

**MINUTES OF THE SPECIAL WORK SESSION OF THE
BOARD OF ALDERMEN AND THE PARKS ADVISORY BOARD
NOVEMBER 13, 2003**

The Board of Aldermen of the City of Branson, Missouri, and the Branson Parks Advisory Board held a work session at the Branson Community Center, located at 201 Compton Drive, Branson, Missouri at 7:00 p.m..

Mayor Pro Tem Huff opened the joint meeting between the Board's stating the work session had been called to hear a presentation from the Parks Department regarding the City Recreational Center Complex in Branson Hills. This is an informational work session only and no action by either board will be taken. What we will accomplish is to hear as much about the project's progress and to hear comments and questions from members of the both boards and the public. Mayor Pro Tem Huff then asked the Clerk to call the roll.

In attendance were: Mayor Pro Tem Huff, Aldermen Dick Gass, Stan Barker, Beverly Martin, David Edie, and Jack Purvis. Park Board members present were: Joe McDowell, Jeff Justus, Wes Stoner, Candy Sullinger, Tim Finestead, Mark Sill, and Mitch Holmes. Absent: Mayor Louis Schaefer and Kent Vanderpool. Also present was City Clerk Sandra Williams.

Mayor Pro Tem Huff then turned the floor over to Cindy Shook, Parks and Recreation Director.

Cindy Shook addressed the boards and members of the audience thanking them for coming for the public presentation of the proposed Branson sports and recreation center. Ms. Shook said that almost two years ago a commitment to the residents was made to expand the popular programs, activities and events of the parks and recreation department, and it was determined a first-class recreation center complex would be the answer. Funds have been set aside for Branson's recreation complex to be located in Branson Hills. It will include a recreation center with two gyms, an indoor track, community rooms, and a fitness center. Tracy Barton, Chief Marketing Officer for Skaggs Hospital, will be announcing a partnership between the City and the hospital to operate the fitness center. The rest of the site will consist of an aquatics center, additional athletic fields, trails and related parking. Ms. Shook then introduced Michael Sapp of Sapp Design Associates who presented the architectural renderings of the sports and recreation complex.

Before beginning his presentation, Mr. Sapp introduced the consulting team that were present: Carl James, Senior Project Manager; Johnson Dott, Project Designer; and Tim Spiker.

Mr. Sapp said, this is not just a community building with a swimming pool, this is truly a 'recreational campus'. It is very unique in its kind but also proactive in the way society is growing and changing. The project is a complex that has been programmed for all age groups. It is a complex, and it has been designed for accessibility throughout the

entire campus, not just the building proper but also the grounds and the outdoor recreation spaces have accessibility throughout. It is a complex that has been designed for future expansion. The site master plan represents the maximum development across the entire site, and we are taking the maximum advantage of the profile of the land and the topography. There's the opportunity and benefit of having a piece of property that has a very nice terrain and is well suited for this type of development. The way the site is being developed is based on the topography of the site and maximizing the total developable area. The recreation center is the high point of the site. The site is broken into a series of quadrants. The building and the aquatics which are a combined unit; the soccer fields is the next plateau of the site; the ball field complex is another plateau; then the playgrounds, which is in the middle of the overall exterior recreation facilities.

Also included in the overall Master Plan is a series of walks and jogging trails, both hard surfaces as well as, mulched walking zones, approximately a one mile stretch of trails.

The first parking lot is adjacent to the ball fields and the soccer fields, and is strategically placed in that area to serve both of those functions. There is approximately 550 parking spaces in that zone. The upper parking lot, adjacent to the recreation center and the aquatic's park serves about 350 parking spaces. They have been placed to accommodate future expansion of the recreation building to almost double that existing square footage. Also allocated was expansion of parking across the front profile of the site, and on the north side of the soccer field, and also additional parking along the service road.

The first component of the complex is the recreation center. This is a two-story structure, and its total size is just short of 44,000 thousand gross square feet. The main floor is approximately 30,000 square feet of space and each one of the four quadrants represents a different level of activity taking place in the structure. The second component is the park's department office which includes offices, work spaces, work stations, small conference area and the community rooms which are set up to be able to be divided into two spaces with a folding partition wall when you have multiple activities taking place. The conference room that is between the park's office and the community wing is also a multi-functional space that can be accessible via the park's office or can be accessible to the community as another meeting room. Just outside is a covered outdoor community patio that grants opportunities to expand community functions to the outdoors. There is also a serving kitchen inside the community room that is actually not a full kitchen, but it is a catering style of kitchen for warming and minor preparation of foods.

Beyond that is the basketball gymnasium which houses two full size side-by-side 50'x84' basketball courts, which are high school regulation size courts. Each one of the courts is capable of sitting 250 people both in portable bleachers as well as, retractable bleachers that would be on the floor. These courts also accommodate two volleyball competitions going on at any one point in time when a screen wall is pulled. The gym is a two-story area with a second level track that is actually inside that space with access by the second floor balcony.

The next part is a service port of this quadrant of the building. This is where the men and women's locker facilities are, and immediately adjacent to that are the men and women's changing rooms. Those changing rooms are actually part of the aquatic center,

thereby making them a dual-function. There is a pool manager's office and the lifeguard station on the exterior wall flanking the deck of the pool and are visual to and in physical contact directly to the pool. A concessions area, as well as, a ticket booth serves the pool, and adjacent to the concession area there is an allocated space up front and centered in the lobby is the police officers quadrant of the building. They will have visual and physical contact to the lobby of the building, and visual and physical contact to the pool, ticket booth, as well as, viewing and access across the park proper. Immediately below that is an all-purpose meeting room that can serve miscellaneous park functions.

Immediately flanking the second floor level balcony, you have an entrance that comes into an enclosed fitness and wellness center. Also, next to the balcony is an elevator that is easily accessible to both floors. Also you can enter into the basketball area and immediately come to the three-lane track that is a 1/12th of a mile around.

At this point, Mr. Sapp turned the floor over to Tracy Barton of Skaggs Community Health Center.

Tracy Barton addressed the boards and the audience saying that Skaggs Community Health Center is extremely excited about the project, and their mission is to improve everyone's life thorough health and wellness. This project provides them the ability to accentuate the wellness components. They are really looking forward to this opportunity, and also the benefits this provides the community by being proactive with their health, stated Mrs. Barton.

Mr. Sapp explained that the total fitness area is approximately 7500 square that would encompass an area of about 1000 square feet for free weights, an aerobics room which is an enclosed room of about 11200 square feet; a training area and an office area, and a child watch area of 600 square feet are in that quadrant of the building. Also there are men and women's restrooms, some janitorial spaces, and the running track.

Tim Spiker presented the aquatics park portion stating that the main goal was to design it specifically for the citizens of Branson, and secondly not to compete with White Water. It is designed for everybody; it meets the needs of senior citizens, toddlers, young adults, mothers and fathers, as well as user groups such as clubs or organizations that want to come to the pool and have their meeting. Mr. Spiker then presented the different areas of the pool, and said there could be shallow water aerobics, deep water aerobics, lessons with toddler lessons in the shallow end, and scuba lessons in the deep end. It is also set up for a 6-lane competition pool, as well as being expandable for the future uses for the City. It provides a 2-foot dept of water for kids who aren't ready to get into the deeper areas; commercial grade water floatables; two water slides, one is an open swim slide and the other is a tube slide. The total square footage of water is approximately 12,000 square feet. Mr. Spiker then showed a 3-D animation of the site.

Mr. Sapp presented the next two components which was the outdoor recreation spaces. One of the components was the soccer fields which are designed for multi use. There can be one adult field approximately 225'x360', and two youth fields of 195'x360' or there can be four children's fields of 150'x180'. In addition there is the ball field complex where there can be four (4) additional fields in the outfields.

The next item discussed was the four-field baseball/softball field complex. Two of the fields will be 300-foot lighted fields with dual entries, full concessions and toll facilities. With each field having a 200-seats bleachers with a parking area of 500 spaces.

Mr. Sapp then presented the two options Sapp Design was submitting. Option #1 was with everything that was presented with the campus being developed almost in its entirety, short of future building expansion, short of some parking expansion, and short of trail expand. The site infrastructure represents approximately \$1.4-million dollars; the soccer fields, baseball fields, pavilions, trails, concessions, and restroom buildings represents approximately \$1.9-million dollars; the recreation center is about \$4.9-million dollars; aquatics facility is \$2-million dollars; for a total of \$10.2-million dollars for Option #1.

Under Option #2 two ball fields were removed and some of the parking has been delayed. With this option the site infrastructure would be approximately \$900,000 dollars; site recreation about \$1.1-million dollars; recreation center would still be \$4.9-million dollars; aquatics at \$2-million dollars, for a total of \$8.9 million dollars.

At this time Mayor Pro Tem Huff then opened the floor for questions by the two Boards.

Members of the Boards discussed the following matters.

- How the noise would be controlled so it did not filter down from the fitness center to downstairs.
- The possibility of expanding the pool season.
- The type of treatment the pool deck area would consist of.
- Whether the fitness equipment was included in the estimates.
- The childcare area and who could use it.
- If the facilities would handle AAU Tournaments.
- If the pool could host tournaments also.
- That the type of structure would be a totally conventional steel building, not pre-engineered.
- The energy efficiency of the building.
- If there would be bike racks and skateboard racks.
- The loss of revenues if only two fields rather than four.
- The fees required to help cover expenses.
- Tournament gate admissions and non-resident fees.

Mayor Pro Tem Huff then opened the floor for questions or comments from members of the audience.

Don Ingram addressed both boards saying that as a lap swimmer he was disappointed there wasn't a year round facility, but knew cost constraints are a consideration. He suggested pulling the lap pool, putting it in the same general facility but making it separate from the rest, and would urge the Council and the Park Board to at least do something different with the lap pool. The lap pool could be a year round facility

that could be used all of the time, and Skaggs might want to be involved as far as health and fitness. Mr. Ingram said the board should give serious consideration to make at least a portion of the pool being a year round facility.

Adjourn:

Mayor Pro Tem Huff asked for a motion from the Advisory Park Board to adjourn the meeting. Candy Sullinger made the motion, seconded by Wes Stoner. Voting aye: Joe McDowell, Jeff Justus, Wes Stoner, Candy Sullinger, Tim Finestead, Mark Sill, and Mitch Holmes. Nays: none. Absent: Kent Vanderpool. Motion carried.

Mayor Pro Tem Huff then asked for a motion from the Board of Aldermen to adjourn the meeting. Alderman Barker made the motion, seconded by Alderman Purvis. Voting aye: Gass, Barker, Martin, Huff, Edie, and Purvis. Nays: none. Motion carried. Meeting adjourned at 8:35 p.m.