



Department Source: Parks and Recreation  
To: City Council  
From: City Manager & Staff  
Council Meeting Date: April 1, 2019  
Re: Cosmo-Bethel Park Improvement Project

## Executive Summary

The Parks and Recreation Department is requesting approval of an ordinance authorizing maintenance related improvements at Cosmo-Bethel Park and appropriation of funds for the project. Staff is also requesting Council authorization allowing the City Manager to enter into an agreement with Columbia Public School District (CPSD) for the resurfacing of the Cosmo-Bethel Tennis Courts, which are located on both City and CPSD properties. The tennis court resurfacing work needs to be done during the summer months for the appropriate temperature ranges. It is anticipated that the school board will approve the contract at their April 8, 2019 meeting. The proposed improvements at Cosmo-Bethel Park include resurfacing of the tennis courts, new park entry sign, and improvements to the asphalt parking lot. The total project budget is \$125,000 and is one of the projects identified and funded by the 2015 Park Sales Tax. The project funding was originally scheduled in the FY 2020 Capital Improvement Program, but at the request of CPSD, the Parks and Recreation Department is requesting a mid-year appropriation to facilitate the tennis court resurfacing project during CPSD's desired timeframe.

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. The tennis court resurfacing portion of the improvements will be a joint project between CPSD and Columbia Parks and Recreation. CPSD will bid and oversee the resurfacing of all twelve tennis courts and Columbia Parks and Recreation will reimburse CPSD for the actual amount required for the resurfacing of the eight courts owned by the City. Contract labor will be used for the resurfacing of the tennis courts and asphalt parking lot improvements. All other work will be completed by park staff. Improvements at the park are scheduled to begin summer 2019, with an anticipated completion date of spring 2020.

## Discussion

The 40-acre Cosmo-Bethel Park, located at 4500 Bethel Street, offers a wide variety of park amenities to multiple user groups and is identified in the *2013 Parks, Recreation and Open Space Master Plan* as a community park. Park features include 3 shelters, 12 tennis courts, open playfield, baseball field, playground and 0.46 mile gravel walking trail. The park property was purchased in 1971 and initial park development was completed in 1979. The park has undergone additional improvements and renovations since the initial opening, including a rededication of the park in 2008.

The Parks and Recreation Department is requesting approval of an ordinance authorizing the Cosmo-Bethel Park Improvement Project, appropriation of funds, and to allow the City



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Manager to enter into an agreement with the Columbia Public School District (CPSD). The proposed improvements at the park will include resurfacing of the tennis courts, new park entry sign and asphalt parking lot improvements.

Park staff held an interested parties meeting at the Activity & Recreation Center on Thursday, March 21, 2019. Staff met with citizens to discuss the proposed plans and gain feedback about the park and proposed improvements. Staff also provided the public with an opportunity to provide additional comments about the project via an online survey at [como.gov](http://como.gov) from March 21, 2019 to March 29, 2019. All feedback from the public input meeting and online [como.gov](http://como.gov) survey can be found at:

<https://www.como.gov/parksandrec/cip/capital-improvement-project-cosmo-bethel-park-improvements/>

Park staff introduced the proposed plans for Cosmo-Bethel Park to the Parks & Recreation Commission on Thursday, March 21, 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 and enter into the agreement with CPSD. After considering all citizen comments and the P&R Commission recommendation, staff believes that proposed improvements to Cosmo-Bethel Park represent a consensus of park users and staff.

The proposed improvements at Cosmo-Bethel Park will include the following:

1. Tennis Court Resurfacing. Contract labor will be used to resurface the eight tennis courts located on the north side of the park. The tennis court improvements will be a joint project with CPSD. CPSD will bid the project and oversee the resurfacing of all twelve tennis courts (four tennis courts on CPSD property and eight tennis courts on City property). Columbia Parks and Recreation will reimburse CPSD for the actual amount required for the resurfacing of the eight courts owned by the City, as per the agreement. This amount is estimated at \$66,000 - \$76,000. The contractor for the tennis court resurfacing project will be required to keep four of the twelve tennis courts open at all times within the timeframe for the project. This will allow for daily play on four courts throughout the resurfacing project.

The steps included in the tennis court resurfacing process include cleaning all court surfaces, repairing all asphalt cracks using a specialized process to seal all existing cracks, leveling all low areas using a high tensile acrylic court leveler and applying three coats of acrylic court surfacing product to restore the tennis courts to the desired condition of Columbia's tennis users. The final step in the process is to repaint the tennis court lines on each court based on United States Tennis Association specifications. The contractor will keep the courts closed for 48 hours after line painting is completed and will reinstall court nets before the courts are opened back up for use.



This work will allow both agencies to develop a plan for a complete renovation of the tennis court complex, including the possibility of converting them to post tension concrete. It is estimated that this work will be needed within the next 10 years and will likely cost \$700,000-\$1,000,000 for all 12 courts, including new LED lights. Possible City funding could come from the extension of the Park Sales Tax in 2021.

2. Contract labor will be used to renovate the north parking lot, which consists of 106 standard parking spaces and 4 ADA parking spaces. Contract labor will be used to overlay the existing lots with new asphalt and restripe the parking spaces. The ADA parking spaces will be converted to a concrete surface to ensure long-term slope compliance for ADA.
3. Park staff will construct a new park entry sign at the north parking lot. The new sign will be a concrete block sign with stone veneer and aluminum lettering. The sign will be similar to signs at other community parks such as Twin Lakes Recreation Area and Albert-Oakland Park.

The \$125,000 improvement project at Cosmo-Bethel Park is funded by the 2015 Park Sales Tax. Project approval and funding are needed now so that the City can enter into the agreement with CPSD for the resurfacing of the tennis courts. This portion of the work must be done when temperatures are above 55 degrees. Non-tennis court related 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. Work on the project will begin summer 2019 with an estimated completion date in spring 2020.

## Fiscal Impact

Short-Term Impact: The total cost of the improvement project is \$125,000 and is funded by the 2015 Park Sales Tax.

Long-Term Impact: None - staff is already providing maintenance and paying the utilities for the existing courts.

## 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: Livable & Sustainable Communities, Tertiary Impact: Not Applicable



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## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the legislation authorizing the Cosmo-Bethel Park Improvement Project, appropriating the funds, and authorizing the City Manager to sign an agreement with Columbia Public School District.