

MINUTES  
PARKS AND RECREATION ADVISORY BOARD  
CITY COMMISSION ROOM  
April 3, 2017 - 4:30 P.M.

Present were the following members of the Parks and Recreation Advisory Board: Mr. Ed Klimek, Ms. Marcia Rozell, Mr. Dave Schafer, Mr. Brian Thomason, Ms. Linda Teener, and Mr. Mark Bachamp.

Absent: Ms. Leah Fliter.

Employees present: Mr. Eddie Eastes, Director of Parks and Recreation; Mr. Randi Clifford, Recreation Director; Mr. Scott Shoemaker, Director of Sunset Zoo; Ms. Susan Adams, Director of Flint Hills Discovery Center; Ms. Melissa Kirkwood, Community Relations Officer; Mr. Wyatt Thompson, Senior Park Planner; and Mr. Casey Smithson, Park Superintendent.

MINUTES

Mr. Klimek called the meeting to order. It was moved by Ms. Rozell, seconded by Mr. Bachamp, to approve the minutes of the regular meeting held on March 6, 2017. On vote, motion carried 5-0.

FACILITY FEASIBILITY STUDY FINAL REPORT

Mr. Eastes introduced Mr. Bruce McMillan from Bruce McMillan AIA Architects, P.A., to deliver the final Facility Feasibility Study (FFS) to the Parks and Recreation Advisory Board. Mr. McMillan shared the community involvement up to date with the FFS and the Strategic Facility Improvement Plan (SFIP). Mr. McMillan covered the development of the priorities for the process through the SFIP. Mr. McMillan shared information on Priority 1 which focused indoor space. He shared conceptual designs for the Southeast Neighborhood Recreation Center (SENReC), and additional Community Multipurpose Facility at Eisenhower Middle School and Community Multipurpose Facility at Anthony Middle School with the board. Mr. McMillan shared the findings for Priority 2 which focused on improvements to the safety and playability at existing fields and playing surfaces. This study calls for attention to the tennis courts and ball fields at CiCo Park and conceptual improvements were shared with the board.

Mr. Thomason asked about the possibility of completing the projects in phases at CiCo Park. Mr. McMillan indicated that it is being proposed as a complete project that will be completed in phases. Mr. Eastes indicated that phases will be used to complete the project because of the construction pieces. The financial phasing would still be considered one project, but trails could potentially be separated from the cost at CiCo. Ms. Teener asked about Pluto field and how the drainage issues at CiCo would be resolved for that area. Mr. McMillan indicated that the reconstruction of the complex would grade and elevate the fields to push drainage away from those areas. Mr. Schafer asked how the parking area was being surfaced. Mr. McMillan indicated that it would be paved. Mr. Eastes shared that the Riley County Park Board and Riley County Fair organizers requested a certain amount of green space for trailing parking during the annual fair.

Mr. McMillan spoke about Priority 3 which called for improvements to the availability and condition of community parks, trails, and neighborhood parks. The study found that improved connectivity to existing facilities was a need for the community. Mr. McMillan shared some proposed connections for future trail connections to the board. Priority 4 focused on the development of indoor aquatics. At this time, the focus for indoor aquatics is being delayed to a later date due to cost considerations.

Mr. Eastes shared that March 29, 2017, the FFS Steering Committee met and reviewed the FFS final draft, considered implantation options utilizing a sales tax to fund improvements, and reviewed a draft

sales tax question. The Steering Committee unanimously agreed to recommend the Parks and Recreation Facility Feasibility Study be accepted by the City Commission at the April 11 CC meeting and concurred with the draft sales tax question. Additionally, the majority of the Steering Committee preferred implementation strategy #3. Several Steering Committee members (30%) preferred implementation Strategy #2 in order to achieve all improvements in a shorter time frame even though it would require a higher sales tax increase than the \$.25 cent as indicated in strategy #3.

Mr. Eastes asked the PRAB to gain consensus and make a recommendation to the City Commission on acceptance of the Final FFS, a preferred implementation option, the draft sales tax renewal question, and future use of excess sales tax funds. Mr. Eastes asked the PRAB to consider using excess sales tax funds to fund improvements as Sunset Zoo. Mr. Eastes shared the proposed projects that would be funded with a sales tax vote.

Mr. Thompson shared the new trail guide, along with a service area map. Mr. Thompson showed maps that would allow us to provide connectivity for the proposed gymnasiums. Also shared was a City Trail Loop Concept and explained how we could potentially create a loop around the City. Mr. Thompson shared that the loop opportunity was heard loudly on the SFIP survey and the Trail survey. Mr. Thomason asked about Linear Trail length. Mr. Thompson indicated that it is currently 8.5 miles. Ms. Teener asked if the proposed funding only provided trail connections at CiCo. Mr. Thompson indicated that funding would extend beyond CiCo Park and hope to coordinate segments with Public Works on street projects. Mr. Eastes emphasized that this funding option is the only funding source that is currently dedicated to trail development.

Mr. Shoemaker shared information on the Expedition Asia fundraising efforts. Mr. Shoemaker indicated that the zoo has been working on this project for over a year. The project has a \$2.5 million dollar cost estimate. The zoo has been able to fundraise a little over \$1.0 million dollars to date for the project. Mr. Shoemaker shared that this proposed project allows the zoo to achieve 100 percent ADA accessibility. The new exhibits give the zoo the opportunity to move animals between exhibits. Mr. Shoemaker shared the cost projections for the project. Mr. Eastes asked the board to consider recommending excess sales tax funds from the current \$0.25 sales tax to fund parking lot improvements and Expedition Asia at Sunset Zoo. Mr. Schafer asked about the training viewing opportunity. Mr. Shoemaker explained that American Zoological Association requirements state that keepers need to teach animals how to allow them to check their health for care. Mr. Klimek asked what other funding options the zoo would use to fund these projects if the excess sales tax funds were not committed to the zoo. Mr. Shoemaker indicated that private efforts would be continued until funds were raised to meet the project expenses. The project would be on hold until adequate funds were available to complete the project. Mr. Thomason asked about the construction length. Mr. Shoemaker indicated that it would take around ten months to complete because of all the rock in the area. Mr. Thomason asked how long it would take to procure animals for the exhibits. Mr. Shoemaker indicated that it was a variable time frame based on inventory.

Mr. Eastes explained the three different implementation options that have been developed for the board.

- Option #1: Bond all projects up front with \$.25 cent sales tax (sales tax remains 8.95)

- Option #2: Bond all projects up front with a \$.40 cent sales tax (sales tax increases to 9.1)

- Option #3: Stagger projects construction times with \$.25 cent sales tax (sales tax remains 8.95)

Mr. Eastes shared that the majority of the Steering Committee preferred implementation strategy #3. Several Steering Committee members (30%) preferred implementation Strategy #2 in order to achieve all improvements in a shorter time frame even though it would require a higher sales tax increase than the \$.25 cent as indicated in strategy #3. Mr. Eastes explained that a phased approach would not guarantee delivery dates because of all the different delays that can occur during construction. Mr. Eastes indicated that staggered construction would have to be utilized to control financing costs for the projects. Ms. Rozell commented on the strategic plans for the USD 383 School Board for 10 year planning efforts. Mr. Eastes

explained that a current memorandum of understanding with USD383 would need to be extended as part of this process. Mr. Eastes referred to the letter from USD383 supporting the proposed projects. Mr. Schafer asked if the reduction in courts in the gymnasium space was due to cost. He also asked about operating costs of the facilities moving forward. Mr. Eastes shared that yes the potential cost was the reason for a reduction from four courts to three. Mr. Eastes also indicated that the operating costs would be covered by the City, similar to our current programs that are utilizing school gymnasiums. Mr. Thomason voiced a concern for the staggered approach of construction potentially minimizing the sales tax collection or inflation of construction costs potentially not meeting projected sales tax returns for option #3. Mr. Eastes indicated that the projected sales tax collection had used a conservative projection model for the funds. Mr. Eastes indicated that a similar conservative projection had been used for the waterpark and zoo sales tax. Mr. Bachamp indicated that he felt option #3 was the best finance option. He asked about the draft sales tax question and potential right of way purchases. Mr. Eastes responded that right of way acquisition would only occur for trail development. Ms. Rozell indicated that both middle schools would need new roof surfaces soon as they are both 20 years old. The school board would like to replace at the same time of construction of the new gymnasium spaces.

Mr. Eastes asked for a recommendation from the PRAB to the City Commission to accept the Final FFS, recommend an implementation option for the funding strategy, approve the sales tax draft question, and suggest any excess sales tax funds be dedicated to the Sunset Zoo Expedition Asia project and the parking lot improvements.

Mr. Klimek called for a show of hands and the PRAB unanimously agreed to recommend the FFS be accepted by the City Commission. By show of hands the PRAB unanimously agreed with a preferred option #3 for implementation of improvements, and recommend the draft sales tax question be considered for funding improvements. Further, the PRAB discussed the future use of excess QOL sales tax funds and, again by show of hands, the PRAB unanimously supports the use of any excess QOL sales tax funds for Sunset Zoo improvements as the original 2009 sales tax was intended.

#### WARNER PARK NEIGHBORHOOD SURVEY UPDATE

Mr. Thompson provided an update on the Warner Park Neighborhood Survey for the board.

#### PUBLIC COMMENT

#### STAFF UPDATES

Mr. Smithson

Mr. Shoemaker

Mr. Clifford

Ms. Adams

Ms. Kirkwood

Mr. Thompson

#### FUTURE BUSINESS

None.

#### MISCELLANEOUS

OTHER BUSINESS

Meeting Adjourned.