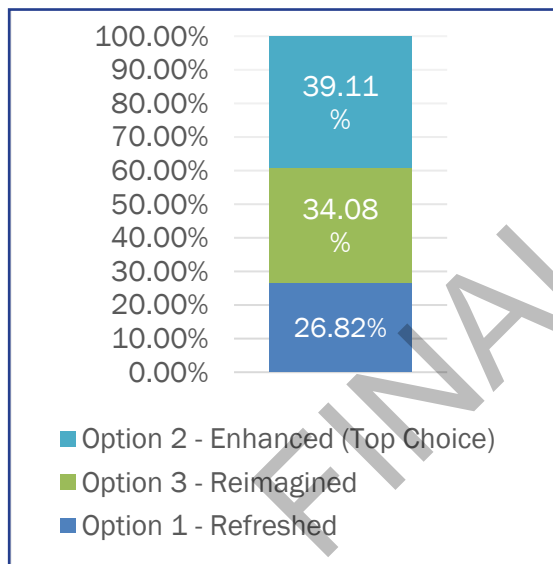


Figure 3: Preferred Option

Write-In Comments

As part of the online survey, respondents were given the opportunity to leave comments regarding the recommended improvements, wish list items for the park or other thoughts regarding the Millennium Park master plan. The comments received represented a very small percentage of the 219 respondents to the survey. The most mentioned wish list item was pickleball courts however that comment represented less than three percent of the overall respondents.

Pickle Ball is a growing and popular sport, but Millennium Park is not an appropriate location for those courts. Other comment themes included a desire for more shade around the playground, concerns with limited parking and maintenance with the addition of an amphitheater, adding more picnic shelters, better maintenance of the park landscape and detention basin, and a desire to keep the existing soccer field.



Master Plan for Millennium Park

August 2021



ACKNOWLEDGMENTS

City of Creve Coeur

Robert Hoffman, Mayor

City Council:

Heather Silverman - Ward 1

Mark Manlin - Ward 1

Nicole Greer - Ward 2

Tim Carney - Ward 2

David Hoffman - Ward 3

Alice Benner - Ward 3

Dan Tierney - Ward 4

Joe Martinich - Ward 4

Mark Perkins, City Administrator

Jason Valvero, Director of Recreation

Parks and Historic Preservation Committee

Planning Design Studio

Scott Emmelkamp, PLA, ASLA, LEED AP

Heather Brown



Photo by Joe Harrison, Parks and Historic Preservation Committee member

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SITE ANALYSIS

Millennium Park Master Plan

Millennium Park is a 25-acre park located at 2 Barnes W Drive in the northwest part of the City of Creve Coeur. The land use on the north side of the park is a hospital. On the west side of the park is a school, and the east and south sides are residential neighborhoods. Existing park features include:

- Two playgrounds
- Rentable pavilion (40' diameter)
- Restroom/maintenance storage building
- Paved one-mile walking trail
- Baseball/softball field
- Informal soccer field
- Seasonal spray pad
- 70 space parking lot
- Historic structure (Tappmeyer House)

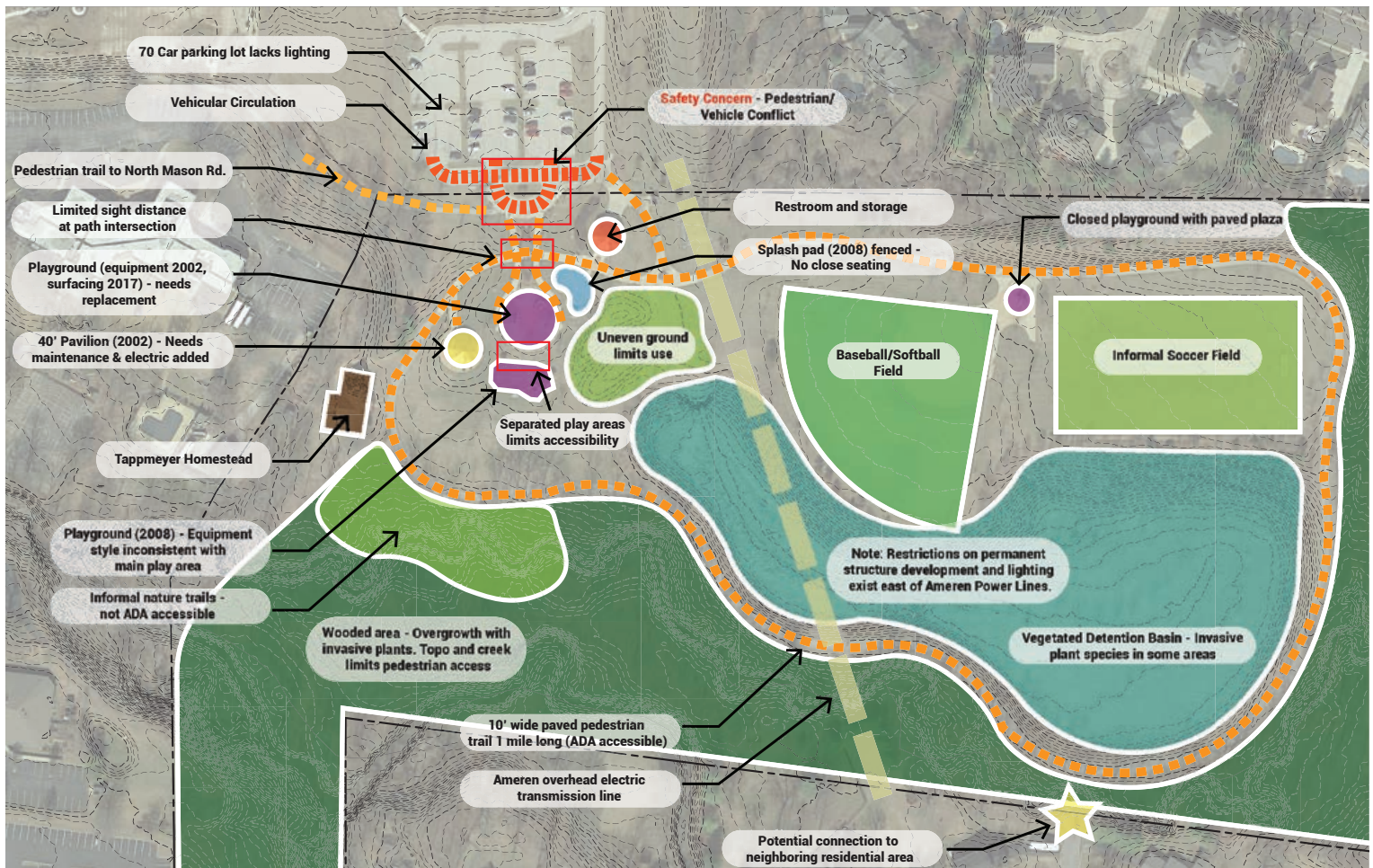
A site analysis of the park was preformed in March 2021 to inventory existing park facilities, review their condition and identify potential opportunities for improvements. A map is shown on the following page to illustrate the analysis. A summary of the site analysis is below.

- The play equipment and safety surface are showing wear. The main playground equipment was installed in 2002 and lacks shade. For most municipal play grounds the typical life expectancy for play equipment is 15 - 20 years depending on level of usage. The main play ground equipment is at the end of its life expectancy. The surfacing was replaced in 2017. Typical life expectancy for rubber safety surface can be 5 - 8 years. Intense usage and sun exposure will limit life expectancy.
- The secondary playground equipment was installed in 2008. This playground is out of character from the other site elements and lacks shade. This playground has no paved or ADA accessible access.
- The splash pad was installed in 2008. It has limited access, seating and shade.
- There is a safety concern regarding pedestrian circulation from the parking lot to the park. The parking lot lacks walkways that are separated from vehicular traffic.
- There is a safety concern at the intersection of the loop trail and the main entrance walkway. Tall plantings block the site triangle, creating a potential for conflicts between pedestrians entering the park and walkers, runners and bicyclists using the trail.
- The park has a lack of wayfinding signage.
- The pavilion was installed in 2002 and needs repainting. There is no electric access at the pavilion.
- The park has informal nature trails which are not ADA accessible and parts of the trails are overgrown.
- The baseball field needs maintenance and repairs.
- Near the baseball field there is an old playground that has been closed. It is scheduled for removal by city in Fall of 2021.

- Restrictive indentures prohibit permanent buildings or structures other than park amenities, structures with rental facilities. The restrictions also limit lighting west of the Ameren easement, and such lighting shall not remain on past 9:15pm. Safety lighting is permitted until 10pm.
- The park contains a large stormwater detention area that was originally planted

with native plants. Invasive species of plants are becoming more prevalent in the basin and should be removed.

- There is a potential for a pedestrian connection to the neighborhoods south of the park.
- Existing native planting areas lack interpretive signage to highlight them.



Millennium Park Site Analysis

INITIAL CONCEPTS

Millennium Park Master Plan

Three Millennium Park Master Plan concepts were developed to provide alternate design options for improvements to the park. The concepts were based on the site analysis, input from stakeholders as well as the recommendations for Millennium Park from the Creve Coeur 2019 city-wide Parks and Recreation Master Plan. The concepts are described below.

Common elements of all new concepts

- Expanded and combined play areas.
- A traffic calming speed table is added to the drop off area between the parking lot and the park entrance.
- New perimeter sidewalks and landscape development in the parking lot.
- A pedestrian plaza is added at the park entrance.
- Parking lot lights.
- The existing restroom is renovated.
- The existing pavilion is renovated with new paint, electric access and lighting.
- Tappmeyer House has a new event patio and flower/herb garden with sculpture.
- Paved nature trails are added through the wooded area. Bridges are added at crossing of the existing stream. Invasive species and underbrush are cleared.
- Shade trees are added along the existing loop trail.
- Picnic table nodes are added throughout the park.
- The baseball/softball field is removed.
- A new connector trail is added to the neighborhoods to the south, with a bridge as needed to cross the existing creek.

CONCEPT OPTION 1: REFRESHED

In addition to the improvements common to all of the Options developed, the “Refreshed” Option focuses on improvements to the existing facilities at the Park. Pathways and shade are added around the play area and splash pad. The uneven ground adjacent to the play area is regraded to improve the passive use of the lawn area. Benches, picnic areas and a gazebo are added around the loop trail.

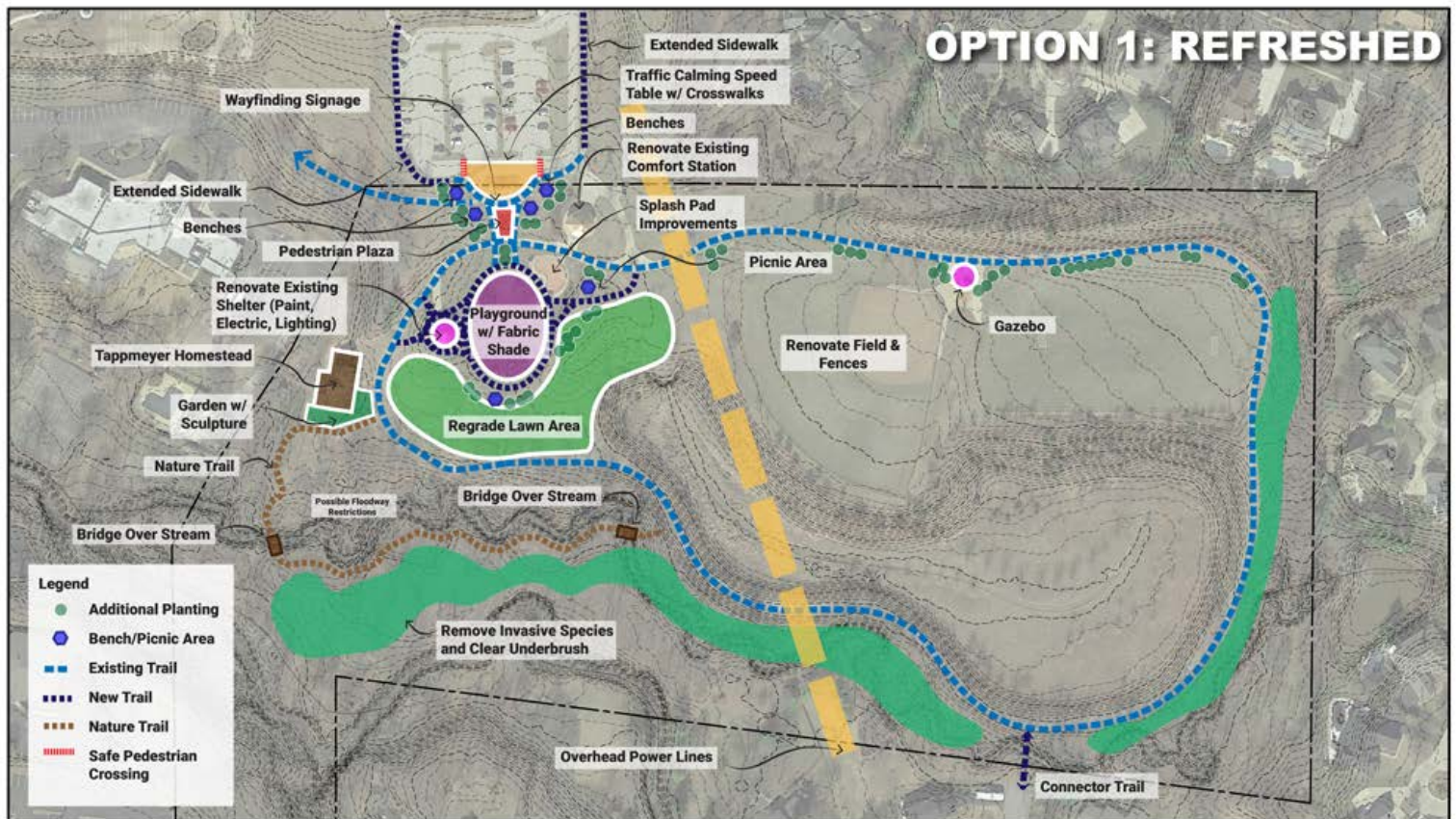
Some of the primary pros and cons of the “Refreshed” option include:

Pros

- Improves entry experience
- Reduces pedestrian conflicts
- Adds accessible nature trail
- Play area is consolidated
- New play equipment with shade is provided
- Lawn area is regraded
- Lowest cost option

Cons

- No new recreation opportunities added



OPTION 2: ENHANCED

The “Enhanced” option includes expansion of existing facilities and/or adding new recreation facilities. In this concept the existing baseball/softball field is removed. The informal soccer field remains. In the eastern portion of the park, there is a new water feature that could function as a fishing lake and a stormwater retention facility. A new pavilion/amphitheater structure is adjacent to the lake, surrounded by a lawn area for events. The new pavilion/amphitheater stage could include picnic tables that would be relocated when there is an event so the space could function as a stage. A new trail wraps around the water feature and crosses it with a bridge or boardwalk. A new larger splash pad with shade and an obstacle course are located next to the renovated play area.

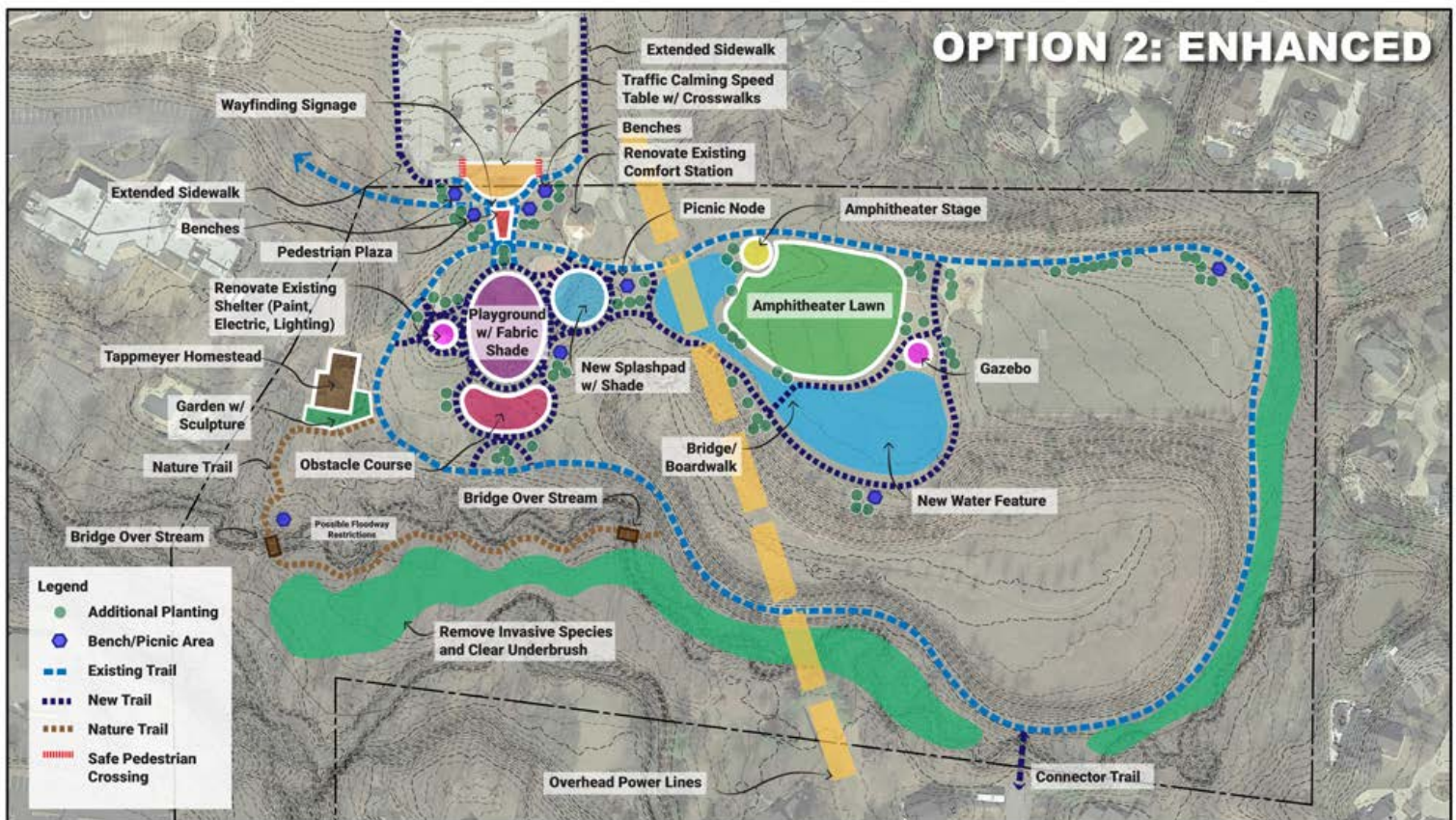
Some of the primary pros and cons of the “Enhanced” option include:

Pros

- Improves entry experience
- Reduces pedestrian conflicts
- Adds accessible nature trail
- Play area is consolidated
- New play equipment with shade is provided
- Splash Pad is enlarged and shade added
- Amphitheater and event lawn is added
- Amphitheater stage loading and unloading is convenient to parking area
- Lake and trails added
- Obstacle course is added for ages 13+

Cons

- Likely more expensive than Option 1
- Amphitheater location east of the power lines may limit use due to existing restrictions
- Lake feature would require engineering study



OPTION 3: REIMAGINED

The “Reimagined” option represents the most new features of the three options developed. The amphitheater in this option is located in the lawn area adjacent to the renovated play area. The stage is located adjacent to the loop trail. The splash pad in this option is larger and an adult fitness area and obstacle course is added.

The lake in this option is larger and replaces both the baseball/softball field and the informal soccer field. This allows for additional trails to be developed. The lake would include a bridge/boardwalk.

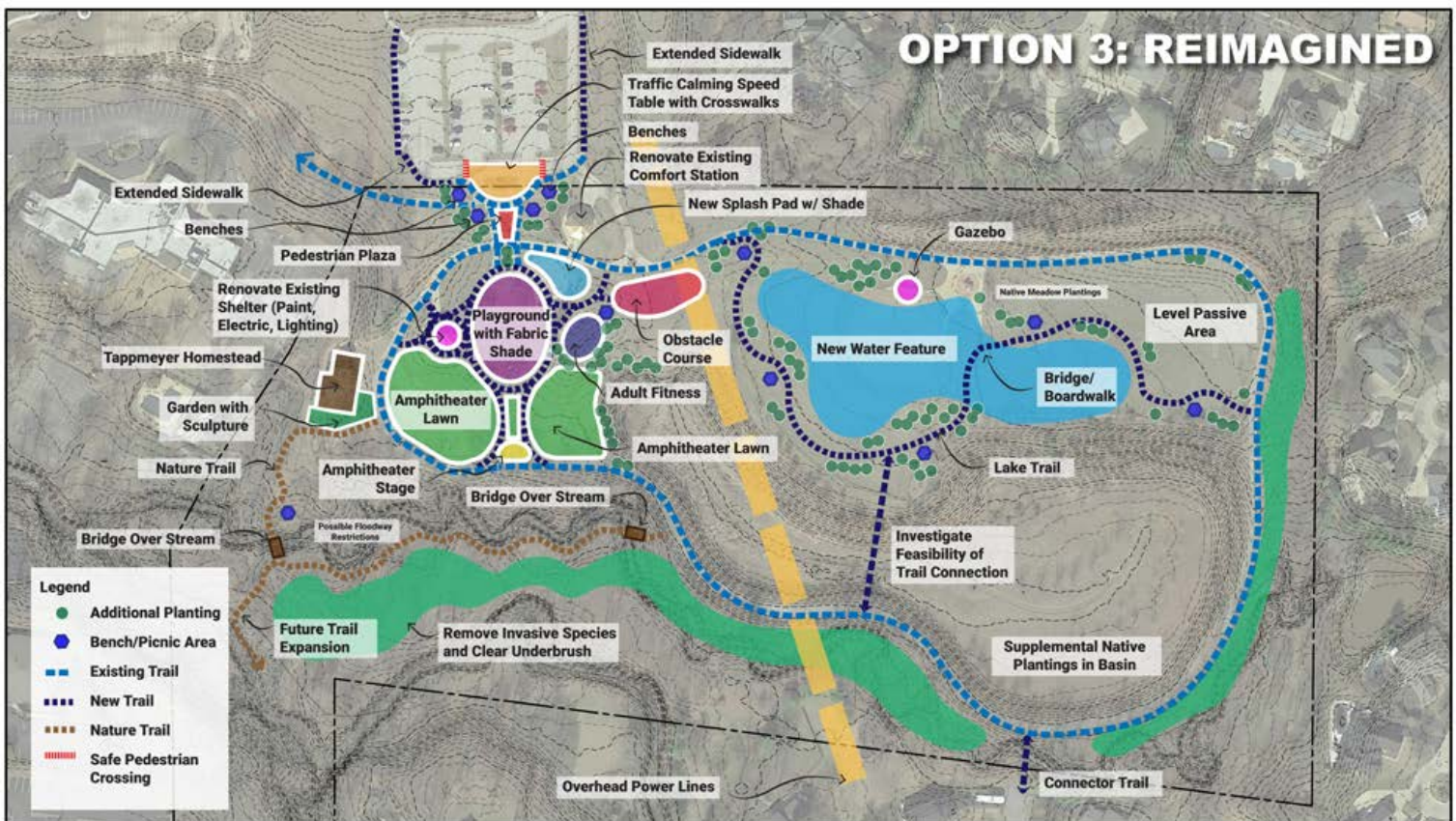
Some of the primary pros and cons of the “Reimagined” option include:

Pros

- Improves entry experience
- Reduces pedestrian conflicts
- Adds accessible nature trail
- Play area is consolidated
- New play equipment with shade is provided
- Splash Pad is enlarged and shade added
- Amphitheater and event lawn is in the core area of park
- Lake and additional trails added
- Obstacle course is added for ages 13+
- Adult fitness area added

Cons

- Likely most expensive Option
- Amphitheater stage loading and unloading would create numerous pedestrian/vehicle conflicts
- Lake feature would require engineering study
- Both sports fields are eliminated



COMMUNITY INPUT

Millennium Park Master Plan

To gather input from the community and park stakeholders, two public meetings were held as well as meetings with Creve Coeur's Parks and Historic Preservation Committee (PHP) and the City Council. The PHP meetings were held on March 10, April 15 and May 26, 2021. The public meetings were held virtually on April 29 and June 9, 2021 due to COVID restrictions on gatherings in SLC County. City Council updates on the master plan project occurred on June and August. In addition, an on-line community survey was conducted to gather additional input on the Millennium Park Master Plan.

PUBLIC INPUT MEETINGS

Public Meeting #1 - April 29, 2021

This public input session included a presentation that provided an overview of the project, an existing conditions analysis and a review of three bubble diagram concept improvement options that were developed by the planning team. Public comments from the presentation generally focused on the preference for the bubble diagram concepts that included a lake. Other comments were related to desires for more benches, additional security, additional links to surrounding neighborhoods, adding interpretive signage for native plantings, and improving the landscape development in the park.

Public Meeting #2 - June 9, 2021

The June public input session included a review of input that had been received to date during the planning process, explored issues related to trail linkages to surrounding neighborhoods, and a review of suggested phasing of the improvements. An

updated site plan was presented showing the preferred option and revisions made to incorporate previous input. Public comments from the presentation generally focused on discussions related to phasing of the improvements with desires for making the trail improvements a higher priority than what was presented.

City Council Updates

The City Council updates occurred at a regularly scheduled working session prior to the Council Meeting. The working sessions are open to the public and comments were received from the Mayor, Council Members, and the public after the presentation. Comments were generally positive regarding the master plan with some questions regarding the cost of improvements, potential level of maintenance, the priorities of some improvements in the phasing plan.

SURVEY RESULTS SUMMARY

The Millennium Park Master Plan public survey was open between April 29 and May 16, 2021 and received a total of 219 responses. The survey asked park users about their priorities for improvements to existing facilities, feedback on potential new facilities, and to select a preferred concept option (without regard for cost). The results are summarized below.

Respondents' Residence

Respondents to the survey were primarily residents of the City of Creve Coeur (over 80%), with 17% residing in unincorporated St. Louis County, and 3% residing elsewhere.

Existing Facility Improvement Priorities

This question asked respondents to rate the importance of improving certain existing park features. The facility selected as the highest priority for improvements was the walking trail, with over 73% indicating it as a high priority, and less than 5% indicating it as a low priority. This was followed by the playgrounds, then the open space, the pavilion, and the splash pad. A chart of the full results can be seen in Figure 1.

Potential New Improvements and Facilities

This question asked respondents to rate the importance of adding certain potential new park improvements and features. The results of this questions can be seen in Figure 2. The facility selected as the most important potential addition to Millennium Park was a nature trail, with over 64% indicating it as most important, and less than 7% indicating it as not important. This was followed by new playground equipment

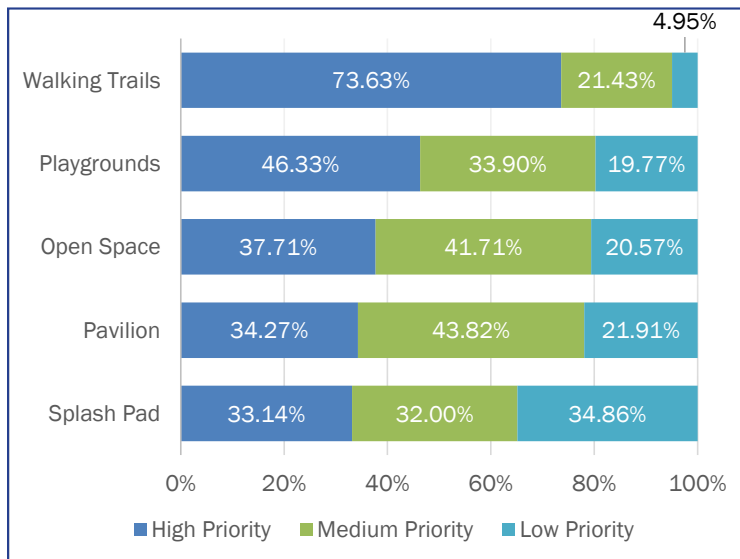


Figure 1: Existing Facility Improvement Priorities

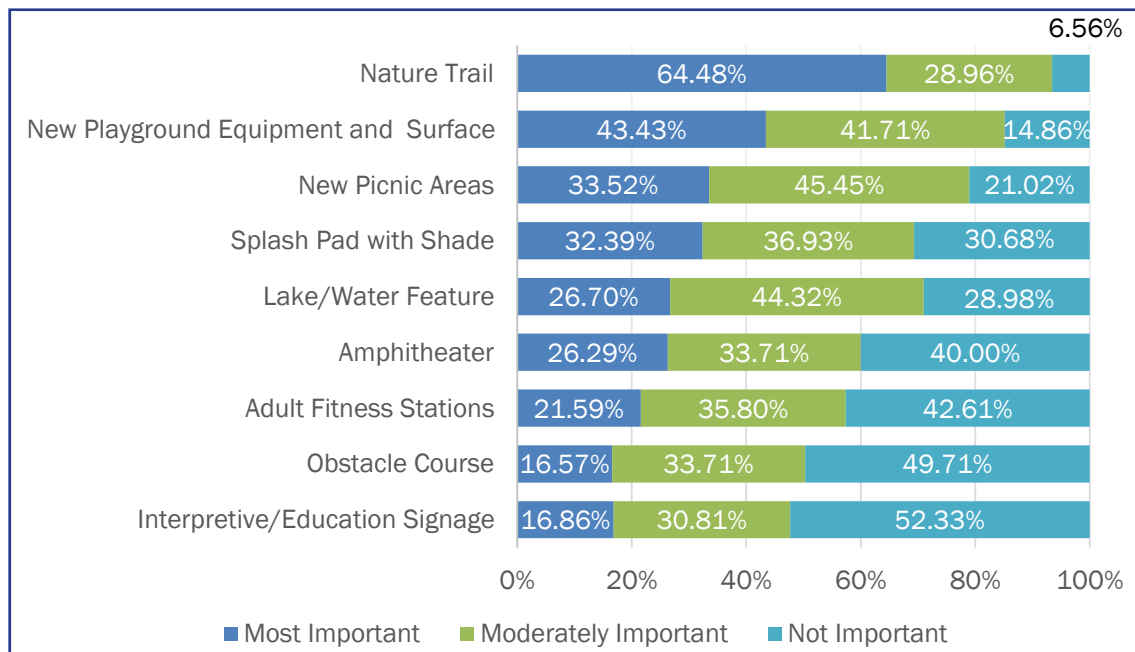


Figure 2: Potential New Improvements and Facilities

and safety surfacing, then new picnic areas, an improved splash pad with shade, a lake/water feature, an amphitheater, adult fitness stations, an obstacle course and interpretive/educational signage.

Preferred Option

This question asked respondents to select their preferred conceptual plan for Millennium Park out of the three presented options, without regard for cost. Of the three options, “Option 2 - Enhanced” was the preferred choice by the most respondents, selected as the preferred option by 39%. “Option 3 - Re-imagined” was a close second selected as the preferred option by 34% of respondents. “Option 1 - Refreshed” was selected by just under 27% of respondents. The results can be seen in Figure 3.

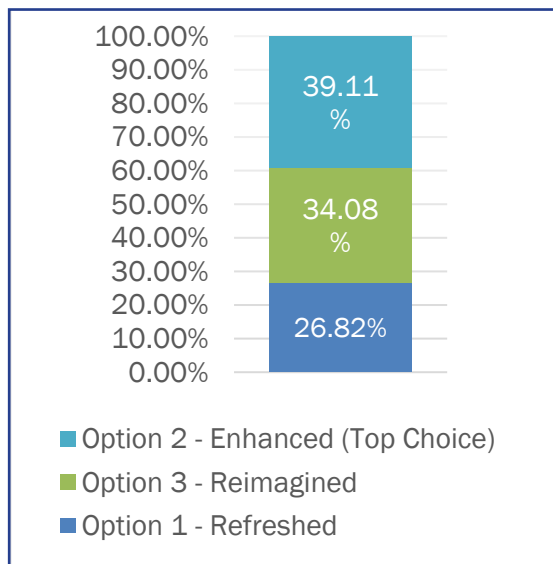


Figure 3: Preferred Option

Write-In Comments

As part of the online survey, respondents were given the opportunity to leave comments regarding the recommended improvements, wish list items for the park or other thoughts regarding the Millennium Park master plan. The comments received represented a very small percentage of the 219 respondents to the survey. The most mentioned wish list item was pickleball courts however that comment represented less than three percent of the overall respondents.

Pickle Ball is a growing and popular sport, but Millennium Park is not an appropriate location for those courts. Other comment themes included a desire for more shade around the playground, concerns with limited parking and maintenance with the addition of an amphitheater, adding more picnic shelters, better maintenance of the park landscape and detention basin, and a desire to keep the existing soccer field.

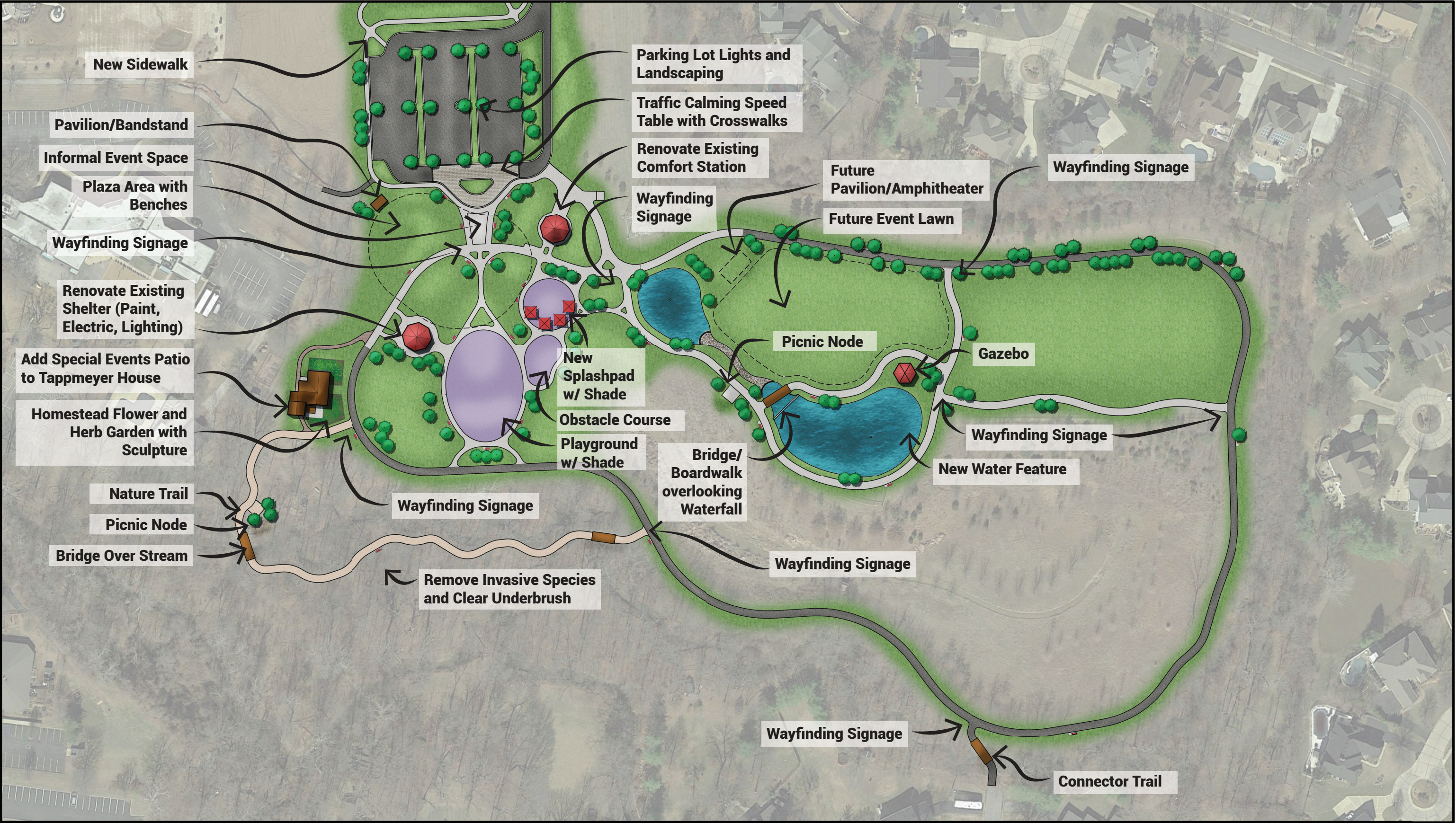
PARK MASTER PLAN

Millennium Park Master Plan

The master plan responds to the opportunities identified in the site analysis and the feedback received from the public. It addresses needs identified by park staff and reflects the desires of the community as they were communicated to the planning team. This plan will be utilized to guide the implementation of the proposed improvements in future years. Implementation of the improvements is envisioned over multiple years, depending on available funding resources.

The specific improvements and recommendations for the master plan include the following, in no particular order:

- A new playground area with one large safety surface area for all play equipment. Equipment for both younger (2-5 year old) and older (5-12 year old) children will be included.
- An obstacle course aligned with the park entry axis to the south of the playground, with a safety surface and fitness/obstacle course equipment designed for teenagers and adults.
- A new splash pad with expanded water play features, fabric shade structures and seating areas.
- A sidewalk extended all the way around the parking lot.
- A traffic calming speed table paved with distinctive pavers at the parking lot drop off area. This signals to vehicle drivers that this is a pedestrian area. It can also be used as a food truck plaza for special events.
- A paved plaza area at the park's entrance with benches.
- A new water feature with two pond areas, a waterfall and a stream connecting them. Each pond will have a fountain to improve water circulation and aesthetics.
- A new walking trail around the water feature with a bridge/boardwalk crossing of the pond by the waterfall. An additional spur will connect to the existing loop trail on the east side of the park.
- A new gazebo along the walking trail by the lake, and a smaller picnic pavilion.
- A new amphitheater that can be used as a secondary pavilion near the new water feature. An amphitheater lawn will provide seating for concerts and special events.
- Paved nature trails will be added to the wooded areas in the south portion of the park. The trails will be ADA accessible and include two bridges over the existing stream and a picnic node.
- A homestead flower garden with sculpture will be added on either side of the Tappmeyer house with a paved event patio.
- Benches and shade trees will be added throughout the park.
- The existing pavilion will be renovated with new paint, electric access and lighting.
- A connector trail will be added to the neighborhood to the south of the park with a bridge over the existing creek.
- New Pavilion/Bandstand near the parking lot for informal events and performances.



MILLENNIUM PARK MASTER PLAN



PRECEDENT IMAGES

The images on the following pages are examples of what the improvements identified in the master plan could look like.



Band shell/pavilion structure



Pedestrian bridge options



Picnic node



Parking lot lighting



Gazebo



Boardwalk

PRECEDENT IMAGES



Splash pad with shade sails



Obstacle course



Play equipment



Speed table



Bench



Trash receptacle

RENDERING IMAGES



(Above) View from the west, looking east at the playground, splash pad and shade sails, obstacle course (middle) and lake feature (behind).

(Following page, top) View from the parking lot, looking southwest at the speed table and entry plaza, the new bandstand (right) the new play area and obstacle course as well as the splash pad and shade sails. Also pictured is the existing pavilion and the Tappmeyer House.

(Following page, bottom) View from the east looking west at the new lake feature, the boardwalk/bridge and the new pavilion. The new trails and open green space are also visible.



COST ESTIMATE SUMMARY

The following table represents an estimate of probable costs of installation of the recommended improvements. The first table shows a summary of the total for each area of the park. The tables on the following pages show a detailed breakdown of the cost estimate.

Millenium Park Master Plan Creve Coeur, Missouri <i>Estimate of Probable Cost - Concept Master Plan Order of Magnitude</i>		8/20/2021
		<i>Total Cost</i>
1	<i>Parking Lot Improvements & Park Entry Area</i>	\$ 462,000
2	<i>Neighborhood Connector Trail & Nature Trail Improvements</i>	\$ 1,076,000
3	<i>Playground, Restroom and Pavilion Improvements</i>	\$ 1,738,000
4	<i>Splash Pad</i>	\$ 692,000
	<i>Future Improvements</i>	\$ 1,979,000
TOTAL - Millenium Park		\$ 5,947,000

COST ESTIMATE - DETAIL

Millenium Park

Creve Coeur, Missouri

Estimate of Probable Cost - Concept MP Alternatives Order of Magnitude

<i>Item</i>	<i>Unit</i>	<i>Qty</i>	<i>Unit Price</i>	<i>Total Cost</i>
Parking Lot Improvements & Park Entry Area				
Traffic Calming Speed Table	SF	4500	\$ 15	\$ 67,500
Entry Area Pedestrian Plaza - site preparation and paving	SF	1800	\$ 25	\$ 45,000
Pavilion/Bandstand with Electric	LS	1	\$ 70,000	\$ 70,000
Site furnishings (benches, bike rack, trash receptacles)	LS	1	\$ 20,000	\$ 20,000
Parking Lot Lighting (including electric service)	EA	8	\$ 8,000	\$ 64,000
Parking Lot Landscape Plantings	LS	1	\$ 30,000	\$ 30,000
Wayfinding System	EA	2	\$ 2,000	\$ 4,000
Estimated Sub Total Cost - Parking Lot Improvements & Entry Area				\$ 300,500
Design & Unknown Contingency - 25%		25%		\$ 75,125
Estimated Sub Total Cost - Parking lot Improvements & Entry Area w/Contingency				\$ 375,625
Contractors Overhead and Profit		8%		\$ 30,050
Design and CPS Fees		15%		\$ 56,344
Master Plan Level of Magnitude Estimate of Probable Cost				\$ 462,019
<i>Item</i>	<i>Unit</i>	<i>Qty</i>	<i>Unit Price</i>	<i>Total Cost</i>
Neighborhood Connector Trail & Nature Trail				
Connector Trail (to neighborhood south of park) (cost from I&L study)	LS	1	\$ 200,000	\$ 200,000
Nature Trail with two pedestrian bridges (cost from I&L study)	LS	1	\$ 450,000	\$ 450,000
Nature Trail Picnic Node (10' x 10' Concrete Pad & Landscape)	LS	1	\$ 50,000	\$ 50,000
Estimated Sub Total Cost - Trail Improvements				\$ 700,000
Design & Unknown Contingency - 25%		25%		\$ 175,000
Estimated Sub Total Cost - Trail Improvements w/Contingency				\$ 875,000
Contractors Overhead and Profit		8%		\$ 70,000
Design and CPS Fees		15%		\$ 131,250
Master Plan Level of Magnitude Estimate of Probable Cost				\$ 1,076,250

<i>Item</i>	<i>Unit</i>	<i>Qty</i>	<i>Unit Price</i>	<i>Total Cost</i>
Playground, Restroom and Pavilion Improvements				
New Playground Equipment	LS	1	\$ 600,000	\$ 400,000
Play Area Safety Surface	SF	12000	\$ 20	\$ 240,000
Additional walks around playground, shelter and splash pad.	SY	725	\$ 75	\$ 54,375
Obstacle Fitness Course	LS	1	\$ 125,000	\$ 125,000
Obstacle Course Safety Surface	SF	2400	\$ 20	\$ 48,000
Renovate Existing Comfort Station	LS	1	\$ 75,000	\$ 75,000
Renovate Existing Shelter (paint, electric, lighting, tables, trash receptacles, etc.)	LS	1	\$ 35,000	\$ 35,000
Site furnishing replacement (benches, trash receptacles, etc.)	EA	12	\$ 1,800	\$ 21,600
Regrade & seeding/sod of bermed area	SY	1100	\$ 25	\$ 27,500
Core Area Landscape Plantings	LS	1	\$ 20,000	\$ 20,000
Wayfinding System	EA	8	\$ 1,500	\$ 12,000
Tappmeyer House - Hardscape Site Improvements (Historic Fencing, pavement, ADA access ramp in rear)	LS	1	\$ 50,000	\$ 50,000
Tappmeyer House - Landscape Improvements Flower & Herb Garden and Supplemental Plantings)	LS	1	\$ 22,000	\$ 22,000
Estimated Sub Total Cost - Core Area Improvements				\$ 1,130,475
Design & Unknown Contingency - 25%		25%		\$ 282,619
Estimated Sub Total Cost - Core Area Improvements w/Contingency				\$ 1,413,094
Contractors Overhead and Profit		8%		\$ 113,048
Design and CPS Fees		15%		\$ 211,964
Master Plan Level of Magnitude Estimate of Probable Cost				\$ 1,738,105
<i>Item</i>	<i>Unit</i>	<i>Qty</i>	<i>Unit Price</i>	<i>Total Cost</i>
Splash Pad (3,650 sf)				
Splash Pad Replacement w/Shade	LS	1	\$ 450,000	\$ 450,000
Estimated Sub Total Cost - Splash Pad				\$ 450,000
Design & Unknown Contingency - 25%		25%		\$ 112,500
Estimated Sub Total Cost - Splash Pad w/Contingency				\$ 562,500
Contractors Overhead and Profit		8%		\$ 45,000
Design and CPS Fees		15%		\$ 84,375
Master Plan Level of Magnitude Estimate of Probable Cost				\$ 691,875
<i>Item</i>	<i>Unit</i>	<i>Qty</i>	<i>Unit Price</i>	<i>Total Cost</i>
Future Improvements				
Perimeter Trail - Asphalt Resurface	SY	3550	\$ 35	\$ 124,250
Perimeter Trail - Site furnishing replacement (benches, trash receptacles, etc.)	EA	8	\$ 1,500	\$ 12,000
Perimeter Trail - Supplemental Landscape Plantings	EA	50	\$ 400	\$ 20,000
Invasive Species Removal (in woods and along perimeter of park) (over 3 yrs)	Hrs	960	\$ 45	\$ 43,200
Native Landscape Stewardship & supplemental plantings in Detention Pond	LS	1	\$ 25,000	\$ 25,000
Amphitheater and Lake grading	CY	950	\$ 50	\$ 47,500
Finish Grading and turf establishment	AC	1.4	\$ 7,500	\$ 10,500
Lake edge treatments	LF	1200	\$ 50	\$ 60,000
Stormwater piping, chambers and related structures	LS	1	\$ 200,000	\$ 200,000
Boulder & Stone Treatment to connector stream	SF	2400	\$ 80	\$ 192,000
Recirculating System (Valult, pumps, pipling, electric service)	LS	1	\$ 225,000	\$ 225,000
New trail around lake and Misc Paths	SY	1350	\$ 75	\$ 101,250
Pedestrian Bridge/Boardwalk	LS	1	\$ 75,000	\$ 75,000
Gazebo (behind amphitheater)	LS	1	\$ 40,000	\$ 40,000
Picnic Node (10' x 10' Concrete Pad & Landscape)	LS	1	\$ 50,000	\$ 50,000
Site furnishing replacement (benches, trash receptacles, etc.)	EA	12	\$ 1,800	\$ 21,600
Landscape Plantings	LS	1	\$ 40,000	\$ 40,000
Estimated Sub Total Cost - Future Improvements				\$ 1,287,300
Design & Unknown Contingency - 25%		25%		\$ 321,825
Estimated Sub Total Cost - Future Improvements w/ Contingency				\$ 1,609,125
Contractors Overhead and Profit		8%		\$ 128,730
Design and CPS Fees		15%		\$ 241,369
Master Plan Level of Magnitude Estimate of Probable Cost				\$ 1,979,224
TOTAL - Millenium Park Master Plan				\$ 5,947,473



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