



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: August 5, 2019

Re: Kiwanis Park Improvement Project

Executive Summary

The Parks and Recreation Department is requesting approval of an ordinance authorizing the Kiwanis Park Improvement Project and Kiwanis Park Master Plan. The proposed improvements at the park focus on park amenities located at the Maplewood Drive entrance, including renovations to the Talbert Thurston Shelter, parking and driveway improvements, LED lighting improvements, ADA walkway improvements, and other miscellaneous park improvements. The total project budget is \$125,000 and is one of the projects identified and funded by the 2015 Park Sales Tax. Portions of the project will be bid through the City's Purchasing Department, and the proposed improvements will be completed using a combination of contract and force account labor. Contract labor will be used for portions of the shelter renovations and the parking and driveway improvements. All other work will be completed by park staff. Improvements at the park are scheduled to begin fall 2019, with an anticipated completion date of spring 2020.

Discussion

The 20-acre Kiwanis Park has two park entrances located at 926 College Park Drive and 1001 Maplewood Drive and includes a 0.9 mile natural surface trail system, two medium-sized park shelters (Odor and Thurston Shelters), two parking lots, and a restroom on the west side of the park.

The Parks and Recreation Department is requesting approval of an ordinance authorizing the Kiwanis Park Improvement Project and Kiwanis Park Master Plan. The proposed improvements at the park will include renovations to the Talbert Thurston Shelter, parking and driveway improvements, LED lighting improvements, ADA walkway improvements, and other miscellaneous park improvements.

After reviewing the Kiwanis Park proposed improvements in the *2013 Parks, Recreation and Open Space Master Plan*, staff focused internal discussions on improving the park infrastructure and amenities at the Maplewood Drive entrance to the park. After the review, park planning staff created a proposed plan focusing on improvements to the Thurston Shelter, parking infrastructure, improved lighting and electric at the shelter, ADA walkway improvements, and other miscellaneous park improvements, such as replacement of the barbecue grills, addition of bike racks, and invasive species removal in the park.

Park staff held an interested parties meeting at the Thurston Shelter on Thursday, July 11, 2019. Staff met with citizens from the neighborhood to discuss the proposed plans and gathered feedback about the park and proposed improvements. Staff also met with the



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Golden K Kiwanis Club and Booneslick Kiwanis Club to review the proposed plans. The public had an additional opportunity to provide comments about the project via an online survey at como.gov from June 25, 2019 to July 15, 2019. All feedback from the public input meeting and online como.gov survey can be found at:

<https://www.como.gov/parksandrec/wp-content/uploads/sites/25/2019/07/IP-meeting-comments-Kiwanis-Park-1.pdf>

There were several requests for a restroom near the Thurston Shelter and it is shown on the master plan but is not funded at this time. Some neighbors were opposed to the future playground, explaining that the school playground provides that amenity. However, these two shelters were only reserved 9 and 24 times all last year, usually after all of the other shelters were reserved. Customers prefer a shelter close to a playground where they can watch their children play. To make the Russell Elementary School Playground visible from the shelter would require significant brush and tree removal. The playground is currently unfunded at this time, but it may become a project of a local civic group.

Park staff introduced the proposed plans for Kiwanis Park to the Parks and Recreation Commission on Thursday, July 18, 2019. After discussion of the project, the commissioners voted to endorse the proposed improvement plans at the park and recommended that Council approve the plans as presented. After considering all citizen comments and the P&R Commission recommendation, staff believes that proposed improvements to Kiwanis Park represent a consensus of park users and staff.

The proposed improvements at Kiwanis Park will include the following:

1. A combination of contract and force account labor will be used to renovate the existing Thurston Shelter. Contract labor will be used to replace the existing shelter roof and concrete floor. Park staff will replace the existing electric service and lighting in the shelter, repaint the steel structure and add liner panel to the ceiling of the shelter.
2. Contract labor will be used to resurface the existing parking lot and driveway located at 1001 Maplewood Drive. The contractor will complete a 2-inch asphalt overlay on the existing asphalt surface and restripe all parking spaces. The parking lot renovations will also include the installation of two concrete ADA parking spaces.
3. Contract labor will be used to establish a new 6 foot concrete ADA route from the parking lot to the shelter.
4. A combination of contract and force account labor will be used to replace the existing overhead high pressure sodium lighting along the Maplewood entry drive and parking lot with new LED lighting fixtures. Contract labor will be used to underground the electric service from Maplewood Drive to the shelter and park staff will install the new LED fixtures. The new LED lighting fixtures will be on programmable motion timers which will decrease current utility expenses by lowering power usage during non-park hours.



- Park staff will replace the existing barbecue grill, replace old or damaged picnic tables under the Thurston Shelter, make necessary natural surface trail improvements and remove honeysuckle from around the shelter and driveway area.

If any funds remain after the proposed improvements to the Thurston Shelter and infrastructure at the Maplewood Drive entrance to the park, park staff will look at potential improvements to Odor Shelter including ADA access improvements, roof replacement and replacement of the concrete floor. If not, staff anticipates including a similar project in the 2021 Park Sales Tax ballot issue for further improvements to the amenities located off of the College Park Drive. The addition of a playground and second restroom are revisions to the current park master plan.

The \$125,000 improvement project at Kiwanis Park is funded by the 2015 Park Sales Tax and is included in the City's FY19 Capital Improvement Program budget. Portions of the project will be bid through the City's Purchasing Department, and the proposed improvements will be completed using a combination of contract and force account labor. Construction of the improvements is anticipated to begin fall 2019, and staff anticipates the park improvements will be completed by spring 2020.

Fiscal Impact

Short-Term Impact: \$125,000 and is funded by the 2015 Park Sales Tax.
 Long-Term Impact: Park staff does not anticipate any increase in expenses associated with the park improvements. Park maintenance and trash removal is already completed at the park. The conversion to LED lighting for the shelter and roadway lights will decrease utility expenses.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the ordinance authorizing the Kiwanis Park Improvement Project and the Kiwanis Park Master Plan.