

MINUTES
PARKS AND RECREATION ADVISORY BOARD
CITY COMMISSION ROOM
June 3, 2019 - 4:30 P.M.

Present were the following members of the Parks and Recreation Advisory Board: Mr. Ed Klimek, Ms. Jurdene Coleman, Ms. Elaine Johannes, Mr. Dave Schafer, Ms. Sue Maes, and Mr. Darell Edie.

Absent: Mr. Mark Bachamp.

Employees present: Mr. Eddie Eastes, Director of Parks and Recreation; Ms. Melissa Kirkwood, Community Relations Officer; Mr. Wyatt Thompson, Assistant Director of Parks and Recreation; Mr. Randi Clifford, Recreation Director; Mr. Scott Shoemaker, Sunset Zoo Director; Mr. Casey Smithson, Park Superintendent; Mr. Alfonso Leyva, Park Planner.

MINUTES

Mr. Klimek called the meeting to order. It was moved by Mr. Schafer, seconded by Mr. Edie, to approve the minutes of the meeting held on May 6, 2019. On vote, motion carried 6-0.

PUBLIC COMMENT

None.

MPRD INTERN INTRODUCTIONS

Ms. Kirkwood introduced her 2019 Summer intern team. Merissa Anderson stated she has been with us for a year now and recently has created the marketing materials for our Arts in the Park series. Sierra Marstall introduced herself and stated she will be a Senior at K-State in the Fall majoring in Strategic Communications, with a minor in Leadership Studies and hopes to work with the social media aspect of the internship. Emma Witter introduced herself and will be a Junior at K-State majoring in Journalism with a minor in non-profit Leadership Studies. She will be working on multi-media promotion for the City and working on video production.

Mr. Leyva introduced his intern, Spencer Sanders. Mr. Sanders stated he is the Park Planning intern and is a graduate student going into his third year at K-State for Landscape Architecture. He has been working on Roger Schultz Park and will work on Warner Park in the future.

COMMUNITY HOUSE REQUEST FOR PROPOSALS

Mr. Eastes introduced the item and stated the Deputy City Manager, Jason Hilgers, prepared and presented this presentation to the Historic Resource Board. It started with a request for proposals that was advertised to the community and we received one proposal from Ben Burton. Due to only one proposal submitted, Mr. Burton was asked to provide more detailed information that the Selection Committee could review and make recommendations to the City.

Mr. Eastes stated the redevelopment terms being negotiated with Ben Burton's team is to sell the property for \$1 and is subject to several restricted covenants. The building needs to remain on the State and National Register and will need to maintain the historic features within the facility. The City Commission will need to approve the design and cost estimates for the project before selling the property. The closing date is February 1, 2020, no later than May 1, 2020. Mr. Burton also has requirements after closing.

Mr. Eastes stated the City and Corporation have negotiated a \$500,000 grant to assist with the \$2 million renovation. This releases the City of a financial liability it currently has with the Community House. Substantial ADA improvements would have to occur for that building to be fully functional. The City

Commission will debate options to finance the grant. If the Community House were to stay as a public building, it would have substantial cost in order to maintain or upgrade.

Mr. Klimek asked if the property ownership will go from the City to the private corporation. Mr. Eastes answered yes. Mr. Burton stated the building and the land underneath would be owned by the corporation but the parking lot would remain with the City and would continue to be utilized as it is today.

Mr. Burton presented their vision for the Community House. There would be 10 private office spaces that would be individually leasable by business professionals. There would be 6 residential one bedroom loft style apartments on the front of the building on all three floors. The gymnasium would be utilized as multipurpose office space and the top floor would be for storage.

Mr. Burton stated he received a professional bid from BHS Construction for \$2.75 million. They would utilize historic state and federal tax credits but in order to do that they would need to engage a consultant. He would like to have the final design and budget back before the Commission in October/November 2019 and hopes to break ground in March 2020.

Mr. Klimek asked how they plan on fulfilling the requirements for parking with the office and residential spaces. Mr. Burton stated this building falls within the C4 zoning district and there are no parking regulations in that district for commercial use, and residents can apply for a purple zone pass which allows them to park overnight in that lot.

Ms. Maes' main concern was that our programs that typically happen at the Community House are taken care of. Mr. Clifford stated that extending the closing date of the agreement to February 2020 puts us in a better position in that we are able to accomplish another Fall/Winter programming season. It also helps us moving forward with alternate plans for locations because by Fall of 2020 we will start moving towards our new facilities. Mr. Eastes commented that we have already moved some programs due to the lack of accessibility.

Mr. Eastes took note that the Parks and Recreation Advisory Board is in support of the future proposal of alternative use of the Community House.

DOUGLASS RECREATION CENTER

Mr. Eastes wanted to make sure the Parks and Recreation Advisory Board was aware that the City Commission was also in favor of Option #3 as well as the Douglass Center Advisory Board. City Commission also gave direction to move to final design with Option #3 including Alternate #1 and #2. He mentioned Bruce McMillan will be working with City Staff in regards to finalizing a scope and fee for final design.

MIDDLE SCHOOL RECREATION CENTERS

Mr. Eastes stated this is a design build process with McCownGordon and Anderson Knight as the lead team members. Phase 1 was for them to work with the Steering Committee and develop a conceptual plan and a Guaranteed Maximum Price (GMP). City Administration will review the GMP in July and make a recommendation to the City Commission. If the City Commission is in agreement with the GMP, we would ask them to move to Phase 2 with McCownGordon and Anderson Knight for final design and construction of the facility.

FUTURE BUSINESS

Mr. Eastes wanted to remind the board that in July they will have their Election of Officers. Ms. Maes stated she saw in the paper that the board has a new member. Mr. Eastes stated the Mayor appointed Marcia Rozell and she will be starting in July, this will be Ms. Johannes' last meeting.

Mr. Eastes stated the other items listed under future business will be coming to the Advisory Board for some action at some time in the future but wanted to keep them on the list as a reminder.

Mr. Klimek commented on the progress of Johnny Kaw Plaza and that the concrete steps are in and the electrical has been placed.

STAFF REPORTS

Mr. Shoemaker stated the Zoo hosted their 13th annual Wine in the Wild event on June 1 and was sold out. The proceeds from that event go towards helping fund Expedition Asia. Summer camps have started at the Zoo and they are almost all full. The concession stand is now open full time. The Zoo hosted an event called Zoofari Tales, a partnership with Manhattan Library, where kids read an animal based story and Zoo Staff brings out some education animals. The Zoo's AZA inspection has been scheduled and the accreditation team will be inspecting the Zoo June 18-21, and won't know the outcome until their accreditation commission meets in September.

Mr. Smithson stated all of our Waterparks opened on time this year and all of the Parks staff worked very hard in order to do that. The Splash Park was contracted out for improvements and should be open by June 7. Blue Earth Plaza water feature was up and running. City Park playground has been resurfaced. Park staff has been busy with flood prep and helping get sandbags out to the public. The Tuttle Creek Lake Association held the annual Fishing Clinic at Dishman Lake in Anneberg Park on June 1 and had over 100 kids participate.

Mr. Leyva stated the LedgeStone Park grading is still in progress as well as the playground resurfacing project. Northview playground resurfacing has been completed and the contractors have moved on to Anneberg Park playground. We're in the Construction Document (CD) phase of Roger Shultz/Loma Ridge project. In the next month we will be bidding the shade structures at Twin Oaks. Ramping up Warner Park Master Plan this Summer and plan to go back to City Commission at the end of August in a Work Session. In July, we plan to execute a demonstration project in City Park in regards to temporarily closing a portion of Central Park Road. Mr. Leyva, along with Mr. Smithson and Matt Lamb, have been working with a local scout in completion of his Eagle Scout project to fund raise and install two benches along the LedgeStone Ridge Trail. Mr. Leyva has been assisting the City's Public Information Officer as well as Code and the Fire Department with translating to our Hispanic population in areas that are in potential threat of the flood.

Mr. Clifford stated we have several make-up games with youth and adult sports due to the weather we have had recently. Our City League baseball/softball/t-ball teams start games June 3 where we have about 800 kids enrolled. Swim lessons start June 10 at City Waterpark. Coming up on Friday nights our Arts in the Park series starts June 7 at City Park. We've had a good start to our Summer tournament season primarily at Anneberg Park. Several of our other Summer youth programs and activities start this month. Our Summer Theatre Academy starts June 3 and we are partnering with K-State Theatre Department.

Ms. Kirkwood stated her and her interns have been busy with promotions of our Summer programs and activities. We continue to do our monthly show with KMAN and talk about our upcoming events. This is our second year doing the Summer Family Passport program that is a partnership between MPRD and Fort Riley MWR to encourage families to get out together. Each week we will give out prizes that have been donated by local businesses. We will also continue to participate in Downtown Manhattan's Third Thursday throughout the Summer. We are now up to 8,900 followers of our 10,000 goal.

Mr. Thompson stated we have wrapped up our trail counts with 19-20 locations over the past six weeks. The MPO will compile that data and provide us with a report that we can use for future trail planning. Plan on opening bids in late June for Expedition Asia at Sunset Zoo. The Kimball Avenue trail is under construction now to widen that trail from Hudson to Vanesta. KDOT awarded \$340,000 for Fremont

Pedestrian Improvement Project which is on the north edge of City Park that will enhance three intersections.

MISCELLANEOUS

Mr. Eastes stated we wanted to comment on the flood issues as it impacts Parks and Recreation facilities. Mr. Smithson commented that water levels are adjusting frequently and the Kansas River levels have been going down. Linear trail is still closed along Wildcat Creek from Poliska Lane to South Manhattan Avenue and also from MCM to the Blue River Access Road including the parking lot and boat ramp. The trails in the southern half of Northeast Park are closed.

OTHER BUSINESS

Mr. Eastes thanked Elaine Johannes for her time with the board. Ms. Johannes stated she learned a lot and would want any citizen to volunteer to serve on the board.

Meeting Adjourned.