

**BOARD OF PARK COMMISSIONERS
REGULAR MEETING MINUTES
City Hall, 11th Floor
Park Conference Room
455 N. Main
June 9, 2014
3pm**

Present: Bryan Frye, Cindy Claycomb, Ron Allen, Chris Highfill, Steve Hieger

Absent: Tom Roth, Hoyt Hillman

Also Present: Marty Miller, Interim Director of Park and Recreation, Elizabeth Harlenske, City Assistant Attorney, Christina Butler, Clerk, David McGuire, Paul Gunzelman, Jeff Best, Scott Knebel, Jeff Fluhr, Rachel Fox, Barbara McGuire, George Laham, Taylor Zimbelman, Citizens.

The meeting was called to order at approximately 3:00pm.

Motion by Frye, second by Highfill, IT WAS UNANIMOUSLY VOTED to add an item to the agenda (2A) for Request for Permits for Protection Systems at four area parks (5-0).

Frye introduced Marty Miller as the Interim Park and Recreation Director. He is the Director of Botanica and accepted the Interim position upon Kupper's departure from the City of Wichita.

PUBLIC AGENDA

None.

REGULAR AGENDA

Item 1: Approval of Minutes

Motion by Frye, second by Hieger, IT WAS UNANIMOUSLY VOTED to approve, sign, and file the minutes of the May 12, 2014 Board of Park Commissioners Regular Meeting (5-0).

Item 2A: Request for Protection Systems

Frye stated that the Board had previously approved a similar request from Kansas Gas Service for arrays at Clapp and Columbine Parks in March and previously to that at Murdock and MacDonald Parks. There were four (4) new requests to review at Woodland, Evergreen, College Hill, and Planeview Parks. These will be all underground and will not disturb the park. They will be new arrays. They had just received the information today and wanted to ensure the Board had a chance to review it. Kansas Gas Service wanted to make sure that the Board was aware of them. Frye stated that he was confident that Philbrick had checked them out well.

Claycomb asked if the Board had asked for payment for the previous ones.

Frye responded no, not on the last four because we still own the land. They can come out if we need

them out for any reason.

Motion by Frye, second by Highfill, IT WAS UNANIMOUSLY VOTED to approve the four permits for protection systems as requested for Woodland, Evergreen, College Hill, and Planeview Parks (5-0).

Item 3A: Delano Park/West Riverbank Project/River Vista Update (Scott Knebel, Paul Gunzelman, Jeff Best and River Vista Representative)

Frye introduced Scott Knebel to discuss the updated designs.

Knebel introduced Jeff Best of Law Kingdon Architecture, George Laham representing the River Vista project and Paul Gunzelman, Assistant City Engineer. He stated they had re-tooled the design of the River Vista project since they last presented at the Park Board meeting in December. Instead of having two phases of development, there will be a single phase with 154 apartments with a parking garage and they had fine-tuned the river front features. He introduced Best to discuss the details of the project.

Best stated there were not significant changes to the design. Beginning at 1st Street and McLean there will be a path which is ADA accessible at least 8 feet wide to accommodate bicycle and pedestrian traffic. The pathways will get wider (12 feet to 20 feet) through the river corridor due to the expectation of more people. He stated that there will be a mid-point river overlook, similar to the other bank. They would like to have a floating dock and/or river access for boats. There will be a boat/bike facility with a path to McLean and Douglas. The Bull and water fountain will remain at the corner. They stepped back from the amphitheater design and are creating a more impromptu space with the idea of using the floating stage and a stepped configuration along the river similar to the Broadview side. There will also be a relatively flat area for recreational space. There will be a corridor with a mini version of the water wall at the Hyatt Hotel. There will also be a secondary access with stairs coming from the path on McLean to the park space. There will be some grading for the bike/boat rental facility to add stepped terraces to show boats for rent. They are meeting with the Wichita Rowing Association to discuss the facility. There will be stairs and gated access for the residents of the apartments. There will also be a retail building.

Miller asked if there would be storage for the rowing teams at the boat/bike facility.

Laham responded that they have been working with the Wichita Rowing Association and the Wichita State University rowing group. These two groups have been without permanent homes so they are trying to create a permanent home for them at the boat/bike facility.

Frye asked how large the green space would be.

Best responded it would be just over an acre and a half.

Frye asked what the capacity would be.

Best responded that he would have to get back to Frye with the answer.

Frye asked if there was only one gated entry from the river access to River Vista apartments.

Best responded there was one entry for sure and a possible second access on the south end facing the river.

Frye asked where customers for the boat/bike facility would park.

Laham responded that there would be public parking for 400+ cars.

Claycomb asked if the details had been worked out with the rowing groups.

Laham responded that they were working together. They wanted to have it almost done and they will meet with the Wichita Rowing Association and WSU to get the internal parts of boats and bikes coordinated.

Hieger asked if they had worked with the Delano Historical Society and if they were supportive of the project.

Knebel stated that they had scheduled a meeting on June 17 with the Delano Neighborhood Association. He added that they were on the July 1 City Council agenda to get approval from the City Council since there have been changes made to the design.

Laham added that they have talked to the Delano Historical Society along the way. They had a round of meetings in December and made revisions accordingly. They wanted to have things in line before addressing Delano and others again.

Jeff Fluhr stated he was with the Downtown Development Project who had a goal to push the expectations. This takes care of what they wanted to do with the plan. People staying at the Drury Hotel will see the boats and want to do something that they have not done before. This will serve as a gateway to Delano. They will give the fountain context and Laham will do programming similar to what he has done at Bradley Fair. It will move the city forward. They are raising expectations of other projects coming along and they wanted to support this concept.

Laham stated that the fountain will remain and will be re-habbed to make it operational. He noted that this is a prime piece of real estate that should not be anything less than a park. He noted that the distance from the residences to the water is approximately 110 feet. There will be substantial green space and River vista will maintain the park and river walk. This project will be done with STAR Bonds through the State of Kansas. Fleur, Best, Janet Miller and Laham worked together to secure the STAR bonds for the project.

Frye stated he was encouraged to see the mirror hardscape with the Drury Hotel because it looks cohesive and well thought out. He also appreciates the river access points.

Hoetmer added that he was happy to have the complimentary images and landscapes as the Drury's and he was happy with the boat/bike option. He and Best worked on the chrome bull and with the Delano folks.

Laham asked what the opinion of the bull was for the Delano neighborhood.

Hoetmer responded that they started with a sketch of where they wanted the bull to be oriented in the intersection and they had a very strong opinion on the history of it crossing the river. It was decided to change the orientation of the bull after some discussion.

Laham asked if it was unanimous that they wanted the bull. He wanted to know that before his next

presentation to them.

Hoetmer responded that it was mostly unanimous from what he has gathered and they were very involved in the process.

Frye stated this project should lead to more understanding of the history of why the bull is there and how it related to the development of Wichita and the Chisholm Trail.

Laham stated they had just started looking at art. Under Best's leadership and guidance they are going to make sure that the riverbank is spectacular and will incorporate art and lighted art to address the history of the Delano area. They are figuring out how to tie the projects together.

Frye stated that is probably what they are going to want to know. He asked if the Board needed to approve the revised design plan, have a vote of support or just receive and file. He noted that the Board had approved the last plan.

Motion by Frye, second by Claycomb, IT WAS UNANIMOUSLY VOTED to approve the new improved plan for Delano Park and the River Vista corridor (5-0).

Frye asked what the timetable will be.

Laham responded they would like to start this fall and it will take approximately 18 months. He noted that the wall has to be done first and they cannot start until it is complete. Then they will start on the residences and then move to the river features.

Frye asked if they will have to stop river flow.

Best responded they will have to drop the river, but will have it done before Riverfest.

Claycomb asked if they will have to close that side of the river path for the entire construction time.

Best responded they will they need to close it and will have signage.

Item 3B: CIP Current Project Details (Larry Hoetmer)

Frye asked Hoetmer to email his presentation to the Board.

Hoetmer responded that he would email the Board his presentation. He stated they finished up the athletic court improvements at Riverside Tennis Center. They will put in two (2) quick start tennis courts which are mini versions of regular size courts for children. They will remove and rebuild the Fairmount basketball courts and renovate the tennis courts. This will use up \$250,000.

Miller stated that the Botanica expansion was pretty much completed. He noted that before Botanica could initiate the money, they had to raise \$3 million on their own. They took what money was left after the infrastructure for the Children's Garden and the road was in place and used it for the new event building. All amenities were paid for by Botanica Inc.

Hoetmer stated that the Brooks/Kingsbury Park project (Crystal Prairie Lake) had initiated \$300,000 to be used for design and the complete set of plans. RDG and Cook/Flat/Truggle is working with Public

Works trying to get a permit modification because it is still a land fill. There was also some movement of the access to the area at Hoover and K-96 and worked to have a diamond configuration. He would like to see funds from 2013 used for seeding. He noted that Cornejo recently purchased LaFarge and the mining site is now theirs. All the mining will come from Crystal Prairie Lake which is good news because it puts more pressure on this development. He would like to put more dollars into Crystal Prairie Lake.

Hoetmer stated they have been working on the Buffalo Park project with Oschsner, Hare and Hare and would like to go to bid this fall for the project. They have a pending grant with the Land and Water Fund which will impact how they bid the project.

Frye asked if there are any more meetings scheduled.

Hoetmer responded they want to get together with Frye and the stake holders to discuss.

Hoetmer stated at Chisholm Creek Park they will add more bike paths to Great Plains Nature Center (GPNC). The City is putting in \$194,000 and the Federal government will put in \$780,000 from a grant. He mentioned that fencing at MacDonald Golf Course is on the list and that golf course improvements have been implemented and are on-going. There are parking lot and entry drive improvements for Chisholm Creek Park, Harrison Park, and Southlakes on the list. There are also playground redevelopments for Dr. Dey Park and Central and Grove Park. Walking paths and exercise systems' funds were initiated in 2013 that will be focused on at Chisholm Creek Park North. There have been recreation center improvements with Linwood's fitness center. They would also like to use the funding for security systems. If there are any funds left, they will use them at the Ice Center. Pools will be for maintenance only.

Frye asked if there was any talk about improvements for McAdams and League 42.

Hoetmer responded that they are finding their own funding. The diamond adjacent to 17th street has a vendor who is willing to build and put in dugouts. They are still getting funding for the League 42 master plan. They would like to develop two diamonds by 13th street.

Hieger asked if there is an updated spreadsheet with the current dollars spent for the projects.

Hoetmer responded that the CIP was last approved in 2010. He noted that as a staff they are looking at the next phase because they think this fall is when City Council will approve a new plan. He stated they have tried to leverage the dollars with grants.

Frye stated they are looking at the Aquatics Master Plan to make sure it is in the line with the CIP projects.

Hoetmer added he will try to come back in a couple of months with a draft.

Item 4A: Recreation Update (Karen Holmes/Barbara McGuire)

Barbara McGuire stated that the Winter session was very good. The Spring session looks like it went well and the Summer session just started. They offered 140 new classes. The top five new programs are: How to Be a Bee Keeper; History Strolls with Jim Mason from Great Plains Nature Center (GPNC) for Riverside and the Arkansas River; Maximizing Your Technology (since there are no computers in the centers, they offered this for smart phone new users/potential users); Guitar (Linwood purchased guitars for the center); and Cooking classes. Beta at Butler Community College is offering most of the cooking classes.

Cooking and art have high expenditure levels due to the supplies needed.

Frye asked if the cost recovery is the same on cooking as it is for other classes.

McGuire responded yes. Archery classes are the highest enrollment classes. The Prehistoric Indian Life class filled up and they had to create a second class. They continue building partnerships. They are working on Fall programming now.

Frye asked if suggestions for programming should go to McGuire.

McGuire responded yes.

Frye stated they could look at numbers from the monthly reports sent from Karen Holmes.

Hieger asked if the 2014 numbers are actual numbers.

McGuire responded that she was not sure.

Frye suggested that Hieger send Holmes an email to ask.

Item 4B: Golf Annual Report Update (Troy Hendricks)

Frye stated he had asked Hendricks to update the Board on the presentation he would give to The Golf Advisory Committee (GAC).

Hendricks stated that rounds are up compared to last year and revenue increased compared to last year. There is a net income increase of 78%. He stated that Junior Golf has 121 participants at Auburn Hills and lessons there are full. MacDonald started doing lessons as well. Clapp is adding more lessons. They are also trying to get more email blasts out.

Frye asked how many rounds Hendricks expects for June, July and August.

Hendricks responded they should push about 24,000. If it is a good summer, it should be higher than that, but rain will lower those numbers.

Frye asked if they are done with the CIP projects.

Hendricks responded that the parking lots are done; fencing at MacDonald will go out for bid soon; and ADA construction at Sim for restrooms should be ready for fall construction.

Hendricks introduced Taylor Zimbelman who did a study of how Clapp golf course would have to be reconfigured if the corner were sold. This was requested after discussion at the GAC meeting.

Taylor Zimbelman stated that Clapp is classified as a regulation 18-hole course on the shorter side and it is around 95 acres. The course is good for beginner golfers and junior golfers. He discussed three concepts. Concept A would have minimal changes. If the corner is gone, then four holes would be affected (15, 16, 17 and 18). The cost estimate is \$300,000 to adjust the course. It would not be shorter. They would adjust the tees. Concept B would be a par 67 executive golf course. He stated there is a lack of driving ranges in Wichita. Tex Consolver and Auburn Hills have them, but the other three courses do not. It is currently a 70 par course and is very walkable. There would be a 34 stall option. The cost is

approximately \$475,000 because of having to build more greens, but there would be a different revenue stream.

Frye asked how long it would take to play.

Hendricks responded just under four hours.

Zimbelman stated that could be a selling point because you can get in a quicker round of golf and spend more time with the family. Concept C is at the extreme opposite end and completely different. It would be a 9 hole regulation golf course. By eliminating nine holes, they could have a driving range for revenue stream and could sell more land off for additional revenue. Golfers could play a round in 2 hours 10 minutes. This option would be the cheapest to implement because there would be less new greens. It would be a par 36 at just over \$300, 000.

Highfill asked if there are many golfers playing only nine holes.

Zimbelman stated that Concept B is not a returning 9. He stated that Concept C is approximately 15 acres.

Frye asked if the Learning Center is not included.

Zimbelman responded that is correct.

Frye stated they can make it work and still be affordable. He thinks it might be best to put out an RFP to see who is interested. He is confident that this could work. He asked what the agreement is with Zimbelman and if he could come up with a fourth concept without running up a tab.

Zimbelman stated that it sounds like they liked Concept B and have a returning 9.

Frye stated they need the extra revenue opportunity. And if they are trying to get the time down for a round of golf, then that is the direction they need to go.

Hendricks stated Zimbelman did exactly what was asked of him in Concept B.

Zimbelman noted that the range really sets it nicely and there are no nets in the plan.

Frye stated he looks forward to hearing what the GAC has to say after seeing the concepts at the meeting at Clapp tomorrow. He stated there was a community engagement meeting scheduled with the Meadowlark/Grandview neighborhood on Tuesday, June 17, at Mt. Vernon Presbyterian Church.

Hendricks stated that Clapp is the player development course and the "value" course. It does not need to have all of the amenities on it and it offers speed of play.

Item 4C: Updates from Director and President

Frye stated that he and Harlenske had discussed the weapons in parks ordinance. This is something the Board will be discussing at the next meeting.

Harlenske stated it would also have to go through City Council. She noted that the Law Department is amending ordinances because the legislature passed a bill that cities can no longer regulate firearms. It

states that open carry of firearms and conceal carry with appropriate permits is to be allowed in open spaces/parks. They had missed Ordinance 9.03.470 that needs to be amended. The City can still regulate the discharge of firearms. The ordinance will be amended to read "It will be unlawful to possess a firearm except as allowed under State law." The legislature also passed a law that knives can be carried. Guns and knives can go into recreation centers, golf courses, and parks.

Claycomb asked about City Hall.

Harlenske stated they will not be allowed in City Hall because there is security at the building and they are not allowed where there is security in place. This law goes into effect July 1. There are changes that will go to City Council tomorrow, but this one will go City Council at a later date.

Frye stated they will have to discuss it next month.

Miller added that they will have to take down signs at parks and buildings if there are any currently up.

Frye stated they would have to ask David McGuire if there are still signs up.

Frye stated that the Heritage Park lease was signed and construction has begun.

Frye stated he has been visiting with the City Manager regarding the Park Director position. He stated that the deadline is June 15, but they will continue to take applications until the position is filled. So far, they have had over 50 applicants. There will be a team approach for filling the position. The interview panel will consist of department employees, three Park Board representatives and Department Directors. They should narrow the candidate list and hope to start interviews shortly after the Independence Day holiday. The City Manager recognizes the need to fill the position quickly.

Frye suggested the Board visit the event center at Botanica because it is beautiful. They also had the ground breaking for the Chinese Garden and it was well attended.

Claycomb asked if they hired a Golf Pro at Auburn Hills yet.

Frye responded that they have shuffled people around and Hendricks is still going out there on Saturdays and Sundays. They have the job posted.

Item 5: Adjourn

There being no further business, the meeting was adjourned at 5:20pm.

Bryan Frye, President

Christina Butler, Clerk