

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 81-06

AN ORDINANCE

determining that it is in the public interest to proceed with improvements at the Smith-Manhasset Neighborhood Park; approving and adopting plans and specifications; determining that a portion of the work shall be done by contract; calling for bids through the Purchasing Division; determining that a portion of the work shall be done by City employees; providing for payment for the improvements; providing for compliance with the prevailing wage law; and fixing the time when this ordinance shall become effective.

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

SECTION 1. The Council finds that the construction of improvements at the Smith-Manhasset Neighborhood Park, including construction of trails, a small non-reservable picnic shelter, basketball half-court, volleyball court, small playground and cul-de-sac at the western terminus of Manhasset Drive, is necessary for the welfare and improvement of the City and that it is in the public interest such improvement be made.

SECTION 2. The plans and specifications for this improvement, including a schedule of prevailing hourly wages needed to execute the contract, and the general prevailing rate for legal holiday and overtime work, as prepared by the Director of the Parks and Recreation Department and filed in the office of the City Clerk, are hereby approved, adopted and made a part of this ordinance.

SECTION 3. The earth work, site grading and, pending available financial resources, construction of the small playground and the cul-de-sac at the western terminus of Manhasset Drive, 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 4. The City Manager, through the head of the purchasing division, is hereby authorized to call for bids and award contracts for the earth work, site grading and, pending available financial resources, construction of the small playground and the cul-de-sac at the western terminus of Manhasset Drive. As deemed advisable by the City Manager, City employees shall be used to construct the other improvements.

SECTION 5. Payment for this improvement shall be made from Capital Improvement Sales Tax Funds, Park Sales Tax Funds and such other funds as may be lawfully appropriated.

SECTION 6. The City shall cause to be inserted into the contract a stipulation to the effect 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 include such provisions as will guarantee the faithful performance of the prevailing hourly wage clause, as provided by the contract.

SECTION 7. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2006.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Source

Mike Hood
MH

TO: City Council
FROM: City Manager and Staff 
DATE: January 20, 2006
RE: Smith-Manhasset Neighborhood Park Development

Fiscal Impact

YES X

NO

Other Info.
Proj #00186
Ward 4

Summary: The Department of Parks and Recreation is requesting authorization to proceed with a public hearing regarding the development of the 9.39 acre Smith-Manhasset neighborhood park. The master plan includes all standard features of a neighborhood park: trails, small non-reservable picnic shelter, basketball half-court, volleyball court, and a small playground. As presented earlier to Council, the plan includes a request to purchase an adjacent lot in order to construct a cul-de-sac at the west terminus of Manhasset Drive. Total project cost is \$142,000 including FY-05 funding in the amount of \$77,000 from the 1999 1/4-cent sales tax and \$25,000 in force account labor and FY-06 funding of \$40,000 from the Park Sales Tax. Construction is scheduled to begin this summer and will be conducted by both contract and force account labor.

Project Description: The Department of Parks and Recreation is requesting authorization to proceed with a public hearing regarding the development of the Smith-Manhasset Neighborhood Park located at west termination of Manhasset Drive and adjacent to the east side of the proposed Louisville Road extension from Georgetown to Smith Road. In the City's FY-2002 budget, the Department of Parks and Recreation acquired 9.39 acres of land to be used as a neighborhood park as identified in the *1994 Parks, Recreation and Open Space Master Plan*.

The Department conducted a neighborhood planning meeting on June 16, 2004 and followed up with a survey of the neighborhood youth. Representatives from the Hamlet, Quail Creek, and Stoneridge attended the meeting and park staff believes that the attached "Proposed Neighborhood Park Master Plan" represents a consensus of the involved parties. The youth survey expressed a strong interest in the basketball half-court and while a few residents expressed concern over the inclusion of the basketball court, park staff believes that it should be part of the development plan. The plan includes all standard features of a neighborhood park: trails, small non-reservable picnic shelter, basketball half-court, volleyball court, and a small playground. The neighborhood expressed an interest in keeping the small pond and park staff believes that it can be improved to a more usable natural resource.

One item of concern from the neighborhood was the platted cul-de-sac that would have required the removal of several specimen sized trees. In a report that was submitted earlier (see attached), Council authorized park staff to investigate the purchase of Lot 88 of The Hamlet subdivision with the option of constructing the cul-de-sac on this lot. Presently, a gravel cul-de-sac exists on Lot 88 which makes the lot unusable for development. Staff has contacted the owner and believes that the

owner is willing to sell at fair market value. The funds that would be needed to construct a standard sized cul-de-sac may offset much of the cost to purchase and develop Lot 88 to an acceptable turn-around as designed by both park and public works staff.

It should be noted that when the Smith property was acquired by the City for development as a neighborhood park, right-of-way for the planned extension of Louisville Drive was also acquired. As designed, Louisville Drive will form the western boundary of the park. As part of the park development, park staff will complete the rough grading required for the eventual construction of the portion of Louisville Drive located adjacent to the park. Park staff will then be able to develop park facilities in proper relationship to the future street, and the City will be in position to proceed with the development of Louisville at the appropriate time. Funding for the extension of this section of Louisville Drive was included in the recently passed ballot issue.

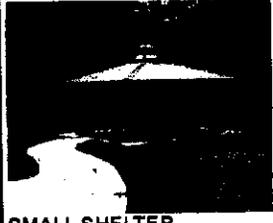
The project is included in the City's FY-05 and FY-06 capital improvement budget with a total project cost of \$142,000. This includes FY-05 funding in the amount of \$77,000 from the 1999 1/4-cent sales tax and \$25,000 in force account labor. Funding in FY-06 includes \$40,000 from the Park Sales Tax. Materials and supplies will be bid through the City's Purchasing Department.

Construction is scheduled to begin this spring or summer following the completion of existing park projects. Construction will be conducted by a combination of contract and force account labor. Park staff will construct all park features, including the trail, shelter, volleyball and basketball courts. Private contractors will be used for the earth work and site grading and pending available financial resources, the cul-de-sac and playground. However, should final bids exceed budget, park staff will be available to construct these features.

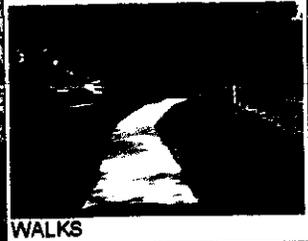
Recommended Council Action: If the Council concurs that the project should proceed, the resolution calling for the public hearing should be approved, and following the public hearing, ordinances authorizing the acquisition of Lot 88 and the project should be adopted.



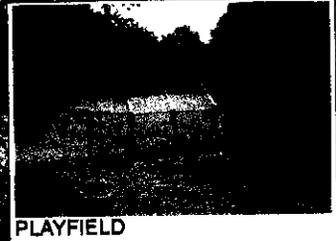
PLAYGROUND



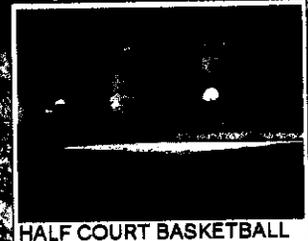
SMALL SHELTER



WALKS



PLAYFIELD



HALF COURT BASKETBALL

LOUISVILLE
R.O.W.

SMITH PROPERTY at MANHASSET DR

20 0 20 40 60 80 100

20 SCALE

CITY OF COLUMBIA
PARKS AND RECREATION



One S. 7th Street, Columbia, MO 65201



Source

TO: City Council

FROM: City Manager and Staff

DATE: September 22, 2005

RE: Smith-Manhasset Neighborhood Park Development Report

Mike Hood

Summary: The Department of Parks and Recreation is requesting direction regarding the development of Smith-Manhasset Neighborhood Park, specifically relating to the termination of the west end of Manhasset Drive. As part of the park master planning process, the Department has conducted a neighborhood planning meeting and a youth survey and believes that the attached "Proposed Master Plan" represents a consensus of the adjacent neighborhoods: The Hamlet, Stoneridge, and Quail Creek. The one item in question relates to the termination of Manhasset Drive into the park. Currently, Manhasset Drive stubs into the park and an existing temporary turn-around is located on Lot 88, privately owned by the Hamlet developer, Joe Tosini (Figure 1). The existing plat (Figure 2) indicates the construction of a standard sized cul-de-sac which would require the removal of several large, specimen sized trees, especially due to the elevation difference between the road and park (Figure 3). Unfortunately, these are the only significant sized trees in the park and one of the reasons this site was acquired. During the planning meetings, the neighborhoods expressed an overwhelming preference that the trees be saved and requested that City staff seek other options to the standard cul-de-sac plan. The preferred option identified was for the City to purchase Lot 88 and construct a permanent modified cul-de-sac (Figure 4) on this lot. The next neighborhood preferred option is to abandon the cul-de-sac plan and allow the street to terminate into the park without any type of turn-around (Figure 5).

Fiscal Impact

YES X

NO

Other Info.

Recognizing the importance of some type of vehicular turn-around, park staff is recommending that Council authorize staff to investigate the purchase or donation options for Lot 88. Staff believes that the funds needed to construct a standard sized cul-de-sac may offset much of the cost to purchase and develop Lot 88 to an acceptable turn-around as designed by both park and public works staff.

If the future acquisition of the described lot is appropriate and reasonable, park staff will return to Council with an ordinance authorizing the land acquisition to proceed. At the same time, staff will request a public hearing for the Smith-Manhasset Neighborhood Park Master Plan and subsequent authorization to proceed with development.

Project Description: In the City's FY-02 budget, the Department of Parks and Recreation acquired 9.39 acres of land to be used as a neighborhood park as identified in the *1994 Parks, Recreation and Open Space Master Plan*. The property is located at the termination of Manhasset Drive and will be bordered on the west by the future extension of Louisville Drive. The Department conducted a neighborhood planning meeting on June 16, 2004 and followed up with a survey of the neighborhood youth. Representatives from the Hamlet, Quail Creek, and Stoneridge attended the meeting and park staff believes that the attached "Proposed Neighborhood Park Master Plan" represents a consensus of the involved parties. The plan includes all standard features of a neighborhood park: trails, small non-reservable picnic shelter, basketball half-court,

volleyball court, and a small playground. The neighborhood expressed an interest in keeping the small pond and park staff believes that it can be reconstructed to a more usable natural resource.

The one item in question relates to the termination of Manhasset Drive into the park. Currently, Manhasset Drive stubs into the park and an existing temporary turn-around is located on Lot 88, privately owned by the Hamlet developer, Joe Tosini (Figure 1). The existing plat (Figure 2) indicates the construction of a standard sized cul-de-sac which would require the removal of several large, specimen sized trees, especially due to the elevation difference between the road and park (Figure 3). This elevation difference causes significant construction problems with any plan that extends Manhasset Drive into the park due to the amount of earthwork, fill and slope requirements. Even a small cul-de-sac or hammer-head type turn-around that penetrates the park would require tree removal. Unfortunately, these are the only significant sized trees in the park and one of the reasons this site was acquired. The neighborhoods overwhelming prefer that the large specimen trees be saved and prefers that the City seek other options to the standard cul-de-sac plan.

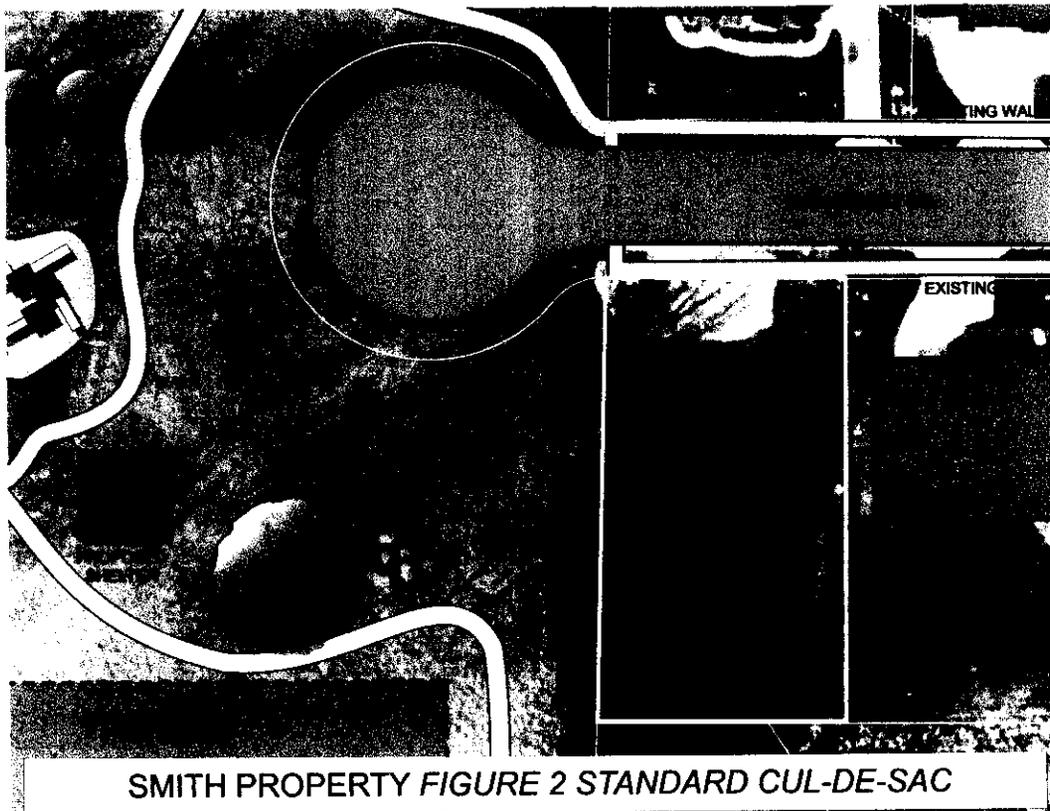
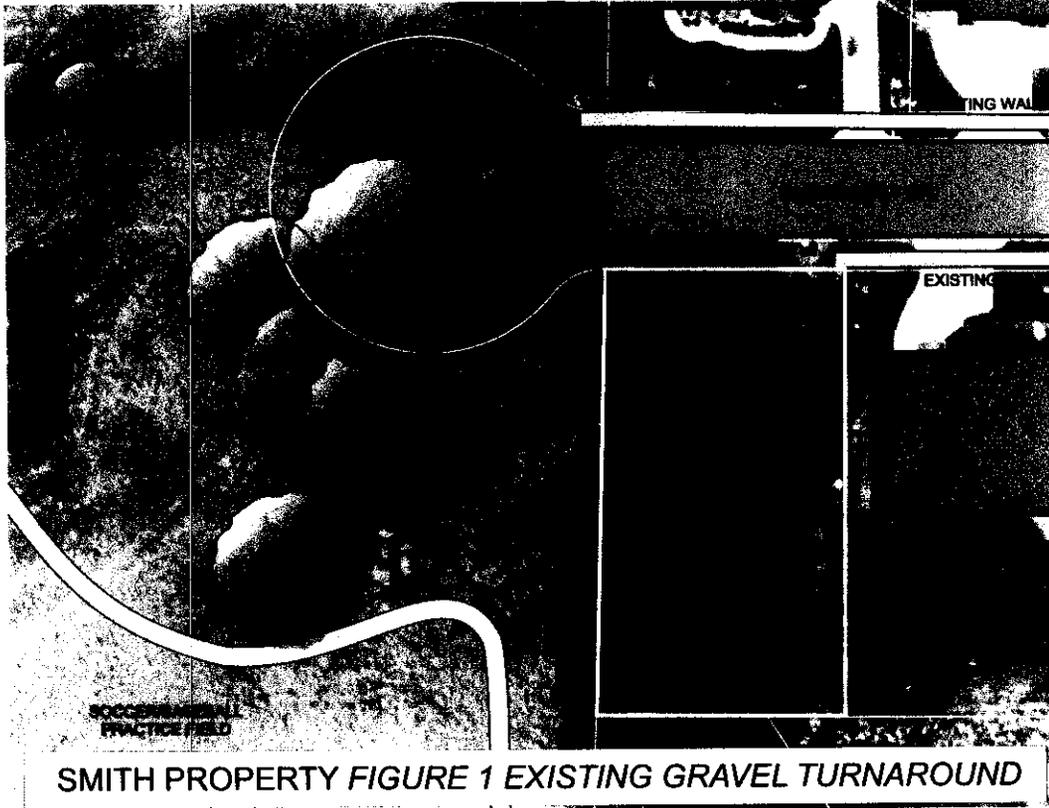
The neighborhood preferred option is for the City to purchase Lot 88 and construct a permanent modified cul-de-sac (Figure 4) on this lot. Currently, the City has imposed a temporary easement on this lot which realistically, prevents the owner from development. The purchase option would provide some financial opportunity for the lot owner.

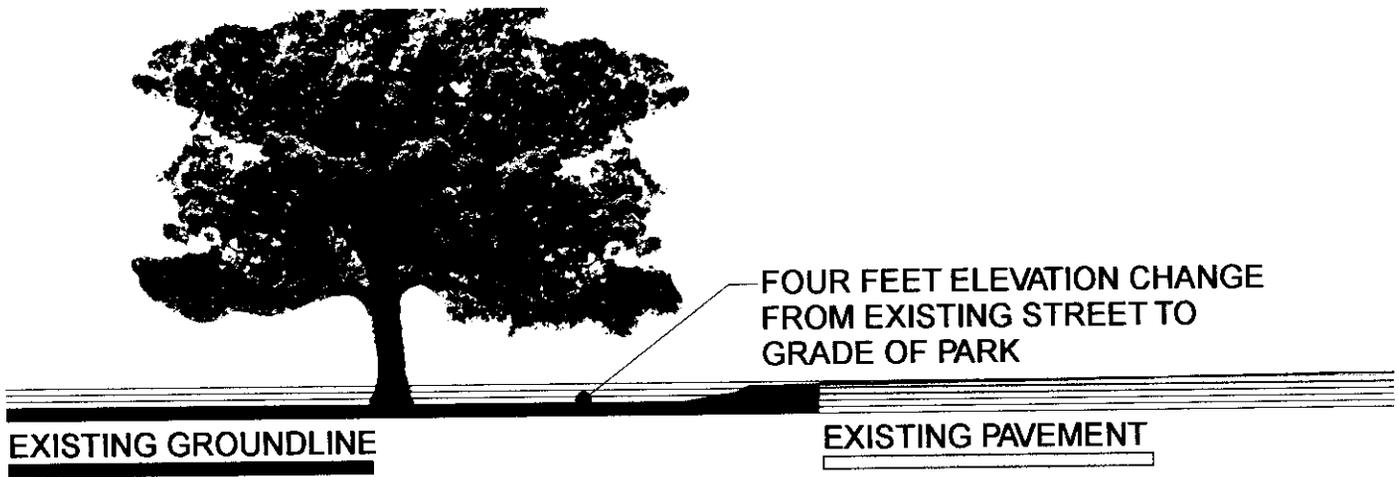
The next neighborhood preferred option is to abandon the cul-de-sac plan and allow the street to terminate into the park without any type of turn-around (Figure 5). This option would allow the lot owner to develop his lot without having the existing temporary turn-around easement. However, park staff recognizes the need to provide some type of turn-around for private, public, and especially, public safety vehicles. Staff believes that options which would provide a turn-around should be pursued.

Park staff is recommending that Council authorize staff to investigate the purchase or donation options for Lot 88. Staff believes that the funds needed to construct a standard sized cul-de-sac may offset the purchase and development of Lot 88 to an acceptable turn-around as designed by both park and public works staff. Funding would come out of the existing park development budget.

If the future acquisition of the described lot is appropriate and reasonable, park staff will return to Council with an ordinance authorizing the land acquisition to proceed. At the same time, staff will request a public hearing for the Smith-Manhasset Neighborhood Park Master Plan and subsequent authorization to proceed with development.

Recommended Council Action: If the Council concurs that the acquisition of Lot 88 is an alternative that should be pursued, Council should direct staff to investigate acquisition options of the described lot.





SMITH PROPERTY *FIGURE 3 ROAD/PARK ELEVATION*

