

## DONATION AGREEMENT

THIS AGREEMENT ("Agreement") between the City of Columbia, Missouri, a municipal corporation (hereinafter "City"), COMMUNITY FOUNDATION OF CENTRAL MISSOURI, a Missouri nonprofit corporation (hereinafter "COMMUNITY FOUNDATION"), and the Frank W. Morris Memorial Trust (hereinafter "Donor") is entered into on the date of the last signatory noted below (the "Effective Date"). City, COMMUNITY FOUNDATION, and Donor are each individually referred to herein as a "Party" and collectively as the "Parties".

### WITNESSETH:

For valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties agree as follows.

1. Donor agrees to donate five hundred thousand dollars (\$500,000.00) to COMMUNITY FOUNDATION and COMMUNITY FOUNDATION agrees to accept the donation subject to the terms and conditions of this Donation Agreement.
2. Donor is restricting use of the donation as provided in this Agreement, and COMMUNITY FOUNDATION accepts the donation subject to Donor's restrictions as follows:
  - a. The following amounts will be used for the projects as specified:
    - i. \$25,000 to be given to City to be used for planning and design of the Cosmo Bike Park;
    - ii. \$75,000 to be given to City to be used for the Stephens Lake Park Trailhead improvements;
    - iii. \$125,000 to be given to City to be used for the development of the Gans Creek Natural Surface Trail; and
    - iv. \$275,000 to be given to City to be used for the Cosmo Bike Park Development.
  - b. City staff shall consult with members of the Frank W. Morris Memorial Trust, Columbia Trail Association, and COMO Cyclocross for input on the planning and design of these projects. The general concepts for these park projects are set forth in Attachment A.
  - c. Unless otherwise agreed to by the City and Donor, planning and design work for the Cosmo Bike Park improvement project is to commence no later than July 2022 and be completed by no later than October 2022, and construction of the Cosmo Bike Park improvement project is to commence no later than October 2022 and be completed by July 2024.
  - d. Unless otherwise agreed to by the City and Donor, construction of the Stephens Lake Park Trailhead Improvement Project is to commence no later than January 2023 and be completed by December 2024.

- e. Unless otherwise agreed to by the City and Donor, construction of the development of the Gans Creek Natural Surface Trail is to commence no later than October 2023 and be completed by July 2025.
  - f. The Donor agrees to provide funding for each project on the following dates, or if later, following approval of the designated projects and implementation plans by the City's Park and Recreation Commission and the City Council, and the City Council's acceptance, authorization of, and due execution of, this Agreement:
    1. Planning and design funding for the Cosmo Bike Park has been given to COMMUNITY FOUNDATION on January 11, 2022.
    2. Funding for the Cosmo Bike Park improvement project will be given to COMMUNITY FOUNDATION by September 2022.
    3. Funding for the Stephens Lake Park Trailhead Improvements will be given to COMMUNITY FOUNDATION by December 2022.
    4. Funding for the development of the Gans Creek Natural Surface Trail will be given to COMMUNITY FOUNDATION by September 2023.
3. The funding of the donations is contingent upon the terms and conditions of this Agreement, and is subject to the projects progress being reasonably on track to meet the deadlines provided in this Agreement, and:
    - a. The approval of the designated projects and implementation plans by the City's Park and Recreation Commission and the City Council;
    - b. The City Council's acceptance of the donation and authorization of, and due execution of, this Agreement;
    - c. City staff's reasonable consultation with members of the Frank W. Morris Memorial Trust, Columbia Trail Association, and COMO Cyclocross for input on the plans and designs of these projects; and
    - d. Subject to the donation of funds for each project, the Frank W. Morris Memorial Trust shall have naming rights for park features or facilities at each location. The name(s) of the park features or facility will be determined during the design phase of the respective capital improvement project with approval by both Donor and City.
  4. This Agreement may be signed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. Faxed signatures, or scanned and electronically transmitted signatures, on this Agreement or any notice delivered pursuant to this Agreement, shall be deemed to have the same legal effect as original signatures on this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by their duly authorized representatives as of the date of the last signatory to this Agreement.

[SIGNATURES ON FOLLOWING PAGE]

**CITY OF COLUMBIA, MISSOURI**

By: \_\_\_\_\_

De'Carlton Seewood, City Manager



Date: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_

Sheela Amin, City Clerk

**APPROVED AS TO FORM:**

By: \_\_\_\_\_

Nancy Thompson, City Counselor/rw

**COMMUNITY FOUNDATION OF CENTRAL MISSOURI**

By: John D. Baker

Name and Title: John D. Baker, Exec. Dir.

Date: 4/21/22

**FRANK W. MORRIS MEMORIAL TRUST**

By: [Signature]

Name and Title: Rick Matheny - Trustee

Date: 4-20-22

*Frank Morris Trust Funding Proposal***Project: Cosmo Bike Park****Location: Columbia Cosmopolitan Recreation Area (Cosmo Park)**

As part of the 2021 Park Sales Tax, park staff has included a project (\$225,000) that will focus on the development of 12 acres in the northeast corner of Columbia Cosmopolitan Recreation Area (Cosmo Park). This area of the park will be developed into a multi-use bike park with amenities for all ages and skill levels. The proposed amenities that could be included in the final plan for the area include a trailhead for Rhett's Run Mountain Bike Course, pump track, skills course, beginner's loop and cyclocross course. The bike park will create a center for mountain biking and skills development in our community and become a regional attraction for riders from around the state. This project has gained considerable interest from individuals and groups in the community and development of the site will be in coordination with volunteer staff associated with Columbia Trail Association (COMOTA) and COMO Cyclocross.

The following amenities are proposed for the park:

**Rhett's Run Trailhead:** The construction of a trailhead for Rhett's Run will include a medium-sized shelter, restroom, bike repair amenities, water fountain and 50-car parking lot. The addition of these amenities eliminates the long-standing need for a dedicated start/finish area for Rhett's Run Mountain Bike Course and creates the destination location for riders coming from different areas of Missouri to ride the trail. The layout of this area will include enough space for race coordinators to host mountain bike competitions from this location. Along with the trailhead development, sidewalks will also be constructed to connect adjoining parking lots to the bike park.

**Total Estimated Cost: \$200,000**

**Pump Track:** The construction of an asphalt pump track creates a playground and training facility for bikers, skateboarders or scooter riders of all skill levels. Riders will be able to practice the basic skills of carrying momentum, improve bike balance and build speed by using their arms and legs to pump their bike/board/scooter around the track. The pump track will be designed to handle beginner riders and challenge experienced riders as well.

**Total Estimated Cost: \$250,000**

Veterans United Foundation has committed \$250,000 for the construction of this portion of the park.

**Mountain Bike Skills Course:** The construction of a looping short track with different bicycle obstacles, including ladder bridges, rollers, tunnels and teeter-totters, designed to offer a variety of obstacles to build cycling confidence in all ages. The course will be designed with obstacles of varying skill levels to serve as an introduction into skill development up to advanced mastery of difficult riding techniques.

**Total Estimated Cost: \$100,000**



**The Beginner's Loop:** The construction of a beginner single track loop in the park to introduce riders to mountain biking. The beginner loop will tie in with other features of the park, such as the skills course, to allow new riders of all ages to experience the park and begin to develop necessary skills to ride Rhett's Run Mountain Bike Course.

**Total Estimated Cost: \$75,000**



**Cyclocross Race Area:** The proposed plans for the park will include a large grass area that will be used as a cyclocross practice and race venue. This area will be designed to include rolling hills, a steep climb, permanent features and a viewing area. The cyclocross area will flow through other areas of the park and the start/finish line will be adjacent to the Rhett's Run Trailhead to incorporate use of the shelter and space for group starts. Course lighting is a priority for current cyclocross riders and will be included in the park design.

**Total Estimated Cost: \$125,000**



The Total project cost for the development of the Cosmo Bike Park is estimated at \$750,000. The Columbia Parks and Recreation Department has earmarked \$225,000 in Park Sales Tax funding for the project and Veterans United Foundation has pledged \$250,000 for the pump track. To complete the entire park at one time, park staff estimates an additional \$275,000 will need to be acquired to complete all facets of the park.

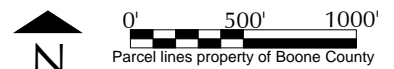
Naming opportunities for the project could include the following:

1. The Frank Morris Bike Park at Cosmo Park
2. The Frank Morris Trailhead at the Cosmo Bike Park
3. The Frank Morris Shelter at the Cosmo Bike Park



# Columbia Cosmopolitan Recreation Area

1507 Business Loop 70 West



*Frank Morris Trust Funding Proposal*

**Project: Gans Creek Natural Surface Trail**

**Location: Gans Creek Recreation Area**

As part of the 2021 Park Sales Tax, park staff has included a project (\$225,000) that will focus on the development of 4-mile natural surface trail at Gans Creek Recreation Area. With the growth of mountain biking in the Columbia community, there is a need for a new green-level mountain bike trail within the City of Columbia. Gans Creek Recreation Area offers an ideal location for this trail due to the terrain of the property, current development on site and ability to host large events at the park. The trail will be the home course for the COMO Composite Raptors mountain bike team and will be designed for consideration as a sanctioned National Intercollegiate Cycling Association (NICA) mountain bike facility for statewide and multi-state competitions. This project has gained considerable interest from individuals and groups in the community and development of the site will be in coordination with volunteer staff from the Columbia Trail Association (COMOTA), National Intercollegiate Cycling Association (NICA) and the COMO Composite Raptors mountain bike team. The green-level trail will create a course for new mountain bike riders, allow intermediate riders to improve their skills and serve as a training facility for middle school and high school athletes. This will be the first major mountain bike trail construction project since the opening of Rhett's Run in Cosmo Park in 1999 (22 years)!

The following amenities are proposed to be included in the park development project:

- Construction of a 4-mile natural surface trail through a mixture of open prairie areas and heavily-wooded areas of Gans Creek Recreation Area. The construction of the trail will have expenses associated with it including required tree removal, trail grading and construction, creek crossings and directional signage. The trail will be designed with a 2-mile turnaround point for shorter laps, areas for passing, long distances of single track and areas of varying terrain. Park staff will hire a trail design/construction company to complete the construction of the 4-mile trail at the park.
- Construction of a trailhead located at the park entrance directly across the street from Father Tolton High School. The trailhead will include 44 parking spaces, medium-sized shelter, playground, water fountain, bike repair amenities, kiosk for maps and information and bike racks.



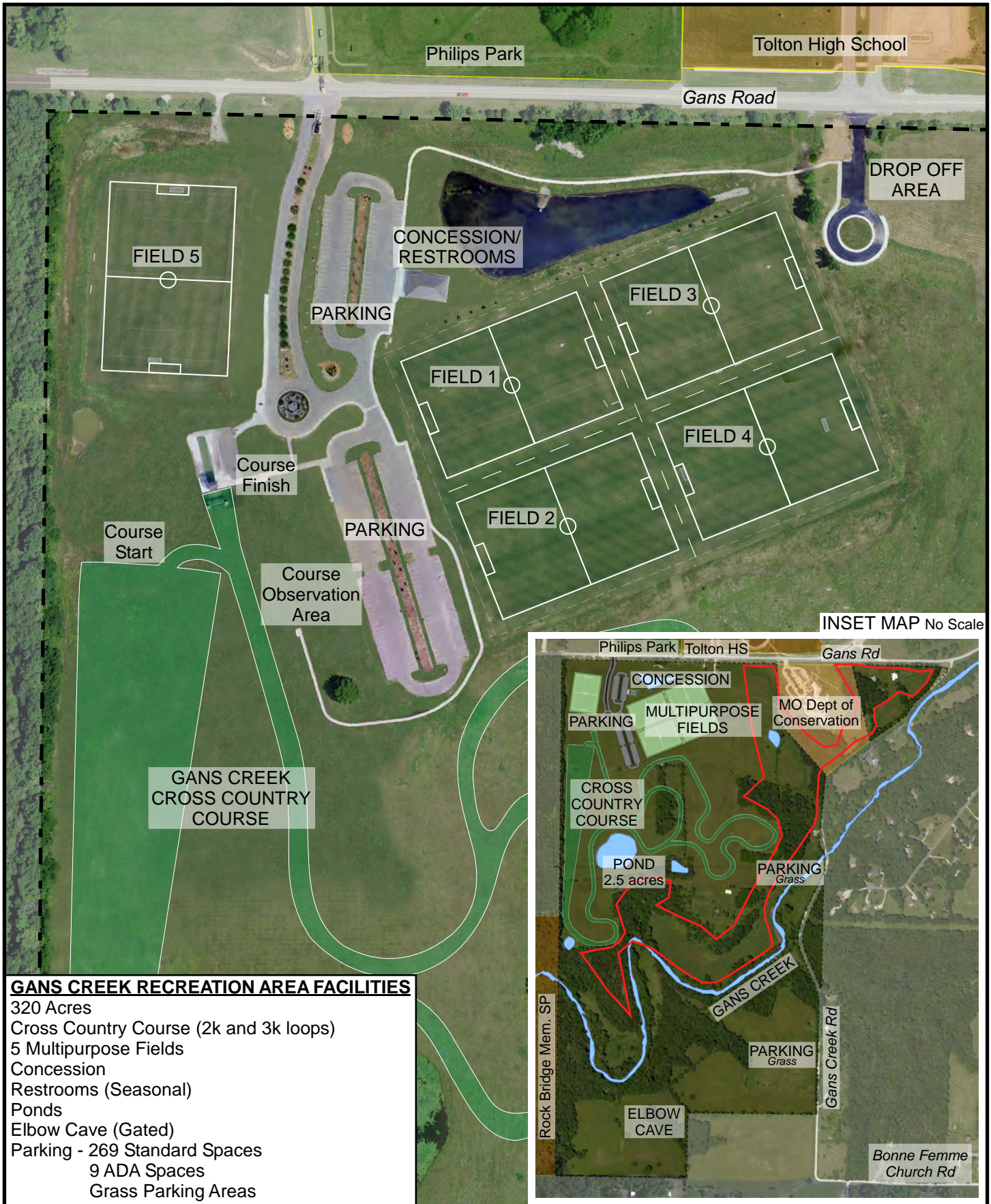


While the trailhead will be constructed for daily use by Columbia and Boone County citizens, the existing amenities at the park will assist with programming large race events at the park. The four multipurpose grass sports fields will serve as the start/finish line and pit zone and the park already has an existing concession/restroom facility and awards plaza. The park is the perfect location to construct the trail due to the available acreage, expansion possibilities in the future to add mileage and the existing amenities supplement our desire to become a destination host site for major competitions. The trail and park will be the second course in the United States sanctioned by NICA as an official race venue upon completion of the trail and amenities.

The Total project cost for the development of the Gans Creek Trail and trailhead is estimated at \$350,000. The Columbia Parks and Recreation Department has earmarked \$225,000 in Park Sales Tax funding for the project. To complete the entire park at one time, park staff estimates an additional \$125,000 will need to be acquired to complete the entire park development project.

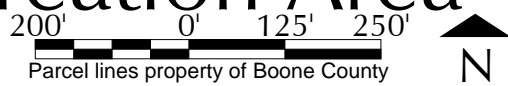
Naming opportunities for the project could include the following:

1. The Frank Morris Trail at Gans Creek Recreation Area
2. The Frank Morris Trailhead at Gans Creek Recreation Area
3. The Frank Morris Shelter at Gans Creek Recreation Area



# Gans Creek Recreation Area

3350 E. Gans Road



## *Frank Morris Trust Funding Proposal*

### **Project: Stephens Lake Park Trailhead**

#### **Location: Southeast Corner of Stephens Lake Park**

As part of the 2021 Park Sales Tax, park staff has included a project (\$125,000) that will focus on the development of a trailhead at Stephens Lake Park. Since the opening of the park in 2001, trail connectivity to the park has increased in nearly every direction creating the need for centralizing the bicycle and pedestrian traffic at the park. Trail development in this area now allows connectivity from Stephens Lake Park to the Grindstone Creek Trail, Hominy Creek Trail, Rollins Connector, Hinkson Creek Trail (south), Hinkson Creek Trail (north) and the SLP internal trail system. Within the next 10 years, SLP will also be a connecting point for access to the Colt Railroad Trail as well. There is a significant need to create the destination for trail users within the park to provide them with necessary amenities, necessary wayfinding signage and provide safe access to the plethora of trails in the area. The proposed area of the park for the trailhead is the last area without permanent infrastructure and park amenities. Staff would also like to develop the trailhead within the arboretum to allow for permanent tree plantings in this area of the park. Arboretum certification was achieved in 2019 and staff would like to continue to mix general park users, trail users and arboretum enthusiasts together within the park. The area currently includes a 34-car parking lot and SLP internal trail connection.

The following amenities are proposed to be included in the trailhead development project:

- Construction of a small shelter at the location to serve as a gathering place/rest area for cyclists and pedestrians utilizing the trailhead. The shelter will include a bike repair station, informational kiosk and water fountain with bottle filler.
- Construction of an additional parking lot at the location including 34 additional parking spaces (32 standard parking spaces and 2 ADA parking spaces).
- Installation of new LED lighting for the existing parking lot, new parking lot and the portion of the outer loop trail from the northeast corner of the park to the Broadway entrance of the park.
- Installation of a prefab concrete restroom to serve park and trail users from this location of the park. The new restroom will replace the portable toilet on site.

The Total project cost for the development of the trailhead at Stephens Lake Park is estimated at \$200,000. The Columbia Parks and Recreation Department has earmarked \$125,000 in Park Sales Tax funding for the project. To complete the entire park at one time, park staff estimates an additional \$75,000 will need to be acquired to complete the entire park development project.

Naming opportunities for the project could include the following:

1. The Frank Morris Trailhead at Stephens Lake Park
2. The Frank Morris Shelter at Stephens Lake Park



**STEPHENS LAKE PARK FACILITIES**

Stephens Lake Park - 116 acres

Stephens Lake - 11 acres

**SHELTERS**

- ① Gordon Shelter
- ② Collins Shelter
- ③ Happy Hollow Shelter
- ④ Island Shelter
- ⑤ Riechmann Pavilion
- ⑥ Single Table Shelters (6)

**FEATURES**

- ⑦ Lake Trail 0.6 Miles Hard Surface
- ⑧ Perimeter Trail 1.7 Miles Hard Surface
- ⑨ Broadway Ped/Bike Underpass, Hinkson Creek Trail & Hominy Creek Trail Connection
- ⑩ Playgrounds (3)
- ⑪ Beach/Swimming Area
- ⑫ Sprayground
- ⑬ Fishing/Boat Area (Non-Motorized)
- ⑭ Boardwalk and Island

**FEATURES**

- ⑮ Amphitheater
- ⑯ Waterfalls (2)
- ⑰ Hindman Discovery Garden
- ⑱ Children's Grove
- ⑲ Sculpture Artwork
- ⑳ Fire Pit
- ㉑ Sled Hill
- ㉒ Open Play Field
- ㉓ Restroom - Year Round (2)
- ㉔ Restrooms - Seasonal (1)
- ㉕ Wireless Internet Connection

**PLANT COLLECTIONS**

- ⑳ Evergreen Trees
- ㉑ Oak Trees
- ㉒ Redbud Trees
- ㉓ Maple Trees
- ㉔ Nut Trees
- ㉕ Restoration Area

**PARKING**

- ⑳ Old 63 Parking Lot  
106 Standard Spaces, 4 ADA Spaces
- ㉑ Upper Parking Lot  
75 Standard Spaces, 4 ADA Spaces, Approx. 25 Overflow Spaces
- ㉒ East Parking Lot  
31 Standard Spaces, 2 ADA Spaces
- ㉓ Riechmann Parking Lot  
59 Standard Spaces, 3 ADA Spaces, Approx. 24 Overflow Spaces

# Stephens Lake Park

