

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 140-11

### **AN ORDINANCE**

determining it is in the public interest to construct improvements to Nifong Park, including construction of the Maplewood Barn and improvements to the remaining historical buildings and the expansion of an existing parking lot; 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 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 constructing improvements to Nifong Park, including construction of the Maplewood Barn and improvements to the remaining historical buildings and the expansion of an existing parking lot; and

WHEREAS, notice of the public hearing on this project 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 Council finds that the construction of improvements to Nifong Park, more specifically to include construction of the Maplewood Barn and improvements to the remaining historical buildings and the expansion of an existing parking lot, 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 2. The plans and specifications for this improvement, as prepared by the Director of Parks and Recreation, are hereby approved and made a part of this ordinance by reference.

SECTION 3. A portion of the construction of the improvement 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 Purchasing Agent is hereby authorized to call for bids and execute a contract for construction of the Maplewood Barn and, pending available financial resources, construction of the expansion to the existing parking lot. As deemed advisable by the City Manager, City employees shall be used to install landscaping and, pending available financial resources, construct improvements to the remaining historic buildings.

SECTION 5. Payment for this improvement shall be made from park sales tax funds, City insurance funds, private donations and such other funds as may be lawfully appropriated.

SECTION 6. 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 7. 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 8. 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 9. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ATTEST:


\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

<b>City Fiscal Impact</b> Enter all that apply:	
\$200,000	City's current net FY cost.
\$0	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
\$200,000	Estimated 2 yr net costs:
\$0	One-time Operating / On-going
<b>Program Impact:</b>	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
<b>Resources Required:</b>	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
<b>Mandates:</b>	
N	Federal or state mandated? (Y/N)
<b>Vision Implementation Impact</b> Enter Below All That Applies: <u>Refer to Website:</u>	
Y	Vision Impact? (Y/N or if N, go no further)
12 and 1	Primary Vision, Strategy and/or Goal Item#
12.2 1.2, 1.22	Secondary Vision, Strategy and/or Goal Item#
Task #	FY10/FY11 Implementation Task#

**TO: City Council**  
**FROM: City Manager and Staff**   
**DATE: May 6, 2011**  
**RE: Nifong Park Improvements**

**EXECUTIVE SUMMARY:**

The Department of Parks & Recreation is ready to proceed with improvements to Nifong Park and is working with an estimated budget of \$350,000. The City of Columbia's FY-2011 budget includes an appropriation of \$200,000 of 2010 Park Sales Tax funds for improvements to Nifong Park. Staff anticipates that an additional \$90,000-\$110,000 will come from the City's insurance fund and another \$50,000 from donations. Once the final amount is known, staff will return to Council with a request to appropriate the funds. Specific improvements include the construction of the Maplewood Barn and as funding allows, improvements to the remaining historical buildings and parking lots. Since the April 5, 2010, fire that completely destroyed the barn, numerous planning meetings have been held discussing the various options for replacing the barn. Park staff also conducted a web based survey and conducted numerous public interested party meetings with the last one held April 14, 2011. The plans were submitted to the Parks & Recreation and the Historic Preservation Commissions for their review and comments. The Parks & Recreation Commission reviewed the plan at their April 21 meeting and approved the plan as presented. The Historic Preservation Commission did not officially act on the plan, instead choosing to have individual commissioners email comments to staff. As of the date of this memo, no comments were received. Staff feels that the proposed plan represents a consensus of the planning committee, public, P&R and HPC Commissions, and fits within the anticipated budget.

The Department's highest priorities are to re-build the Maplewood Barn and make repairs to damaged sections of ceiling within the Maplewood Home. If remaining funds are available, additional improvements will be made to the home and other historic structures including, if possible, expansion of the existing parking lot. The work will be done by a combination of City staff and

contract labor with the barn construction expected to begin August 2011.

**DISCUSSION:**

The Department of Parks and Recreation is requesting approval to begin improvements at Nifong Park, specifically the construction of the Maplewood Barn Theater. The Department has been working with a planning committee consisting of representatives from the Maplewood Barn Community Theater, Boone County Historical Society, Firefighters Local 1055, Crockett Engineering, and Ms. Lyria Bartlett, a local architect from Studio4. Crockett Engineering and Bartlett are donating their services to this project. Since the April 5, 2010, fire that completely destroyed the barn, several members from these various groups held informal meetings discussing the various options for replacing the barn. These options ranged from purchasing a

historic barn from another farm and relocating it to the site; building a barn that has the same appearance as the old Maplewood Barn; or building a barn/theater that has a completely different appearance. On July 1, the Maplewood Barn working committee met as a group and began to plan for the barn replacement.

During the first meeting, the committee discussed at length several barn replacement options and reached agreement on several key issues based on what was felt to be best for Nifong Park, the theater organization, and what the committee thought would be community acceptable.

The committee needed to make the following decisions in order to begin the actual concept design process:

1. Relocate a historical similar era barn from another farm or rebuild new? The committee, supported by public comments, unanimously felt that maintaining the historical shape and appearance of the old barn was important. The advantages of this outweighed those of searching for and relocating a similar era barn to the site that may be close in historical age, but may not match the appearance of the Maplewood Barn. Plus, a barn from another city, county or even state, would not have any relevance or ties to Boone County, Columbia or Nifong history. The committee also looked and eventually discarded designs that would be better for theater performances or other uses, but did not match the original barn appearance.

2. Future Barn Uses? The future use of the barn became a critical decision factor regarding the type of barn construction. If the barn was rebuilt solely as a representative era barn, “pole barn” construction methods could be used and the building would be used for storage, similar to the other smaller barns and sheds at Nifong Park. These are locked and closed to the public, with only one building, the Carriage Shed, opened for viewing during 1-3 events per year. Even then, the public is not allowed inside the Carriage Shed and only get to view the interior through windows unless staff or volunteers are present. If the Maplewood Barn was rebuilt using “pole barn” construction methods, it would prohibit public access and future theater performances at the Maplewood Barn. The Maplewood Barn Association and the Columbia Parks and Recreation Department have been partners in providing a community theater organization for over 37 years at Nifong Park. This partnership is similar to those in existence between the local youth sports leagues such as Diamond Council, Columbia Soccer Club and the Columbia Youth Football League. The Department strongly feels that this relationship should continue. Even in a worst case scenario where the current Maplewood Barn Association ceases to exist, the Department feels that another theater group would be interested in using the barn or that the Department would conduct their own theater performances. In discussion with City of Columbia Public Works staff, current building codes must be followed in order to continue historical use of the barn as a theater amenity of the park. Therefore, it is recommended that the barn be built to host public access and follow all related building codes.

3. What are the features of the new barn? In the old barn, the interior concrete floor, electric service and phone lines, were added in phases to the barn long after it was constructed. The old barn did not have plumbing, water or sewer service. The committee discussed ideal features of the new barn including modern amenities such as updated electrical/lighting systems; adding water/sewer for staff restrooms, drinking fountain, and utility sinks for cleaning paint brushes used in set construction; secure storage rooms; climate controlled storage for costumes and other weather sensitive materials; and a secure concession/admission area. The committee felt that pending final Public Works plan review, the barn may have items such as fire suppression, required number of safety exits, and HVAC mechanical systems. These amenities could be added as the use of the barn is expanded and funding is provided.

4. Construct in the same site or slightly different location? The committee evaluated the site and how the location of a new barn might improve or minimize current problems such as; noise from nearby highways and streets; minimize the impact of the Nifong Park Farm Animal area;

and minimize the noise from the theater to the nearby residential neighborhoods. The committee felt that it was important to keep the barn in the same general area, but that by shifting and rotating it closer to the parking lot would help alleviate some of the concerns. This also allows room for future audience area expansion as needed.

5. How will the building be built? The barn will be built using contract labor with park staff assisting with utilities, landscaping and miscellaneous site amenities such as exterior light poles, sidewalks, and signs. Committee members indicated a strong preference to build the exterior structure of the barn first and then phase in the desired interior amenities as time and funding allows. For example, if funds are not available to add amenities such as a restroom, the new barn will have all of the plumbing roughed in so that it could be added in the future. The department is hoping that some of the interior finishes will be completed by volunteer labor.

#### Planning and Design Process

Ms. Lyria Bartlett, an architect from Studio4 and an MU Department of Architectural Studies instructor, is donating her time as well as providing some of her students with practical work experience on the concept design of the new barn. Other members of the concept design committee include three representatives from the Maplewood Barn Community Theater organization and two representatives from the Columbia Parks & Recreation Department's park planning staff. This committee met weekly from July 1 until July 29 and on August 31, 2010, the Department presented two options to the public at a public meeting. In addition to this public interested parties meeting, the Department solicited public comments through a web based survey from Sept 1-27, 2010.

The two plans were presented to the Historic Preservation Commission (HPC) for their review and on October 19, 2010 representatives of the Maplewood Barn committee attended a special meeting with the Commission. The HPC did not endorse either option as they indicated a preference for a plan that maintains a historic representation of the old barn including an interior that is historically accurate.

Following review of the public and HPC comments, the design committee created a third option that took into consideration all comments received. This option is the current proposed plan that maintains the exterior look of the old barn, but is constructed for public use on the interior, specifically, the Maplewood Barn Association. At this point, an engineering review of the plans was necessary in order to assist with final detail design and to estimate construction costs. The City was initially prepared to hire an engineer, but was contacted by Mr. Tim Crockett of Crockett Engineering, who volunteered his company to assist with the engineering and mechanical aspects of the barn project.

#### Historical Interpretation

The committee and the Department feel that it is important to recognize and document the historical features and use of the old barn. Park planning staff is working with the Boone County Historical Society to develop interpretative signage that documents the history of the old Maplewood Barn. The Department anticipates that these signs will reflect various period facts, such as materials and construction methods used; uses of the barn; information about the Nifong family and park; information about the fire; and other relative information often found in historical interpretative signs.

#### Time Frame

On April 21, 2011 the plans were approved by the Parks & Recreation Commission. The plans were sent to the Historic Preservation Commission who officially did not comment on the plan, but chose to send any individual comments directly to park staff. As of the date of this memo, park staff has not received any comments from the HPC relating to the currently recommended

final plan. Following Council approval, improvements to the Maplewood Home are scheduled to begin immediately as these improvements will be done with a combination of park staff and contract labor. For the barn construction, staff anticipates bidding and contractor selection occurring from June through July with actual construction starting in August. This will allow the Maplewood Barn Theater organization time to complete a large portion of their 2011 schedule at their current temporary site in Nifong Park. The goal is to have the barn completed in time for the 2012 theater season.

**FISCAL IMPACT:**

In the City's FY-2011 Capital Improvement Plan, \$200,000 is budgeted for improvements to Nifong Park. The Department is proposing the use of \$200,000 in 2010 Park Sales Tax funds anticipating that approximately \$150,000 could be used for the construction of Maplewood Barn leaving \$50,000 for improvements to other amenities in the park such as the Maplewood Home. The Department anticipates that approximately \$100,000 from the City's insurance fund will also be available for the barn replacement. The Maplewood Barn Community Theater, working with the local Firefighters Union 1055 has established a fundraising goal of a minimum of \$50,000 and is researching the availability of grants for this type of project.

Since these facilities either used to exist or currently exist, the Department has already absorbed the operating costs. It is likely that the new Maplewood Barn will have higher utility costs, but the Department is hoping that the future operating costs may be entirely or partially offset by additional revenue generated from other uses of the barn.

**VISION IMPACT:**

This project impacts both the Parks & Recreation and the Arts & Culture Visioning Statements as noted below:

12 Vision Statement: A network of attractive and safe parks and recreational amenities are connected by trails and greenways that provide area residents with access to nature, recreation, and facilities for active play, both indoors and out.

12.2 Goal: Columbia's recreational needs and desires will be met through effective public and private partnerships that provide outstanding, exciting, and diverse recreational facilities such as, but not limited to, an ice skating rink, golf courses, tennis courts, soccer fields, ball fields, ball parks, and swimming pools. These facilities will be placed appropriately throughout the city to allow easy access for everyone.

1. Vision Statement: Arts and culture resources, artists and institutions are accessible to all, are supported by the community and provide a rich network of creative opportunities.

1.2 Goal: Arts and culture will be central to daily life and accessible to all equally in Columbia.

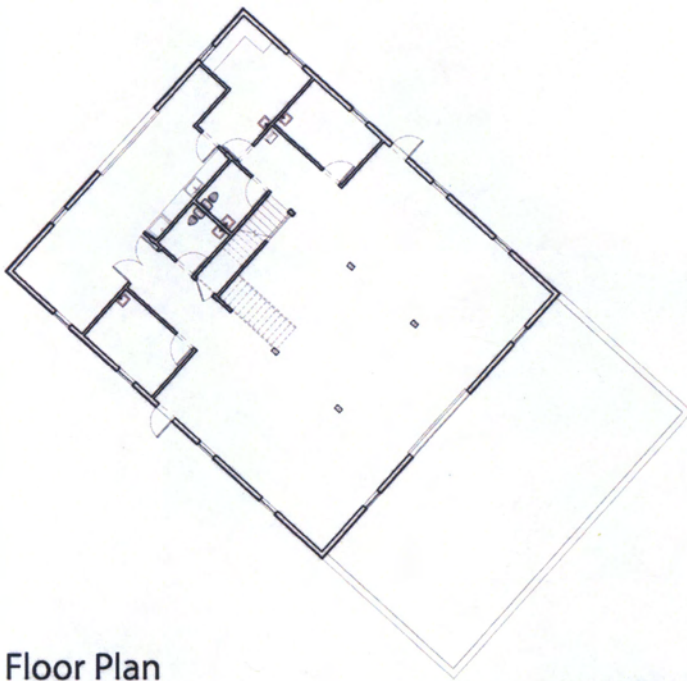
1.2.2 Strategy: Apply best practice community design, aesthetics, and environmentally friendly planning.

**SUGGESTED COUNCIL ACTION:**

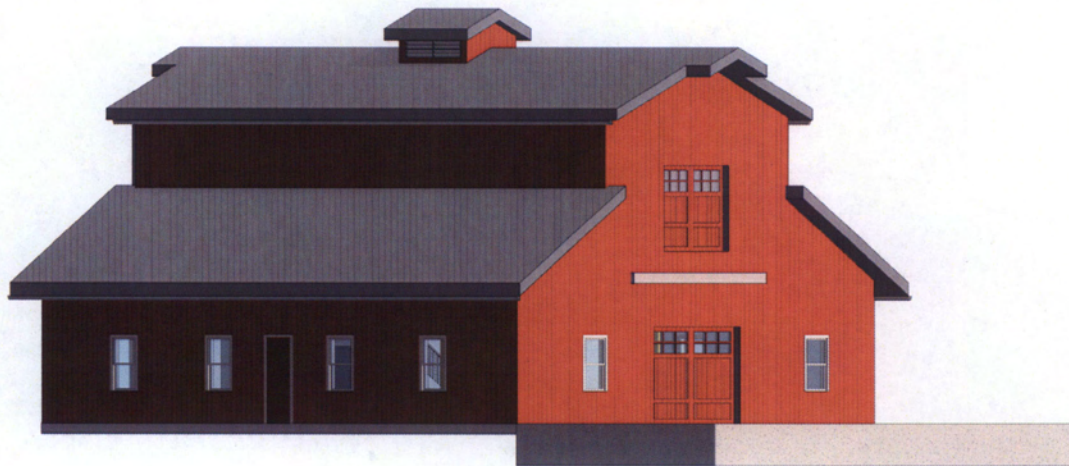
If the Council concurs that the project should proceed, the resolution calling for the public hearing should be approved, and following the public hearing, the ordinance authorizing the project should be adopted.

Staff will return to Council at a later date to appropriate the insurance and donated funds.

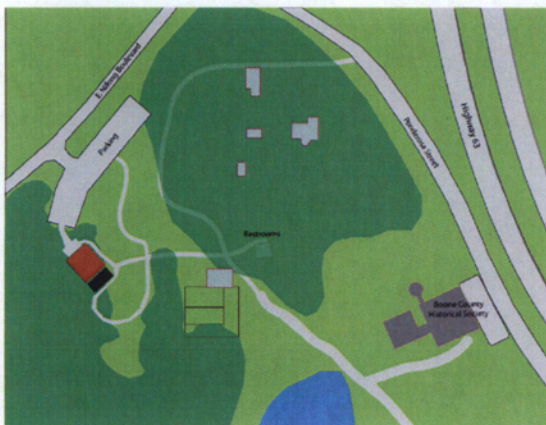




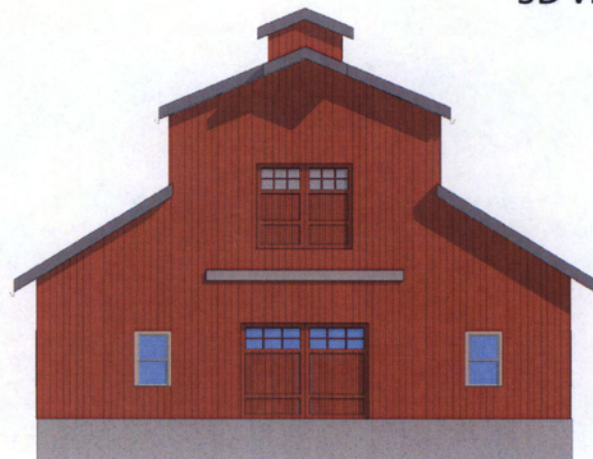
Floor Plan



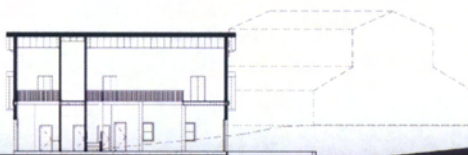
3D View



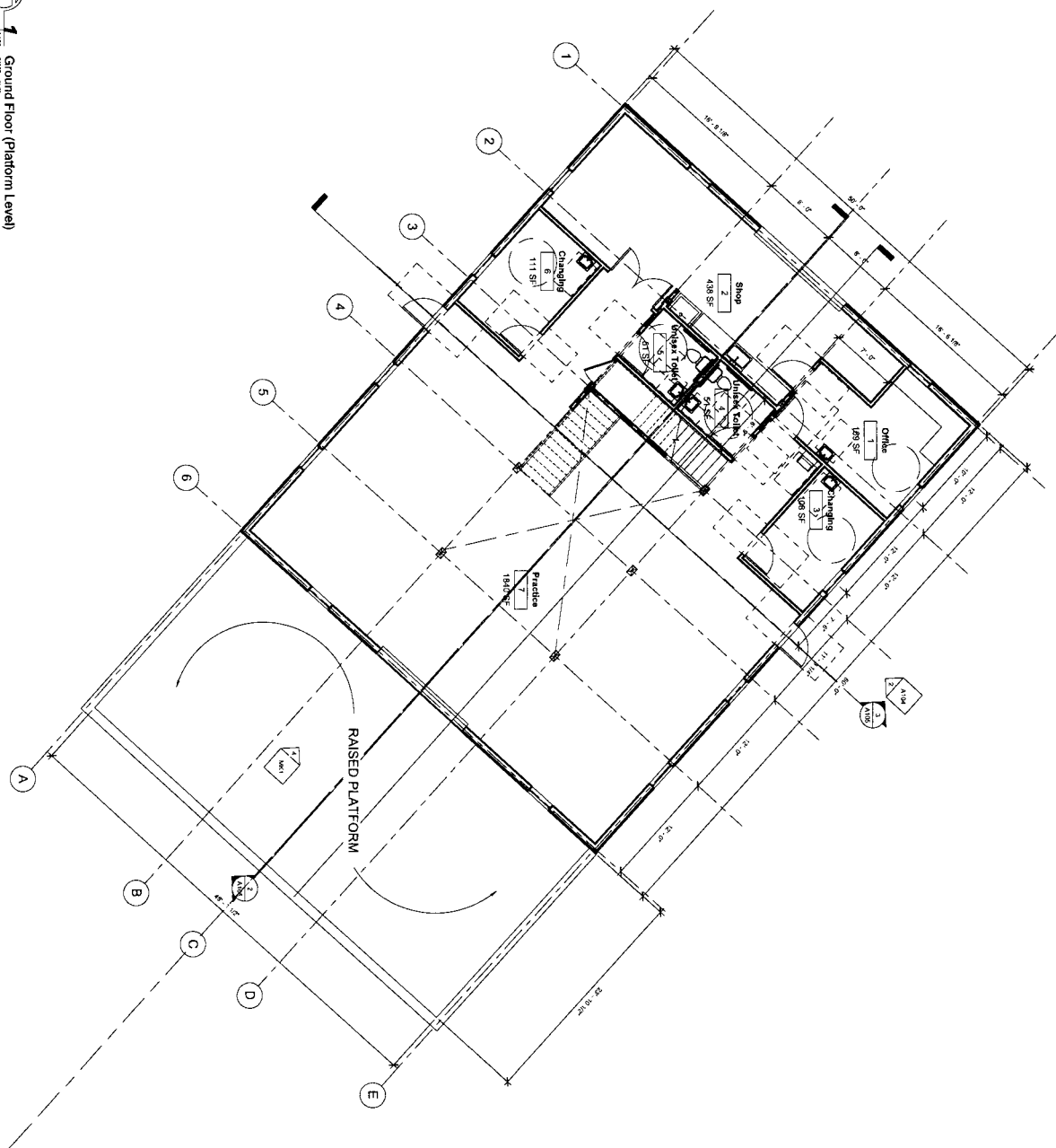
Site Diagram



Performance Elevation







**Source: Parks and Recreation Commission**

**FISCAL and VISION NOTES:**

Agenda Item No. \_\_\_\_\_

<b>City Fiscal Impact</b> Enter all that apply:	
0	City's current net FY cost.
0	Amount of Funds Already appropriated
0	Amount of budget amendment needed
Estimated 2 yr net costs:	
0	One-time
0	Operating / On-going
<b>Program Impact:</b>	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
<b>Resources Required:</b>	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
<b>Mandates:</b>	
N	Federal or state mandated? (Y/N)
<b>Vision Implementation Impact</b> Enter Below All That Applies: <u>Refer to Website:</u>	
Y	Vision Impact? (Y/N or if N, go no further)
12.1	Primary Vision, Strategy and/or Goal Item#
12.2, 12.3, 12.4	Secondary Vision, Strategy and/or Goal Item#
	FY10/FY11 Implementation Task#

**TO: City Council**  
**FROM: City Manager and Staff**  
**DATE: April 25, 2011**  
**RE: Recommendation on Nifong Park Improvements (Maplewood Barn)**

**SUMMARY:**

At their April 21, 2011 meeting, the Parks and Recreation Commission had a public hearing on the proposed plan for the new Maplewood Barn at Nifong Park. A recommendation on the proposed project is hereby submitted to the Council.

**DISCUSSION:**

The Commission heard a staff presentation from Director Mike Hood and project architect Lyria Bartlett before inviting the public to comment on the proposed plan for the Barn. One resident made comments before the Commission. A copy of the draft minutes from the public hearing, including public comment and Commission discussion, is attached to this memo.

**Pauls made a motion, seconded by Donaldson, that the Commission recommends approval of the Maplewood Barn plan as presented by staff.**

**Voting in favor of the motion: Blevins, Davis, Pauls, Donaldson, Hutton**

**Commission absent: Kloeppel and Devine**  
**Motion passed 5-0.**

**FISCAL IMPACT:**

No fiscal impact is anticipated as a result of this report.

**VISION IMPACT:**

This proposed master plan helps meet vision goals 12.1, 12.2, 12.3 and 12.4 which identify the need to plan and develop a variety of well-maintained parks, exciting and diverse recreation facilities and an extensive network of greenways and trails.

**SUGGESTED COUNCIL ACTIONS:**

Consider the recommendation of the Parks and Recreation Commission.

**DRAFT MINUTES**  
**PARKS AND RECREATION COMMISSION**  
Thursday, April 21, 2011, 7 p.m.  
ARC, 1701 W. Ash

**MINUTES**

**Commission Present:** Marin Blevins, Sue Davis, Bill Pauls, Meredith Donaldson, Linda Hutton, Dan Devine (arrived late)

**Commission Absent:** Terry Kloeppel

**Staff Present:** Mike Hood, Mike Griggs, Erika Coffman, Tammy Miller

Blevins called the meeting to order at 7:02 pm.

**Agenda:** The agenda was approved on a motion by Pauls, seconded by Hutton.

**Minutes:** The March minutes were approved on a motion by Donaldson, seconded by Hutton.

**Monthly Report:** The March monthly report was approved on a motion by Pauls, seconded by Davis.

**Public Hearing: Maplewood Barn**

Hood commented on the work of a planning committee dedicated to rebuilding Maplewood Barn, which was destroyed in a fire last April. Parks and Recreation staff have been working with the Maplewood Barn Community Theater, the Boone County Historical Society, Firefighters Local 1055, Crockett Engineering and Lyria Bartlett, a local architect from Studio4. The engineers and architect have donated their services on the project, Hood said. The working committee has had 10 meetings and 4 public input meetings to come up with the existing plan. Funding for the project includes \$200,000 from the Park Sales Tax, between \$90,000 and \$100,000 from insurance and \$50,000 in donations raised by the Community Theater. Hood asked Bartlett to make comments about the plan.

Bartlett reviewed the floor plan with the Commission of the proposed new barn. She said the primary precedent while developing the plan was the original barn. It has a similar footprint and to maintain the ambience of the historical park, the siding of the new barn would be red and the trim would be white. It is sited a little differently to make the orientation more beneficial for sound, to avoid surrounding traffic as much as possible. The new orientation would also allow for more audience space and buffer space.

Bartlett described the interior of the proposed barn, including an open area for building sets and rehearsal space. There will be a large door for loading supplies as well as a shop area with sinks, restrooms, and dressing areas. The plan also includes ticket window and space for selling pre-packaged concessions if desired.

Storage spaces would be located above in the mezzanine of the barn.

Blevins opened the public hearing for comment.

**Michael Scott, president of the board for the Maplewood Barn Community Theater, 5747**

**E. Sing Drive:** I'd like to make two points. Everybody here and everybody on our board and a good number of Parks and Recreation personnel, on the night of April 5, 2010, when we heard about the fire, we all headed straight there. A good chunk of the board members, the Parks and Rec folks, were there right till the end. I think those of us in the theater had no idea what was going to happen next. A 143-year-old barn, a 38-year-old theater, and a barn that was owned by

Parks and Recreation and the City of Columbia. It wasn't too long, in the next 24 hours, that we heard from Mike (Hood) and Mike (Griggs) that it was their hope and intent to rebuild the structure in Nifong Park. That's far and away my number one place of gratitude. It's absolutely amazing. Number two, since that day in meeting with the committee and our Board of Directors working tirelessly to raise funds to supplement the funding from the City to build this barn, that I am completely overwhelmed.

I could thank you all night long but I won't, you have a lot of meeting to go through. But we will keep moving forward and keep working and will raise the funds that we need to build this barn. Thank you.

Blevins asked for other speakers. He closed the public hearing and opened the discussion for Commission comment.

**Pauls moved that the Commission recommend approval of the Maplewood Barn plan to the City Council as presented. Motion seconded by Donaldson.**

**Motion passed 5-0.**

### **Scott's Branch Trail alternate route (Council report)\***

Hood gave a brief presentation about the proposed alternate route of Scott's Branch Trail. Staff presented the original plan to the Council on March 21, which the Commission had recommended to the Council. Council asked that the Bike and Ped Commission review the plan, so they tabled it at that time. Council also requested a report on an alternate route that would avoid sidewalks on Weaver, Bray and Dublin streets.

Staff considered several options that would have the least impact to the Audubon property. The alternative route would take the trail along the southern edge of the Audubon property, using topography to minimize cutting. A wider easement could provide more flexibility to allow the trail to go around existing physical features. Plant screening materials would be planted. The trail easement would either be purchased or the City could trade land with the Audubon Society, Hood said.

This alternate trail proposal was presented to the Audubon Society, which opposed it. The Society voted as an organization to oppose any trail that allows bicycles on their property. Staff had identified this as an alternate route early in the process, Hood said, but dropped it because it was unacceptable to Audubon.

Hood shared some concerns raised about using the sidewalks as the trail route, namely the number of driveways and intersections that would have to be crossed. Hood also addressed some commonly asked questions, saying that bicycles may be ridden on sidewalks but park sales tax funds could likely not be used to repair or widen sidewalks. Hood also showed a map of how the alternate trail might fit in with the Audubon property. The cost of the alternate trail would cost between \$120,000 and \$150,000 to construct. The project budget would cover that cost.

Hood said staff has also been asked about condemnation. The City has condemned property for trails in the past, in fact, he said that he could not think of many trail projects that haven't had at least one condemnation. Recent trails with condemnations are the south fork of the Grindstone, Hominy Branch phase I, and Providence Road Trail.

Another question has been gravel as opposed to concrete. Hood said staff would consider gravel, though it would not be recommended. Gravel washes out easily and would have to be maintained more intensely.

Though not a formal public hearing, Blevins invited public comment from the audience. He asked speakers to sign in and limit their comments to three minutes.

**Howard Hinkel**, president of the Columbia Audubon Society, 405 Edgewood – I wish to explain briefly why Columbia Audubon opposes the concrete alternate trail through Audubon's property.