

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 335-08

AN ORDINANCE

naming Eastport Neighborhood Park; determining it is in the public interest to proceed with the development of Eastport Neighborhood 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 Eastport Neighborhood 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 south of Murfreesboro Drive and north of Richland Road, is hereby designated "Eastport Neighborhood Park."

SECTION 2. The Council finds that the construction of improvements at the Eastport Neighborhood Park, including construction of an 8-foot gravel trail, three small one-table picnic shelters, walkways, 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, picnic shelters, walkways 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: October 20, 2008
RE: Eastport Neighborhood Park Development (formerly Lake of the Woods South)



Mike Hood


Summary: The Department of Parks and Recreation is requesting authorization to proceed with the development of Eastport Neighborhood Park. The Department has conducted several neighborhood planning meetings and believes that the attached plan represents a consensus of the neighborhood yet, recognizes that a few homeowners may protest the future trail connection. Total project cost is \$135,000 including FY-08 funding in the amount of \$100,000 from the 2005 1/8-cent Park Sales Tax and \$35,000 in force account labor. Construction is scheduled to begin this spring and will be conducted by both contract and force account labor.

Fiscal Impact

YES X

NO

Project Description: The proposed Eastport Park is located in the Eastport Subdivision, located south of Interstate 70, east of the Lake of the Woods exit. Up until the development of the Eastport Subdivision, the park had a working title of Lake of the Woods South. 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.

Other Info.
 Proj #C00348
 Ward 3

This parkland became part of the Columbia Parks and Recreation Department when a 10.88 tract of land was donated to the City by Lake of the Woods South, LLC for the purpose of providing a future neighborhood park. The lot included greenbelt land adjacent to the North Fork of Grindstone Creek. In January of 2004, a separate gift was made to the city by Twin Corners, LLC of three additional tracts of land, lots 74, 75, and 76 of Eastport Gardens Subdivision. Of these tracts, lot 75 adjoins the original land donation of Low of the Woods South LLC and will be incorporated into the park. The remaining two lots will function as open space within the neighborhood. Funds for the development of the park were included in the 2005 Park Sales Tax ballot issue.

The Eastport Park planning process included three neighborhood planning meetings. Additionally, proposed plans and the meeting dates were posted on the department's website and comments were taken by both email and phone calls. The planning meetings were advertised in the Columbia Daily Tribune and park staff posted signs at the access points of the neighborhood. Participants that submitted their email address were also notified of the park planning process, plans, and subsequent meetings.

The first interested parties meeting was held April 8, 2008 at the Columbia Visitors Center, located at the Lake of the Woods exit. Approximately 20 people attended this meeting and were given two park development options to review and provide written comments. Park amenities that received a majority of respondents' support included the trail, open play field, playground, and three small one-table picnic shelters. Park amenities that received little or no support included the basketball court and a "plaza" or urban square feature.

Park staff modified the park plans to reflect these comments and presented a single "Proposed Eastport Park Master Plan" at a second meeting, held May 15, 2008 at the ARC. This meeting was held in conjunction with the second Grasslands Neighborhood Park meeting and was scheduled prior to the May meeting of the Parks & Recreation Commission. While over a dozen people were in attendance, only four comments were received on the Eastport plan and those were favorable to the proposed plan.

Park staff then proceeded to post this plan on the P&R Department's website and emailed notice of this plan to approximately 25 people on the department's email list.

On June 2, 2008, the department received a petition signed by 33 people (representing 23 households) that opposed the trail portion of the Eastport Park Master Plan. Park staff scheduled a third I.P. meeting on July 8, 2008 at the Best Western Hotel on Interstate 70 Drive to discuss this recent opposition.

At this meeting park staff found that several of the petitioners were opposed to the trail being part of the future route of the North Fork of Grindstone Trail that would ultimately connect Grindstone Nature Area to the Lake of the Woods Golf Course or the future high school. Park staff had indicated on the Eastport plans that there would be future connections to the North Fork of Grindstone Trail. Some residents interpreted that to mean that the entire trail would be built at the same time as the park. Staff explained that the North Fork of the Grindstone Trail is part of the City's trail master plan, but that it is currently unfunded. Furthermore, the future route of the North Fork of the Grindstone Trail has not been finalized and that the route of a future sewer line, primarily designed to service the Columbia Public School District's new high school on St. Charles Road, would be a key factor in determining the final route of the trail. Prior to any development of this trail, there will be additional opportunities for the public to comment on the trail. Funding at this time is to only construct the trail as shown on the Proposed Eastport Park Master Plan and nothing more.

Some residents were also concerned that the trail was too close to their property. Subsequent to this meeting park planners revised the actual trail route and physically marked the location of the trail. The revised trail route placed the trail as far from nearby homes as possible. Park staff believes that this helped alleviate many of the neighborhood concerns over the impact of this trail.

While there may still be a few opponents to the trail, park staff believes that the attached "Proposed Eastport Park Master Plan" represents a consensus of a majority of the neighborhood.

The project is included in the City's FY-08 capital improvement budget with a total project cost of \$135,000 including funding in the amount of \$100,000 from the 2005 1/8-cent Park Sales Tax and \$35,000 in force account labor.

Construction is scheduled to begin this 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, three small one-table picnic shelters, walkways, and landscaping. The project will be bid through the City's Purchasing Department.

Park staff is recommending that the name of the park be "Eastport 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.



TYPICAL FOOTBRIDGE



TYPICAL PLAYGROUND ARRANGEMENT



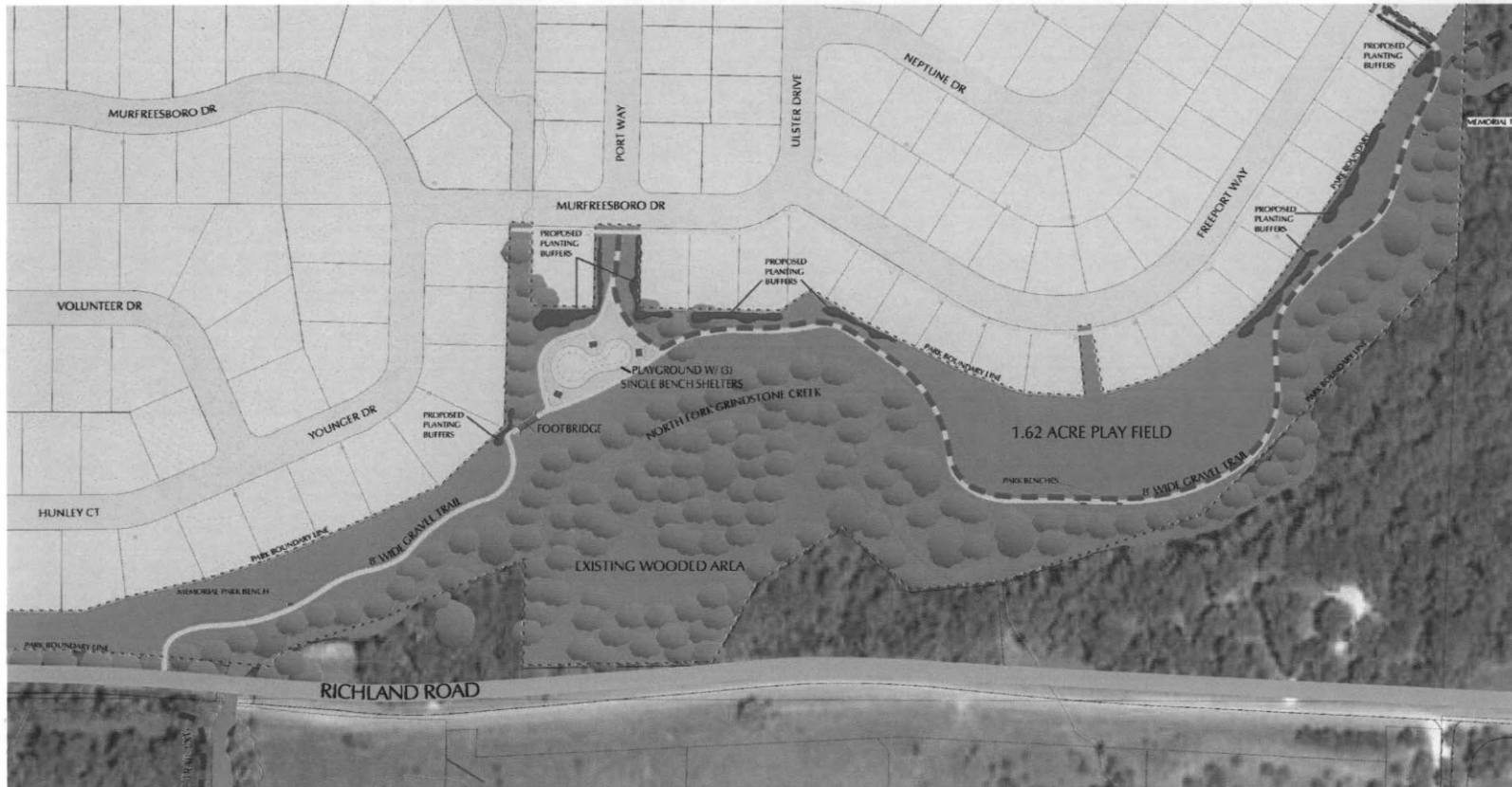
TYPICAL 8'X10' SHELTER



TYPICAL PARK BENCH



TYPICAL 8' GRAVEL TRAIL



PROPOSED EASTPORT PARK MASTER PLAN

50 0 50 100 feet
 N
 CITY OF COLUMBIA
 PARKS AND RECREATION