



Stafford County Parks and Recreation Advisory Commission Meeting

Rowser Annex, 1729 Richmond Highway, Stafford, Virginia 22554
September 22, 2025 @ 7:00PM

Meeting Agenda

Call to Order / Silent Roll Call

Approval of Minutes

Public Comments

Unfinished Business

New Business

Liaison Reports

Director's Report

Commission Member Comments

Adjournment

Approval of Minutes

- March 20, 2025

Public Comments

- 3 Minutes Each

Unfinished Business

- New Recreation Center

New Business

- Projects – CIP
- Needs Assessment
- Future Meeting Dates & Times



PARKS & RECREATION ADVISORY COMMISSION
REGULAR MEETING MINUTES
Thursday, March 20, 2025

The Stafford County Parks & Recreation Advisory Commission held its regular monthly meeting Thursday, March 20, 2025, at The George L. Gordon, Jr., Government Center. The meeting was called to order at 7:00 PM by Jay Rucker.

SILENT ROLL CALL

<u>Members</u>	<u>Present</u>	<u>Absent Reported</u>	<u>Absent Not Reported</u>	<u>Staff</u>	<u>Guests</u>
Vincent Applewhite	P			Eugene Loew	
Matthew Cavalier			A	Judy Sokolowski	
Stephanie DeMarco	P				
Eric Futrell	P				
Christopher (CW) Reed	P				
Jay Rucker	P				
<i>Kecia Evans, PC</i>		<i>A</i>			
<i>Susan Randall, SB</i>		<i>A</i>			
Voting members in bold					

APPROVAL OF MINUTES

- The minutes from the February 20, 2025, meeting were unanimously approved.

PUBLIC COMMENTS

- None

UNFINISHED BUSINESS

- New Gymnastics Facility (*C. W. Reed*)
No updates to report. (Future title to be “New Recreation Facility”)

NEW BUSINESS

- Jay Rucker announced Judy Sokolowski will be retiring next week and thanked her for her 35 years of service.

LIAISON REPORTS

- Planning Commission Liaison (Kecia Evans) – N/A
- School Board Liaison (Susan Randall) – N/A

DIRECTOR'S REPORT (*Eugene Loew*)

- Making goals for himself as Director, the department, department divisions, and individuals
- Learning what we are doing, how much it costs
- Asked Commission to advise if they have goals/suggestions
- National Recreation and Parks Association (NRPA) and Virginia Recreation and Parks

Society (VRPS) are national and state parks and recreational organizations that offer training and support; Mr. Loew will attend the annual NRPA Conference in September/October and said he would work with County Administration to fund the trip/conference for Commission members if they would like to attend

- Duff Park playground is awaiting the resolution to a utility line issue before opening; Mr. Loew will check on the progress, advise the Commission, and put the information on social media for the public

COMMISSION MEMBER COMMENTS

- Stephanie DeMarco
 - Autumn Ridge HOA voted to amend the proffer for the tennis courts and property adjacent to Autumn Ridge Park; however, the Board of Supervisors denied the proffer amendment
 - Jay Rucker suggested members contact their Board member and ask why they voted to deny the amended proffer. Question: Could Autumn Ridge HOA swap their property for County property next to H. H. Poole Middle School near the power lines?
- Vincent Applewhite
 - Welcomed Eugene Loew as the new Director of Parks, Recreation and Tourism
 - Thanked Judy Sokolowski for her service and congratulated her on her upcoming retirement
- C. W. Reed
 - Congratulated Judy Sokolowski on her upcoming retirement and thanked her for her service
 - Will attend a gymnastics meet in Williamsburg on Saturday
- Eric Futrell
 - Attended and helped distribute pins to the winners of the Red Fines Sportsmanship Awards last Thursday
 - Thanked Judy Sokolowski for her service
 - Expressed appreciation to park staff and all their hard work
- Jay Rucker
 - Thanked Judy Sokolowski for her hard work and service
 - Asked Mr. Loew to let the Commission know how they can help the department and communicate with their respective Board members

ADJOURNMENT

- The meeting adjourned at 8:02 PM.
-

:jls



Stafford County Vision and Values

Stafford County Gymnastics Center Lease

October 8, 2025



Stafford Gymnastics Center Snapshot

- Open 7 days a week 8:30 am–8:30 pm weekdays, weekends
- 1,938 unique participants in FY25
- 151 classes per week from preschool to adult (gymnastics, tumbling, ninja, dance, fitness)
- Special events each month
 - Parents Night Out
 - Ninja & Gymnastics open play
 - themed parties, skill clinics
- 8+ weeks of summer camp
- 4 birthday parties each weekend private lessons, tot open gym
- Competitive Program/Stafford Royals Team:
 - 82 athletes + 28 pre-team members
 - State, Regional, & National qualifiers and champions
 - Annual Royals Invitational hosts 1,000+ competitors, supports Make-A-Wish VA
- Staff Expertise
 - 5 full-time staff, 40+ coaches/instructors, seasonal camp team
- Unique Facility
 - 4 dedicated gyms and dance studio
 - spaces tailored for preschool, school age, ninja, and competitive training



Current Lease

- Final Year of Lease that signed in 2020
- It was a one-year lease with four renewals
- Current Annual Rent: \$180,540
- Current Monthly Payment: \$15,045

Proposed Lease Terms

- One (1) Year Lease beginning December 1st, 2025 with four (4) one (1) year renewals
- 2% annual escalation
- Annual Rent: \$204,672 (\$8.00/sq. ft.)
- Current Monthly Payment: \$17,056

***CIP funding for New Gymnastics Center is slated for FY35**

Economic Development Analysis Rental Comparisons

- The proposed lease is \$8.00 per sq ft, compared to the Stafford County average of \$12.80 per sq ft.
- The agreement secures stable lease conditions with a 2% annual escalation, providing financial certainty in a rising market.
- Alternative Properties:
 - 110 Juliad Ct @ \$12.00/sf (\$276,000 annually).
 - 29 Synan Rd @ \$9.00-\$11.00/sf (\$225,000 annually at the low end).

Conclusion

- Moving to a new site would likely require \$500,000 in moving, equipment reinstallation, and inspection expenses, along with up six months of downtime.
- A relocation would interrupt services and jeopardize a strong program that currently serves nearly 2,000 participants annually.
- The current site is already built out for gymnastics, providing stability, continuity of service, and protection of the County's recent \$175,000 investment.
- With a new facility included in the CIP for FY35, Nelms Circle remains the most practical and cost-effective bridge solution until a permanent long-term location is available.

Liaison Reports

- Planning Commission
- School Board

Director's Report

- Patrick Workman



August 2025 Staff Report

For September 22, 2025, Parks and Recreation Commission Meeting

Community Recreation, 55+ Active Adults, & Aquatics

55+ Bingo
55+ Bunco
55+ Card Sharks
55+ No Fall Aikido
55+ Tuesday Movies
Art Photo Frame
Camp Accokeek
Camp Aquia
Camp Kenosha
Camp Okeechobee
Camp Winamac



Basket Making
Crochet
Fit 4 Life 55+
Open Art Studio
Pickleball Drop In
Stafford Senior Social/Support
STEM Summer Camps
Tangier Island
Trolley Ride
Woodlands Water Aerobics Pass
Zumba/Adapted Zumba



August 2025

- 6 Birthday Parties were held
- 9 Tot Open Gym Sessions are scheduled
- Session #1 of gymnastics school age classes 8/11-9/6
- Session #1 of gymnastics preschool classes 8/11-9/6
- Session #1 of Ninja Classes 8/11-9/6
- New River Dance Studio classes are scheduled
- Competitive Team Women and Men's monthly practice



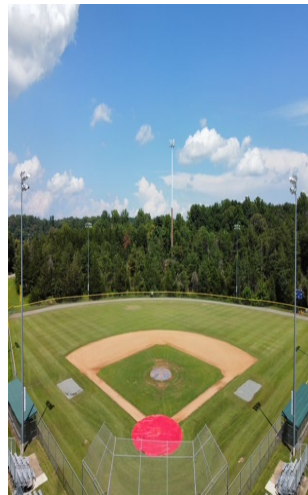
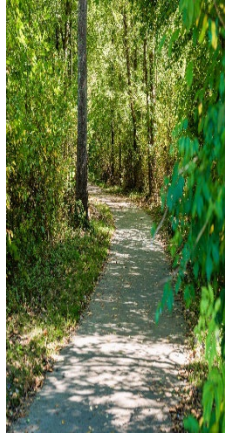
Gymnastics Center

September 2025

- 6 Birthday Parties are scheduled
- 12 Tot Open Gym Sessions are scheduled
- Session #1 of gymnastics preschool classes 8/11-9/6
- Session #1 of Ninja Classes 8/11-9/6
- Session #2 of gymnastics school age classes 9/7-10/5
- Session #2 of Ninja Classes 9/7-10/5
- Ninja Free Play is scheduled
- Parents Night Out event is scheduled
- Preschool Superhero Party is scheduled
- National Gymnastics Day Open House is scheduled for Saturday, 9/20 @ 2-4 pm
- New River Dance Studio classes are scheduled
- Competitive Team Women and Men's monthly practice
- The Recreation Manager and Recreation Programmer III will attend NRPA's National Conference

Brooks Park & Pratt District

- Groomed diamond fields at Brooks, Pratt and Melchers.
- Mowed athletic fields and common ground areas.
- Charged parking fees at HPOF.
- Replaced missing life jackets and preservers.
- Set up tent for Friends of Havoc Dog Park grand opening.
- Inspected AEDs.
- Cleaned up Pratt disc golf course.
- Lined soccer fields and set up goals at Pratt and Melchers.
- Had dead trees removed at Pratt via Sitework Inc.
- Inspected skate park at Brooks.
- Performed routine equipment maintenance.
- Assisted with sports camp set up.
- Cleaned and prepared pavilions for rental.
- Cleared railing on BFF Trail (Chatham side) up to the bridge via Corner Garden Center.



At the Parks

Chichester Park District

- Maintained Chichester Park buildings and pavilion.
- Inspection of park playground daily.
- Removed loose litter from park areas, outside areas, & emptied trash daily.
- Made repairs and did maintenance on equipment.
- Deep cleaned all restrooms and made plumbing repairs.
- Continued pressure washing of all concrete areas.
- Mowed Chichester fields 2 times per week.
- Mowed Rowser, CCC 1-2 times per week as needed, weather permitted.
- Made repairs to fencing around Chichester fields & irrigation repairs.
- Bush Hogging of Muscleman Park and re-established trails.
- Deep tine aerification of Rowser field & of Chichester field 1.
- Hosted senior Picnic in the park and lined CCC soccer fields.
- Rebuild field 1 pitching mound and Rowser field dugout roof's.
- Install new foul poles on Rowser field and repaired outfield fence.
- Top-dressed Rowser field haul road for field renovation.
- Added and leveled stone dust in Rowser field dugouts.
- Overseeded all Bermuda grass Chichester and Rowser fields.
- 2026 World Series Planning.

Duff Park District

- Daily prep of dog parks.
- Cleaning Park trails of litter.
- Mowed and trimmed park.
- Groomed/maintained baseball fields.
- Cut soccer fields.
- Trimmed trees back around park.
- Continued work on improving drainage around storage area.
- Checked/mow gateway signs.
- Litter control.
- Continue cleaning shop yard.
- Cleared trees off walking trails.
- Weed wacked trails.
- Removed grass from RC track.
- Added dirt to RC track.
- Added/ repair baseball fields with dirt and clay.



Embrey Mill Park

- Picked up trash at park and outside sites
- Cut grass at park and outside sites
- Groomed ballfields on a weekly basis at HH Poole, RTMS, and Autumn Ridge
- Lined fields for fall season (5,6,9, RTMS, HH Poole)
- Checked nets for repairs and replaced as needed
- Moved u10s over to field 2 for tournament & fall adult season
- Kaivac bathrooms
- Put out fertilizer on fields 5, 6 & 9
- Had repairs made to irrigation
- Put out rye grass on 5, 6 & 9
- Had repairs made to equipment
- Put bermuda plugs in on field 9
- Checked Mine Rd sidewalk on weekly basis and cleaned as necessary
- Organized shop yard
- Organized janitorial closet
- Bought new drain covers for splash pad and installed

Aquia Landing

- Mowed/trimmed.
- Litter control.
- Cleaned/maintained bathrooms.
- Cleaned beach of trash.
- Maintained parking area/spaces.
- Cleaned the road.
- Daily maintenance on playground.
- Laid out Parking lot.
- Tilled beach and cleaned up debris from storms.
- Removed Sand off roadway from storms.
- Replaced picnic table boards.
- Power washed pavilions.
- Removed staples from pavilion area.
- Added hair driers to the bathrooms.
- Pulled grinder pump and cleared out blades.



Little Falls

- Litter control.
- Mowed/trimmed park.
- Removed unwanted signs.
- Trimmed trees along fence and roadside.



Smith Lake Park

- Groomed and maintained synthetic fields Cutting athletic fields and common areas around Smith lake and Patawomeck Park.
- Groomed and maintained all diamond fields, cut out all ballfield arcs and warning tracks.
- Added Ballfield playing surface to Patawomeck Park field 2, added dirt to playing surface on field 2 at Smith Lake Park.
- Mowed athletic fields and common areas around Smith lake and Patawomeck Park.
- Government Island bridge repairs made, cut grass.
- Maintained shop area cleanliness.
- Maintained cutting Bermuda fields 3 times a week.
- Maintained the gateway sign including grass and trash.
- Inspected both walking bridges for damaged boards and loose bolts.
- Checked playground daily for safe play.



Willowmere Park & Curtis Park

- Replaced blades on mowers.
- Repaired sink in office.
- Added mosquito dunks to the dog park retention pond.
- Lined and set goals & nets @ Vista Woods lot & Garrisonville Elementary.
- Lined and set goals & nets @ Margret Brent Elementary.
- Cut out many dead tree limbs all over the park.
- Repainted parking lot lines/handicap spots.
- Lined and set goals & nets @ Willowmere Park.
- Mulched parking lot islands.
- Painted foul lines on baseball fields.
- Installed new handicap signs & post.
- Added post extensions to older handicap signs.
- Trimmed trees @ entrance to park.
- Took water sample to lab.
- Relined soccer fields @ Willowmere.

Civil War Park

- Litter control.
- Mowed/trimmed park
- Cleaned restrooms.
- Blow off trails and roadway of leaves.
- Maintained Rock area.
- Wiped down signs of Bird poop.
- Blew sand & leaves off roadsides.
- Trimmed around cannon batteries.
- Trimmed trees along roadside.
- Removed fallen trees from storms.



The RRJ detainees are working 5 days a week. They cut, clean and trim the County gateways on Rt. 3, Rt. 630 and Rt. 610, Patowomeck Park.

Commission Member Comments



Adjournment

Thank you for your time and commitment!

- The Parks & Rec Team