MINUTES
CITY

CONCORDIA PARKS COMMITTEE

Event Date/Time Apr 29, 20266:00 PM **Location** Room 202 Concordia Community Center 802 S. Gordon St. Concordia, MO 64020

1. Call meeting of Parks Committee to Order

Agenda Item

A. Call to Order

Minutes

Mayor Nierman called the April 29, 2026 meeting of the Parks Committee to order. Members in attendance were Beth Maggert, Karol Meyer and Roxanne Nierman. Also attending this meeting were Aaron Marsh, Parks and Recreation Superintendent, Jon Berendzen, PBA Architects and Dale Klussman, City Administrator. Alderman Beth Kruse was absent.

2. Minutes of Previous Meetings

Agenda Item

A. Minutes of the November 10, 2025 Parks Committee meeting

minutesoftheparkssubcommittee11-10-2025.pdf

Minutes

The Minutes of the November 10, 2025 Parks Committee were presented and reviewed. Following the review, Roxanne made the motion to accept the Minutes of the November 10, 2025 Parks Committee meeting as presented. Karol seconded the motion for approval of the Minutes. Mayor Nierman called for a voice vote of the membership. The vote is recorded as 3 Yeas and 0 Nays.

Mayor Nierman declared the motion for approval of the Minutes of the November 10, 2025 meeting of the Parks Committee to be PASSED.

3. New Business

Agenda Item

a. Discussion with Jon Berendzen of PBA Architects on plans for the restrooms at Southside Park

ssparkbathroom1.pdf

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ssparkbathroom2.pdf

Minutes

Mayor Nierman recognized Architect Jon Berendzen, who distributed the preliminary, conceptual drawings for the restrooms at Southside Park,

The site plan assumes placement of a structure measuring approximately 53' x 31' placed in the location of the existing restroom structure, with the South and East wall basically lining up with the walls of the current structure. The proposed area would expand the building to the North and West.

Berendzen proceeded to review "Study A" use of this area:
1) 6 ADA Unisex restrooms with changing stations.
2) A Center Plumbing Chase for mechanical use. This chase would allow for City personnel to provide maintenance and would not be open to the public.
3) Incorporates a 21-1/2' x 28' covered patio.
4) Large roof overhangs provide weather protection for outdoor entry.
5) The restrooms would be accessed from the outside.
6) Structure is not heated.
7) Proposed structure has asphalt shingles.
8) Proposed structure is brick/block construction utilizing brick which matches the various existing shelters.
9) ADA-compliant sidewalks surrounding the building for access to restrooms.

Berendzen then presented "Study B" for consideration.
1) 6 ADA Unisex restrooms with changing stations.
2) A Mechanical Room for City personnel to maintain facility-not open to public.
3) A center corridor providing access to the restrooms in a covered area.
4) Includes a 17 x 28 covered patio
5) Less roof overhang required providing room for center corridor.
6) Structure is not heated.
7) Proposed roof is of asphalt construction
8) Proposed structure is brick/block construction utilizing brick which matches the various existing shelters.
9) ADA-compliant sidewalks surrounding the building for access to restrooms.

Mayor Nierman stated that in discussion, Concordia Main Street recommended using a metal roof designed with the look of shingles. Berendzen stated that this could be bid as an alternate item.

Klussman asked if the Mechanical Room would be insulated. Berendzen stated that the entire building was designed with insulation but no heat. This led Klussman to ask the Committee to consider whether they wanted a year-round facility or if we needed to plan for closures during winter.
We also discussed proposed flooring, additional sidewalk access from playground and Pavillion 1 Shelter area to the restrooms.
Upon conclusion of this discussion, the following motions were made:
1) Roxanne made the motion to recommend that the Board of Aldermen approve upgrading the base plan to include heating of the facility to provide for year-round service. This would apply to either Study as presented by PBA Architects.
Karol seconded the motion that year-round service be added to the base design.

Mayor Nierman called for a voice vote of the membership. The vote is recorded as 3 Yeas and 0 Nays.

Mayor Nierman declared the motion to recommend Board of Aldermen approval of this upgrade to provide year -round service for the base plan PASSED.
2) Karol made the motion to recommend approval of Study A as the preferred plan for future design.
Beth seconded this motion.
Mayor Nierman called for a voice vote of the membership. The vote is recorded as 3 Yeas and 0 Nays.
Mayor Nierman declared the motion to recommend Study A as the preferred plan PASSED.
3) Karol made the motion to recommend the following bid items as Alternates to the Base Bid" during the Bidding process.

a) The upgrade to metal roofing which maintains the look of shingles.
b) The upgrade of epoxy floor covering over the base bid for sealed concrete.

Mayor Nierman called for a voice vote of the membership. The vote is recorded as 3 Yeas and 0 Nays.
Mayor Nierman declared the motion to recommend inclusion of these Alternate Items when bidding PASSED.

Following further discussion of sidewalk access to the restrooms, Karol made the motion to recommend inclusion of a sidewalk providing access to the restrooms from Pavillion 1 to the restroom and from the Walking Trail to the restroom as an Alternate Bid item to the Base Plan.
Beth seconded this motion.
Mayor Nierman called for a voice vote of the membership, the vote recorded as 3 Yeas and 0 Nays.
Mayor Nierman declared the motion to forward the recommendation PASSED.

Klussman asked Berendzen for an estimate for final design, bidding and award, and construction. Berendzen stated that he felt we were safe with project completion in the February time frame. Mayor Nierman would like to post advertisement of this time frame on-site.

4.Comments and Questions from Board Members

Agenda Item
Members Comments and Questions.
Minutes
Karol noted that she has seen the use of the merry-go-round since the upgraded package and asked if there has been any incidents since the upgrades were made. Aaron stated that there have been no reported incidents.

5. Mayors Comments

Agenda Item
Mayor Nierman's report.
Minutes
Mayor Nierman stated that all committee members would stay in their appointed positions.

6. Alderman's Comments/Report

Agenda Item
Alderman Kruse's Comments.
Minutes
No comments or questions.

7. Set next Parks Committee Meeting

Agenda Item
Park Board to set next meeting.
Minutes

As our regular meeting was scheduled for May 11th, Aaron recommended that we use this meeting in lieu of the May 11th meeting. The next meeting is scheduled for August 10th. Mr. Berendzen had stated that his timeline would provide for final drawings and bid specifications to be complete by late July-Early August, so we may keep that date with the potential of calling a meeting earlier if Jon exceeds his estimated timing.

The members agreed that we use this meeting in lieu of our May 11th meeting and maintain the August 10th date unless we are required to meet ahead of time.

8.Adjourn

Agenda Item

Adjournment

Minutes

There being no further business, Karol made the motion to adjourn, seconded by Beth. Mayor Nierman requested a voice vote on the motion with the vote recorded as 3 Yeas and 0 Nay.

Mayor Nierman declared the motion for adjournment PASSED.

Meeting adjourned. Time noted 7:04 P.M.