

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

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

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

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

Council Bill No. B 188-11

### **AN ORDINANCE**

determining it is in the public interest to construct a 20-car porous surface parking lot at the southern terminus of Plymouth Drive in Fairview 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 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 a 20-car porous surface parking lot at the southern terminus of Plymouth Drive in Fairview Park; and

WHEREAS, the notice of a 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 improvement.

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 a 20-car porous surface parking lot at the southern terminus of Plymouth Drive in Fairview Park 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 the grading of the parking lot and entry road. As deemed advisable by the City Manager, City employees shall be used to set the porous grass pavers and install landscaping.

SECTION 5. Payment for this improvement shall be made from park sales tax funds 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:

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City Counselor

**TO:** City Council  
**FROM:** City Manager and Staff  
**DATE:** June 23, 2011  
**RE:** Fairview Park/Scott's Branch Trail: Plymouth Drive Parking Lot

**EXECUTIVE SUMMARY:**

The Parks & Recreation Department is requesting authorization to proceed with the construction of a porous surface parking lot at the southern terminus of Plymouth Drive. Park planning staff anticipates using a product call Drivable Grass® as the surface for the 20-car parking lot. This lot will provide seasonal parking for the Scott's Branch Trail, Fairview Garden Plots and the soccer practice area.

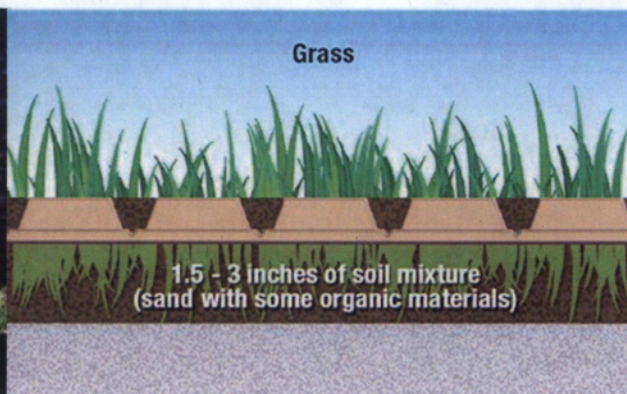
The work will be bid through the City's Purchasing Department and be completed with a combination of contract and force account labor. Work is scheduled to begin during the 2011 construction season. Total project cost is estimated at \$40,000 and is funded by the 2005 Park Sales Tax, specifically the Scott's Branch Trail project.

**DISCUSSION:**

The Parks & Recreation Department is requesting authorization to proceed with improvements to Fairview Park, specifically the construction of a 20 car parking lot at the south terminus of Plymouth Drive. At the May 16, 2011 meeting, Council approved all but one section of the Scott's Branch Trail. During subsequent planning meetings, Councilperson Daryl Dudley requested that the proposed parking lot shown on the Fairview Park Master Plan be included as part of the Scott's Branch Trail project.

Staff is proposing that the lot will be constructed as a porous grass paver system. After conducting research on the various available products, staff anticipates bidding a commercial grass paver system made by Soil Retention, called Drivable Grass®. This lot will serve as an evaluation tool to determine future use of porous pavers in the park system.

| City Fiscal Impact<br>Enter all that apply:                                                        |                                                        |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| \$0                                                                                                | City's current net FY cost.                            |
| \$0                                                                                                | Amount of Funds Already appropriated                   |
| \$0                                                                                                | Amount of budget amendment needed                      |
| \$0                                                                                                | Estimated 2 yr net costs:                              |
| \$0                                                                                                | One-time                                               |
| \$0                                                                                                | Operating / On-going                                   |
| Program Impact:                                                                                    |                                                        |
| N                                                                                                  | New program/ agency (Y/N)                              |
| N                                                                                                  | Duplicates/expands an existing program (Y/N)           |
| N                                                                                                  | Fiscal impact on any local political subdivision (Y/N) |
| Resources Required:                                                                                |                                                        |
| N                                                                                                  | Requires add'l FTE personnel? (Y/N)                    |
| N                                                                                                  | Requires additional facilities? (Y/N)                  |
| N                                                                                                  | Requires additional capital equipment? (Y/N)           |
| Mandates:                                                                                          |                                                        |
| N                                                                                                  | Federal or state mandated? (Y/N)                       |
| Vision Implementation Impact<br>Enter Below All That Applies:<br><a href="#">Refer to Website:</a> |                                                        |
| Y                                                                                                  | Vision Impact? (Y/N or if N, go no further)            |
| 12.4                                                                                               | Primary Vision, Strategy and/or Goal Item#             |
| #                                                                                                  | Secondary Vision, Strategy and/or Goal Item#           |
| 40                                                                                                 | FY10/FY11 Implementation Task#                         |





The approaching road into the lot will be either asphalt or concrete, but the entire lot will be grass pavers. Instead of surrounding the lot with concrete curbs, staff will use boulders, estate fencing and vegetation to define the parking area and restrict cars from driving into the park.

Responding to concerns raised by the neighbors during the planning process, staff is proposing to include in the project a gate at the Plymouth Drive access to the lot. Construction of the gate will provide park staff the flexibility to close the parking lot during times of low use. Some concerns were raised by the surrounding neighborhood that during time of low use by park visitors, the lot might become a gathering area for undesirable activities. It is anticipated that the parking lot will be open for use March 1 to October 31 allowing access for trail users, garden plot users, teams using the soccer practice area, and other park visitors. The gate could then be closed during the winter months if use of the site did not justify the need to keep the lot open.

As part of the Scott's Branch Trail project, a six foot wide concrete trail will connect this parking lot to the Scott's Branch Trail. Further Fairview Park improvements are scheduled for FY-2014 and are not included as part of this project.

The work will be bid through the City's Purchasing Department and be completed with a combination of contract and force account labor. Staff estimates that contract work will be used for the grading of the parking lot and construction of the access drive. Park staff will be used to set the pavers and do all of the required landscaping and planting. Work is scheduled to begin during the 2011 construction season. Total project cost is estimated at \$40,000 and is funded by the 2005 Park Sales Tax, specifically out of the Scott's Branch Trail project.

#### **FISCAL IMPACT:**

At the May 16, 2011 meeting, council approved \$980,000 in funding for the Scott's Branch Trail project. This project was identified and approved in the 2005 Park Sales Tax ballot issue. The budget for the porous paved parking lot is estimated at \$40,000. Annual maintenance costs are expected to be approximately \$1,000-\$2,000 for seeding and turf establishment.

#### **VISION IMPACT:**

This project helps address vision goal #12.4 which calls for the development of an extensive, safe network of trails designed to accommodate a variety of uses ranging from recreational to non-motorized transportation. This network may include roadway and public transportation infrastructure to help connect parks, neighborhoods, schools, and businesses. The project also addresses implementation task 40 which calls for the completion of park capital improvement projects.

#### **SUGGESTED COUNCIL ACTIONS:**

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 construction of the project should be adopted.



WESTPORT DR.

PEDESTRIAN  
ACCESS

VEGETATIVE  
BUFFER

PROPOSED 6' CONCRETE PATH

BOULDERS AND  
GRAVEL MULCH TO  
INDICATE BOUNDARIES  
OF PARKING LOT

CONCRETE  
APPROACH

GARDEN  
PLOTS

SEASONAL  
POROUS  
PARKING  
FOR 20

SHADE  
TREES  
ESTATE  
FENCE

DRINKING FOUNTAIN  
AND WATER FOR  
GARDENS (FUTURE)

PLYMOUTH DR.