

****NOTICE: Agenda is subject to change prior to or during the course of the meeting.****

**JOHNSON COUNTY PARK AND RECREATION DISTRICT
BOARD OF COMMISSIONERS**

PARKS & GOLF COURSES COMMITTEE

Nancy Wallerstein, Chair
Steve Baru

AGENDA

JCPRD Administration Building Boardroom
in Shawnee Mission Park
7904 Renner Road, Lenexa, KS

Thursday, March 11, 2010
9:00 AM

I. CALL TO ORDER/ROLL CALL:

II. CONSIDER APPROVAL OF :

- PGC-1** Request from AT&T for an Easement at the Cell Tower Site in Shawnee Mission Park – Bill Maasen
- PGC-2** Request to Bid 2010 CIP Projects – Cliff Middleton
- PGC-3** Request from JOCO Water District #7 for a Temporary Right-of-Way Easement Conveyance at Big Bull Creek Park – Cliff Middleton
- PGC-4** Request from KCP&L for Power Easement at The Theatre in the Park Pavilion – Cliff Middleton
- PGC-5** Request from City of Shawnee for a Stormwater Treatment Facility Agreement for The Theatre in the Park Pavilion in Shawnee Mission Park – Cliff Middleton

III. OTHER BUSINESS: None

IV. DISCUSSION ITEMS:

V. ADJOURNMENT.

2010 PERMITS ISSUED TO DATE

Amusement Permits	0
Catering Permits	1
Special Use Permits	55
Metal Detector Permits	5
Model Rocket Permits	10
DISTRICT Permits	24

**JOHNSON COUNTY PARK AND RECREATION DISTRICT
BOARD COMMITTEE BRIEFING SHEET**

Originating Committee: Parks & Golf Courses **Date:** March 11, 2010

Project Name/Identification: AT&T Easement Agreement for Shawnee Mission Park Cell Tower Site

Problem/Issue (current policy if applicable to subject):

AT&T has requested a utility easement for purposes of delivering an increased number of phone lines to the existing cell tower in Shawnee Mission Park near the Maintenance Compound. The Easement Agreement has been edited and approved by District's Legal Counsel. The easement would be located in an area that would minimally impact the park. Compensation for this easement would be a one-time payment of \$2,500, which is a fair offer for a 10 foot wide, 1,000 foot long, permanent easement.

Discussion & Impact (include short- and long-term financial and personnel impacts):

There are no short- or long-term financial or personnel impacts related to this easement as it is located in the area of the Maintenance Compound and not in an area open for public use.

Alternatives available:

1. Approve Easement Agreement as submitted.
2. Delay approval for further discussion or revisions.
3. Deny approval.

Prepared by: Bill Maasen, Superintendent of Parks & Golf Courses **Phone:** 913.894.3340

**JOHNSON COUNTY PARK AND RECREATION DISTRICT
BOARD COMMITTEE BRIEFING SHEET**

Originating Committee: Parks & Golf Courses **Date:** 3/11/2010

Project Name/Identification: Permission to Bid 2010 CIP Projects

Problem/Issue (current policy if applicable to subject):

The Planning & Development Department is requesting permission to bid the following construction/ improvements in 2010 and/or solicit Request For Proposals (RFPs) for professional design services related to those projects.

Discussion & Impact (include short- and long-term financial and personnel impacts):

Projects identified in the 2010 CIP:

- Roeland Park Aquatic Center Sprayground
- Demolition of the Tomahawk Recreation Complex Building
- Tomahawk Hills Golf Course Driving Range (various items related to the construction of this project)
- Camp Branch Creek Streamway Park Trail Phase 1
- Coffee Creek Streamway Park Trail Phase 1 (design)
- Oakridge Farm Master Plan Implementation - Equestrian Parking Area (carryover from 2009)

Items above, with the exception of the Oakridge Farm Master Plan Implementation, were included on the 2010 Capital Improvement Program approved by the Board on January 20, 2010. The Oakridge Farm Master Plan Implementation was approved as part of the 2009 CIP and will be funded with 2009 year-end fund balance dollars.

In addition, staff request permission to solicit proposals for professional engineering services required by the State of Kansas Division of Water Resources for dam safety inspections on seven (7) District lake dams.

Alternatives available:

1. Approve request as submitted.
2. Delay approval for further discussion or revisions.
3. Deny request.

Prepared by: Cliff Middleton, Planning & Development Manager **Phone:** 913.894.3342

**JOHNSON COUNTY PARK AND RECREATION DISTRICT
BOARD COMMITTEE BRIEFING SHEET**

Originating Committee: Parks & Golf Courses **Date:** March 11, 2010

Project Name/Identification: Temporary Right-of-Way Easement Conveyance to
Johnson County Rural Water District #7 for Big Bull Creek Park (Future Park Site)

Problem/Issue (current policy if applicable to subject):

Johnson County Rural Water District #7 (RWD #7) has a water main on JCPRD property (Big Bull Creek Park) that requires upsizing and relocation.

Discussion & Impact (include short- and long-term financial and personnel impacts):

An existing RWD #7 water main that traverses the property at the future Big Bull Creek Park site requires replacement to service increasing demands in the area near 207th and Spooncreek Road. The existing easement alignment is crooked and passes through some quality woodland environments. Upgrades to the water line within the existing water line easement would damage habitat and quality tree species and would not provide a logical utility route across the future park's property. A new, straightened, easement is proposed for a new water line that is laid out to minimize negative impacts to vegetation and also provide a more logical utility corridor across the park property. At the time of the recording of the new Temporary Right-of-Way Easement Conveyance, the property noted in the existing RWD #7 Easement shall be vacated and rights to that abandoned easement will return fully to JCPRD. The difference in area of the existing easement being vacated and the new easement to be recorded is minimal (approximately 1900 square feet). Both legal counsels, for JCPRD and RWD #7, have reviewed and approved the new Temporary Right-of-Way Easement Conveyance.

Alternatives available:

1. Approve new Temporary Right-of-Way Easement.
2. Delay approval for further discussion or revisions.
3. Deny request for approval.

Prepared by: Cliff Middleton, Planning & Development Manager **Phone:** 913.894.3342

**JOHNSON COUNTY PARK AND RECREATION DISTRICT
BOARD COMMITTEE BRIEFING SHEET**

Originating Committee: Parks & Golf Courses **Date:** March 11, 2010

Project Name/Identification: KCP&L Power Easement for The Theatre in the Park Pavilion

Problem/Issue (current policy if applicable to subject):

An easement for the installation of a new power service that will supply power to the new Theatre in the Park Pavilion.

Discussion & Impact (include short- and long-term financial and personnel impacts):

The Theatre In The Park Pavilion electrical service connection requires construction of a new primary electrical line behind the Theatre compound. The most economical and least disruptive solution for providing power to the new large events shelter is an overhead service extension that would run through the wooded area southwest of the Theatre's backstage to a pole outside the Theatre's back fence. An underground electrical service connection would be constructed from the Theatre's back fence to the Pavilion building. The electrical service design preserves the Theatre's character as viewed from the Theatre Bowl with the overhead wires behind the stage buildings and well screened by existing trees.

This new service to the Pavilion is required as there was not adequate power capacity readily available in the existing Theatre power panels. This Easement would grant a 10 foot wide utility easement approximately 310 feet in length. The standard form KCP&L Easement is required to construct this electrical utility extension.

Funds to cover the \$11,538.43 cost of the KCP&L utility extension are included in the CIP Projects Budget. The underground portion of the electrical service is included in the Pavilion construction contract amount.

No additional funding is requested for this item.

Alternatives available:

1. Approve Easement document as submitted.
2. Delay approval for further discussion or revisions.
3. Deny approval.

Prepared by: Cliff Middleton, Planning & Development Manager **Phone:** 913.894.3342

**JOHNSON COUNTY PARK AND RECREATION DISTRICT
BOARD COMMITTEE BRIEFING SHEET**

Originating Committee: Parks & Golf Courses **Date:** 3/11/2010

Project Name/Identification: Stormwater Treatment Facility Agreement for
Theatre In The Park Pavilion Improvements in Shawnee Mission Park

Problem/Issue (current policy if applicable to subject):

A Stormwater Treatment Facility Agreement is required by the City of Shawnee for water quality improvements at The Theatre In The Park Pavilion in Shawnee Mission Park.

Discussion & Impact (include short- and long-term financial and personnel impacts):

The City of Shawnee requires all new improvements within the City to provide Best Management Practices (BMP) that improve the quality of stormwater runoff from impermeable surfaces, (pavement and roof tops). The BMP requirements can be met in a variety of ways, such as constructing bio-swales, rain gardens and other engineered water quality treatment means, or by setting aside natural vegetated areas. Shawnee's Title 11 Stormwater Management Program also requires the owner/developer to grant a Stormwater Management Easement that assures long term maintenance of those BMP's.

District Legal Counsel Bill Tuley has suggested that an inter-local agreement with the City would be a more balanced and appropriate method to assure Shawnee that those improvements would be maintained by the Park District. Mr. Tuley worked with the City's Legal Counsel to develop the agreement included with this briefing sheet. There are four (4) areas described in the Agreement Exhibits. Two (2) are rain gardens that receive runoff from the Theatre parking lot, one is a vegetated swale to be constructed as part of the Pavilion project, and one is an area of woodland and native grasses that will remain a natural vegetated area. The District agrees to maintain the rain gardens and vegetated swale to function as bio-filtering improvements and to maintain the 14.4 acres directly behind the Theatre as a natural vegetated area.

The BMP requirements fulfilled by this Agreement will allow construction of additional impervious areas, equal to 54 parking stalls, without need for more BMP improvements.

The City of Shawnee has indicated that this Agreement must be in place before they will issue a Certificate of Occupancy for The Theatre In The Park Pavilion.

The District currently manages and maintains The Theatre In The Park facilities and grounds. The additional financial impacts of this Agreement will be minor and will be absorbed within the current maintenance resources.

Mr. Tuley has reviewed and approved the attached Agreement as has Mr. Rainey, the City's Legal Counsel.

Alternatives available:

1. Approve Agreement as submitted.
2. Delay approval for further discussion or revisions.
3. Deny approval of Agreement

Prepared by: Cliff Middleton, Planning & Development Manager **Phone:** 913.894.3342