

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 352-08

AN ORDINANCE

naming Cascades Park; determining it is in the public interest to proceed with the development of Cascades Park; approving and adopting plans and specifications; determining that the work shall be done by contract; calling for bids through the Purchasing Division; determining that a portion of the project shall be done by city employees; providing for payment for the improvement; authorizing the City Manager to obtain, execute and record all documents necessary for the improvement; providing for compliance with the prevailing wage law and state-mandated construction safety training; and fixing the time when this ordinance shall become effective.

WHEREAS, the City Council adopted a resolution declaring the necessity of developing Cascades Park; and

WHEREAS, the resolution was published in a daily newspaper of general circulation in the city; and

WHEREAS, the City Council has held a public hearing on construction of the improvements.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City-owned land located north of State Route K and east of Sinclair Road is hereby designated "Cascades Park."

SECTION 2. The Council finds that the construction of improvements at Cascades Park, including construction of a gravel trail, basketball half court, baseball backstop, picnic area, small playground and open playfield area, in the City of Columbia, Missouri, is necessary for the welfare and improvement of the city and that it is in the public interest that such improvements be made.

SECTION 3. The plans and specifications for the improvements, as prepared by the Director of Parks and Recreation and filed in the office of the City Clerk, are hereby approved and made a part of this ordinance by reference.

SECTION 4. The construction of the improvements shall be done by contract in accordance with the plans and specifications, the laws of the State of Missouri, and the Charter and Ordinances of the City of Columbia, Missouri.

SECTION 5. The Purchasing Agent is hereby authorized to call for bids and execute a contract for the playground installation, earthwork and site grading. As deemed advisable by the City Manager, city employees shall be used for construction of the gravel trail, basketball half court, picnic area, baseball backstop and landscaping.

SECTION 6. Payment for this improvement shall be made from Park Sales Tax Funds and such other funds as may be lawfully appropriated.

SECTION 7. The City Manager is authorized to obtain, execute and have recorded all licenses, easements, deeds and any other conveyances or instruments necessary for the City to complete this improvement.

SECTION 8. The contract for the improvement shall provide that not less than the prevailing hourly rate of wages, as found by the Department of Labor and Industrial Relations of Missouri, shall be paid to all workers performing work under the contract. The contractor's bond shall guarantee the faithful performance of the prevailing hourly wage clause in the contract.

SECTION 9. The bid specifications and contract for the improvement shall provide that the contractor and any subcontractor shall provide a ten-hour Occupational Safety and Health Administration construction safety program (or a similar program approved by the Missouri Department of Labor and Industrial Relations) for all employees working on-site. All employees working on the site of the improvement are required to complete the safety program within 60 days of beginning work on the improvement project.

SECTION 10. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2008.

ATTEST:

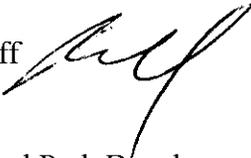
City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Source

TO: City Council
FROM: City Manager and Staff 
DATE: November 5, 2008
RE: Cascades Neighborhood Park Development

Mike Hood


Summary: The Department of Parks and Recreation is requesting authorization to proceed with the development of Cascades Neighborhood Park. The Department believes that the attached plan represents a consensus of the neighborhood as determined by an interested parties park planning meeting. Total project cost is \$145,000 including FY-09 funding in the amount of \$110,000 from the 2005 1/8-cent Park Sales Tax and \$35,000 in force account labor. Construction is scheduled to begin late this winter or early spring and will be conducted by both contract and force account labor.

Fiscal Impact

YES X

NO

Project Description: The proposed Cascades Park is located adjacent and south of the Cascades Subdivision, north of Route K and east of Sinclair Road. The unique shape of this tract allows for the planned relocation of Sinclair Road in order to be opposite of the existing Old Plank Road. This neighborhood park location is identified in the *2002 Park, Recreation, and Open Space Master Plan – Facility Needs Study* as a target area for neighborhood park land. Funds for the development of the park were included in the 2005 Park Sales Tax ballot issue.

This parkland became part of the Columbia Parks and Recreation Department in 2004 when LPBW Development Company, LLC, (Lemone, Pugh, Bulgin and Wolverton) donated two tracts of land totaling 12.68 acres in the Cascades subdivision to the City of Columbia for public park and open space use.

Tract 1 is 11.22 acres in size and is located on the southern edge of the subdivision with frontage along MO Route K. Approximately 2/3 of this tract is level open space and well-suited for development of neighborhood park facilities. The remainder of the lot is primarily wooded drainage which will serve as natural green space. The proposed donation agreement does stipulate that the final plat of this tract include the right-of-way for the future relocation of Sinclair Drive.

Tract 2 is 1.46 acres in size and adjoins the northern boundary of Tract 1. This tract is primarily a continuation of the natural drainage system which is part of Tract 1, but does provide access to Bellingham Drive.

The Cascades Park planning process included an on-site interested parties planning meeting on Tuesday, August 19, 2008 at the Cascades Neighborhood Clubhouse. The planning meeting was advertised in the Columbia Daily Tribune and park staff posted signs at the access points of the neighborhood. The proposed plans were posted on the department's website and comments were taken by both email and phone calls.

Other Info.
 Proj #C00415
 Ward 5

Participants that submitted their email addresses were also notified of the park planning process, plans, and subsequent meetings.

At the 8/19/08 meeting, park planners presented two preliminary concept plans to approximately 25 people. Those in attendance were asked to submit written comments on the proposed plans. Eleven of the 15 comment form respondents submitted preferred option 2 where the playground and picnic areas were located more internal to the park, further away from Sinclair Road. A shelter was not requested due to the availability of a shelter in the Cascades homeowner's association property. Most respondents were in favor of the loop trail that completes the sidewalks that are stubbed off at the park along both Route K and Sinclair Roads.

The primary access into the park will be through an easement located between the properties at 5766 La Sierra Drive and 7104 Stanwood Drive. This easement is owned by the Cascades homeowners association and staff is currently negotiating for the rights to construct a trail from the sidewalk into the park. Another homeowner association controlled easement exists on Marietta Falls Lane, but the terrain is rough and extremely steep. At this time, construction of a trail is cost prohibitive.

Some residents were also concerned about the relocation of Sinclair Road and the impact it has on the park. The road reduces the amount of park land available and makes a portion of the park unusable. Plus, the high speed traffic on Sinclair is a concern. Neighbors felt that Old Plank Road should be the one moved to match up with Sinclair. Park planners indicated that these comments would be passed along.

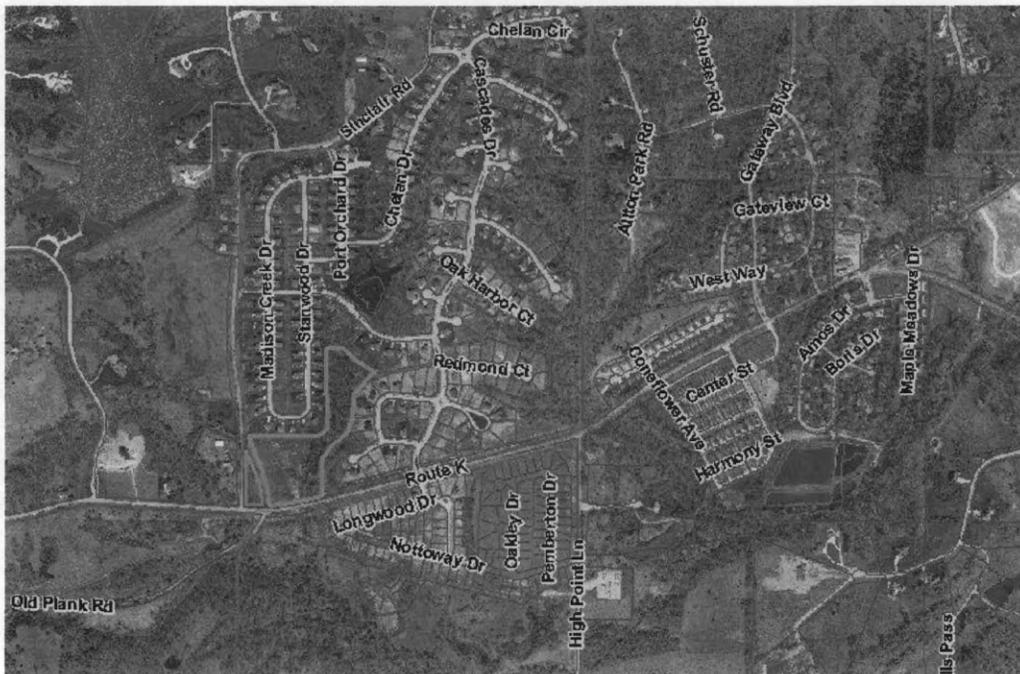
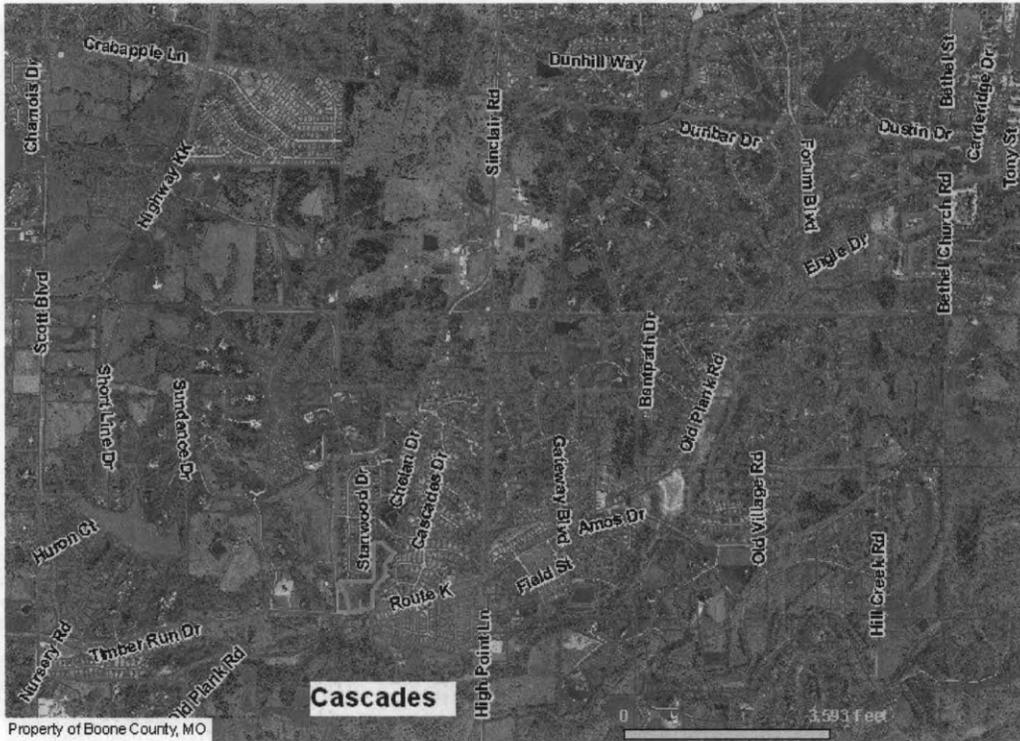
Park staff believes that the attached "Proposed Cascades Park Master Plan" represents a consensus of a majority of the neighborhood. The project is included in the City's FY-09 capital improvement budget with a total project cost of \$145,000 including funding in the amount of \$110,000 from the 2005 1/8-cent Park Sales Tax and \$35,000 in force account labor.

Construction is scheduled to begin this winter or early spring and will be conducted by both contract and force account labor. Contract labor will be used for the playground installation, earthwork and site grading, and force account labor for the remaining park amenities, including but not limited to gravel trail, basketball half-court, picnic area, baseball backstop, and landscaping. The project will be bid through the City's Purchasing Department.

Park staff is recommending that the name of the park be "Cascades Park" and will proceed with developing park signs denoting the park as so named unless otherwise directed.

Recommended Council Action: If the Council concurs that the project should proceed, the resolution calling for the public hearing should be approved, and following the public hearing, the ordinance appropriating the funds, naming the park, and authorizing the construction phase of the project to proceed should be adopted.

Proposed Cascades Neighborhood Park Site Plans



Cascades Neighborhood Park

PROPOSED MASTER PLAN

DATE: 11-6-08



City of Columbia
Parks and Recreation



NOTE: INTERIOR PATHS PROPOSED WITH CONCRETE SURFACE (AS FUNDING ALLOWS). ALTERNATIVELY, CONSTRUCTED AS GRAVEL PATHS.

PROPOSED PLAYGROUND & PICNIC AREA

PROPOSED BASEBALL BACKSTOP

PROPOSED BASKETBALL COURT

POTENTIAL OPEN PLAY AREA +/- 2.5 ACRES

PROPOSED CONCRETE SIDEWALK

TRACT 1

TRACT 2

APPROX. LOCATION FUTURE SINCLAIR RD.

ROUTE K

OLD PLANK RD.

SINCLAIR

MADISON CREEK DR.

STANWOOD DR.

BELLINGHAM DR.

MARIETTA FALLS

BREMERTON CT.

POTENTIAL ACCESS

POTENTIAL ACCESS

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