



**REQUEST FOR SPECIAL MEETING OF THE GOVERNING  
BODY OF THE CITY OF PAOLA, KANSAS**

TO THE HONORABLE MAYOR, LEIGH HOUSE, OF THE CITY OF PAOLA, KANSAS:

We, the undersigned being duly elected, qualified, and acting Councilmembers of the City of Paola, Kansas, hereby respectfully request you to call a **Work Study Meeting** of the Governing Body of the City of Paola, Kansas. This meeting to be held with Council In-Person at **City Hall, 19 E. Peoria, on Tuesday, April 5, 2022 at 6:00 pm**, for the following purpose:

- Juneteenth Consideration
- Recreation Discussion - Alan Hire
- Pool Improvements Discussion
- Sale of Public Property
- Industrial Park Update
- Council Meeting Items
  - Asphalt Bids
- Other Business

(This is a Work Study Meeting and no action will be taken on any issue.)

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Dave Smail, Councilmember Ward 1

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Trent Upshaw, Councilmember Ward 2

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Kathy Peckman, Councilmember Ward 3

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LeAnne Shields, Councilmember Ward 4

\* \* \* \* \*

**CALL OF SPECIAL COUNCIL MEETING**

I, the undersigned Mayor of the City of Paola, Kansas having received a request for a special meeting of the Governing Body of said city, do by these presents call a special council meeting of the City of Paola, Kansas for the purpose set forth in the foregoing request

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Leigh House, Mayor

# To Consider Paola Recreational Facilities

*Presented by Alan Hire*

*Interested Citizen*

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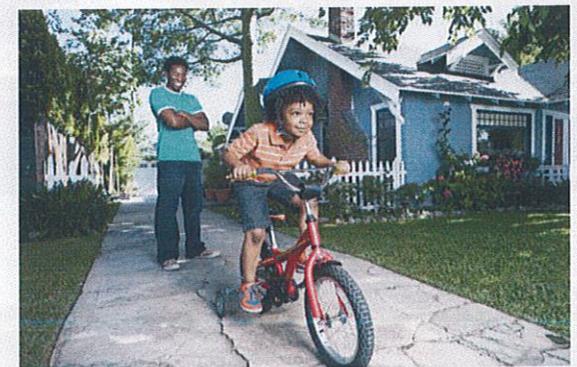
# Field Sports



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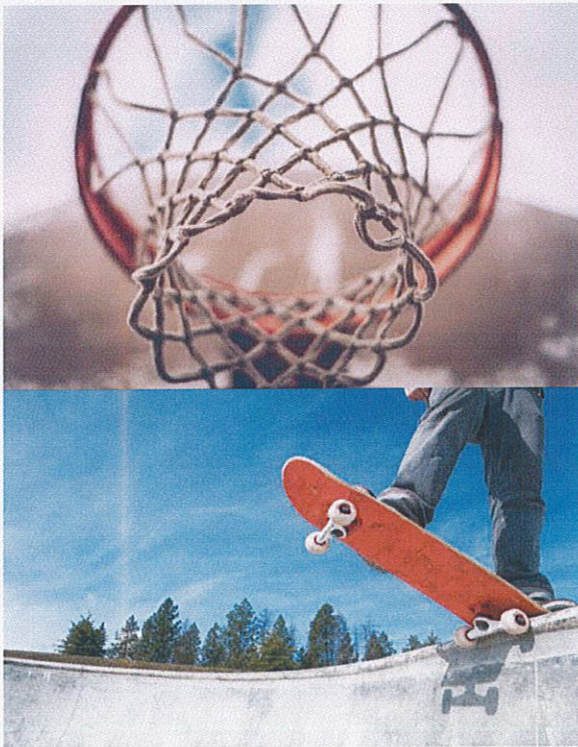


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# Court Sports



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# Children Activities

- Playgrounds and Structures



- Inter Activity Stimulation





# Recreation Building

- Educational Activities

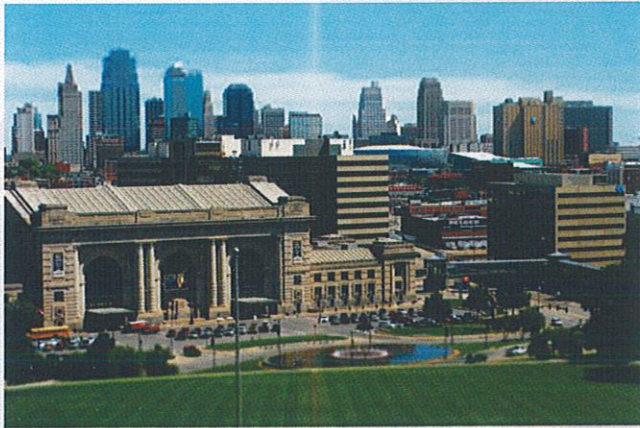


- Craft Activities for young and old





## Field Trips and Activities



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## Office for Staff and Storage





To Consider;

What can our Recreation Facilities be in 2040

1. What is our vision for our (all) Facilities in 2040?
2. Have we considered all the options to us?
3. We have been given an opportunity to create a vision for Paola Recreation?
4. We have been given the trust of all of our citizens with the award of the 2020 Sales tax levy.
  - a. This is a 12 Million dollar award that we are now the stewards of.
    - i. Citizens have entrusted us to do the following
      1. Have a clear and concise plan for the appropriation of the funds.
      2. Spread the dollars out in a reasonable split to take care of multiple public infrastructure issues.
        - a. Lake Miola Dam stabilization
        - b. Recreation facilities
        - c. Street
        - d. Storm water improvements
        - e. Water and Sewer Infrastructure and improvements
        - f. Facilities and improvements to our existing buildings
        - g. Possible acquisition of new land and facilities to meet the goals of the items mentioned above
6. These are all things that need to be considered and put into the total scope of projects and improvements that the public has charged us with as stewards of the 2020 Sales Tax Levy



# Paola Recreation facilities

## Outdoor park and recreation activities

### Field Sports

- Baseball
- Flag Football
- Soccer
- Disc Golf
- Open Park Land
- Gathering areas and shelter houses
- Trails and woodland environment
- Exercise and relaxation areas
- Community garden
- Arboretum





# Paola Recreation facilities

## **Court Sports**

- Basketball
- Tennis
- Skateboard
- Volleyball
- Pickleball

## **Childrens activities- Infant to Middle school**

- Playgrounds
- Interactive- Stimulation areas



# Buildings and support Facilities

- Recreation Center

- Office and central location for the Paola Recreation Commission
- Classrooms and activity areas
- Senior activities
- Coordination with existing groups for other community opportunities

- Court Sports

- Basketball
- Volleyball
- Wrestling
- Adult Physical Fitness activities
- Children Physical Fitness activities



# Questions we need to ask

- How do we fund the ongoing maintenance of these facilities?
  - Annual budget to maintain?
  - Annual budget for heavy maintenance replacement?
- If we have a vision and plan, but do not document it, how can we transfer it to the next round of citizens that sit in these seats as stewards of the city to know what we had in mind?

If it is not comprehensive and complete...

- From concept
- To completion
- To maintenance
- We will have failed in the trust and obligation that the citizens have bestowed on us.
- Has the future of the Paola Recreation Commission been included in the recent comprehensive plan?
- Has the future of the Paola Parks been put into the Comprehensive Plan?
- Will future developments require planning and dedicated parkland?
- Have any future plans for Lake Miola been discussed? Is there a vision?



## Things to Consider;

- Do we have a vision?
- What are our goals?
- Is the long term plan written down?
- Why don't we have a long term plan?
  - It may be whimsical.
  - It may be unattainable.
  - How do we know?
  - Have we invited others into help us with a vision?



# Options to consider

## Options to consider-

- Bernard Community Park Lansing, Kansas
- This project bid earlier this month.
- Total cost- 4.2 Million Dollars
- Lets review what it purchased
  - Green field site (City already owns the ground)
  - See attached sheet
- For the sake of transparency, I have no relationship with any of the engineers or architects.



# Have we looked at purchasing a green field site?

## Cost of the project would need to be established

- Ground cost deducted from the budget
- Construction would be commensurate with the available balance
- Future growth of all activities would be laid out and planned for

## Legacy Property owners

- For clarification I have not talked to any of the possible owners.
  - I do not have that authority
  - I can look at what may be possible
  - Ask the questions on the Council to consider
- I am using the term Legacy Property owner, as a property owner that has lived or owned the property for a long time. Are existing citizens of the Paola and Miami County community
  - Have they been approached with a true “Concept Plan and Vision” of how the property may be used?
  - Have we seriously approached them?
  - I don’t know if these Legacy Owners would be willing to sell their land to the City Parks program.
    - As a city we need to help them understand the vision of the Paola Parks program.
  - I do know that once the property changes hands the price will be 125% of what the new owner paid for it
  - So any opportunity to purchase at any price will be higher



# Site evaluation

- Employ the services of a Landscape engineer to put some preliminary sketches together of the sites of interest for discussion by the council, and to provide our vision and long term goals to the property owners.
  - This engineer should be
    - Independent of any of the previous discussions regarding facilities
    - Landscape Architect or Engineer with multiple projects in his/ her resume.
    - Projects that have been constructed and in service
  - Solicit someone to negotiate with the land owners
    - Preferably at a very low fee or Pro Bono



# In Conclusion

We need to be cognizant of what the future needs will be with the new Paola Recreation Commission and the Paola Parks Program.

- Facilities required
- Other management assistance and coordination
- Future line item budget for maintenance and acquisitions
- We are the stewards of the 2020 Sales Tax Levy and should work to spend these dollars over all the projects that need attention and were listed on the Sales Tax issue.
- Our schedule of importance of the improvements should be based on what is best for the entire Paola Community.
  - Maintenance
  - Improvements
  - Acquisitions.
- We must not be hasty with the decisions to follow through with the wants and needs of our community



# To Consider Paola Recreational Facilities

Presented by  
Alan Hire  
Interested Citizen  
913-285-3396

CITY OF  
**Paola**  
K A N S A S



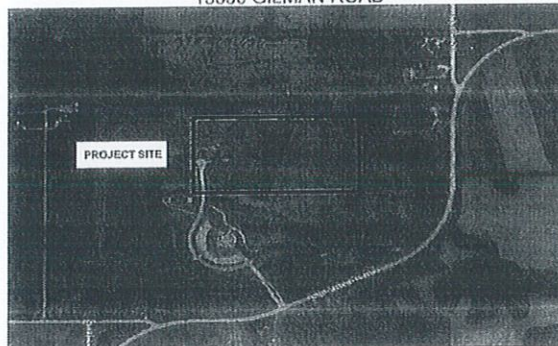
# BERNARD COMMUNITY PARK

LANSING, KANSAS

FEBRUARY 15, 2022

## BASEBALL COMPLEX IMPROVEMENTS BID DOCUMENTS

15650 GILMAN ROAD



NORTH

Not to Scale

### Utility Contacts:

AT&T TELEPHONE COMPANY	913-676-1801
LANSING PARKS & RECREATION	913-727-2960
LANSING PUBLIC WORKS DEPT.	913-727-2400
LANSING WASTEWATER	913-727-2206
EVERGY (Attn: Tyler Roby)	913-758-2727
LAN-DILL WATER DISTRICT	913-727-3350
LEAVENWORTH COUNTY RURAL WATER B.	913-653-0513



### Owner:



**CITY OF LANSING, KS**  
800 1ST TERRACE  
LANSING, KS 66013  
Phone: 913-727-2960

### Prepared by:



**VIREO**  
Landscape Architecture and Planning  
920 Walnut Street, Suite 700  
Kansas City, MO 64108  
Phone: (816) 755-5590  
Fax: (816) 755-1609



**MHS ENGINEERING**  
15700 College Blvd, Suite 202  
Lenexa, KS 66219  
913-686-4047

### VSR Design

**VSR DESIGN**  
PO BOX 7605  
Overland Park, KS 66207  
Phone: (913) 484-5211



**SFS ARCHITECTURE**  
2100 Central Street  
Kansas City, MO 64106  
Phone: (816) 474-1397



**PKMR ENGINEERS**  
13300 W. 58th Street  
Lenexa, KS 66215  
Phone: (913) 492-2400



**STAND STRUCTURAL ENGINEERING**  
6234 Robinson St.  
Overland Park, KS 66204  
Phone: (913) 214-2159

### Sheet Index:

C100 - EXISTING CONDITIONS  
C200 - GENERAL LAYOUT  
C201 - SITE ACCESS PLAN  
C300 - SITE DIMENSION  
C400 - GRADING PLAN OVERALL & EROSION CONTROL  
C401 - DRIVE PLAN & PROFILE  
C402 - GRADING PLAN - ENTRY  
C403 - GRADING PLAN - CONCOURSE  
C500 - STORM PLAN  
C501 - STORM PROFILES  
C502 - UNDERDRAIN PLAN  
C503 - DRAINAGE MAP  
C500 - UTILITY PLAN  
C700 - SITE DETAILS - 1  
C701 - SITE DETAILS - 2  
C702 - SITE DETAILS - 3  
C703 - SITE DETAILS - 4  
PF 1.1 - PLAYING FIELD - LAYOUT & MATERIALS  
PF 2.1 - PLAYING FIELD - GRADING & DRAINAGE  
PF 3.1 - PLAYING FIELD - IRRIGATION  
PF 4.1 - PLAYING FIELD - DETAILS  
PF 4.2 - PLAYING FIELD - DETAILS  
L100 - LANDSCAPE PLAN  
L200 - LANDSCAPE ENLARGEMENTS & SITE FURNISHINGS  
L201 - LANDSCAPE & TRASH ENCLOSURE DETAILS  
G000 - CODE & GENERAL INFO  
S001 - STRUCTURAL GENERAL NOTES  
S100 - FOUNDATION & FRAMING PLAN  
S500 - STRUCTURAL DETAILS  
S501 - STRUCTURAL DETAILS  
A111 - FLOOR PLAN - LEVEL 1  
A115 - FINISH PLAN, RCP, & ROOF PLAN  
A201 - EXTERIOR ELEVATIONS  
A211 - ENLARGED PLANS & INTERIOR ELEVATIONS  
A321 - WALL SECTIONS & DETAILS  
A322 - SECTION DETAILS  
MEP001 - MEP COVER SHEET  
MEP101 - MEP SITE PLAN  
M101 - HVAC PLAN  
P101 - PLUMBING PLANS  
P201 - PLUMBING SCHEDULES/DETAILS  
E201 - ELECTRICAL PLANS  
E301 - ELECTRICAL SCHEDULES/DETAILS  
E401 - ELECTRICAL SPORTS LIGHTING

### CITY APPROVAL:

LANSING, KANSAS  
*Michael W. Spickelmier* 2/15/22  
Mike Spickelmier DATE  
wms  
*Jason Coon* 2/15/22  
Jason Coon DATE  
Project Manager





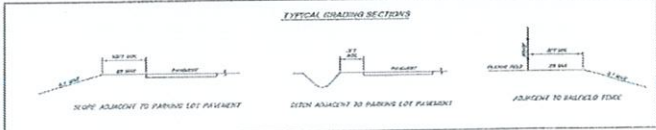
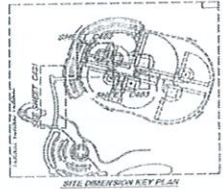
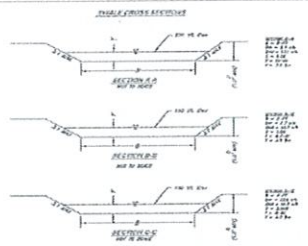
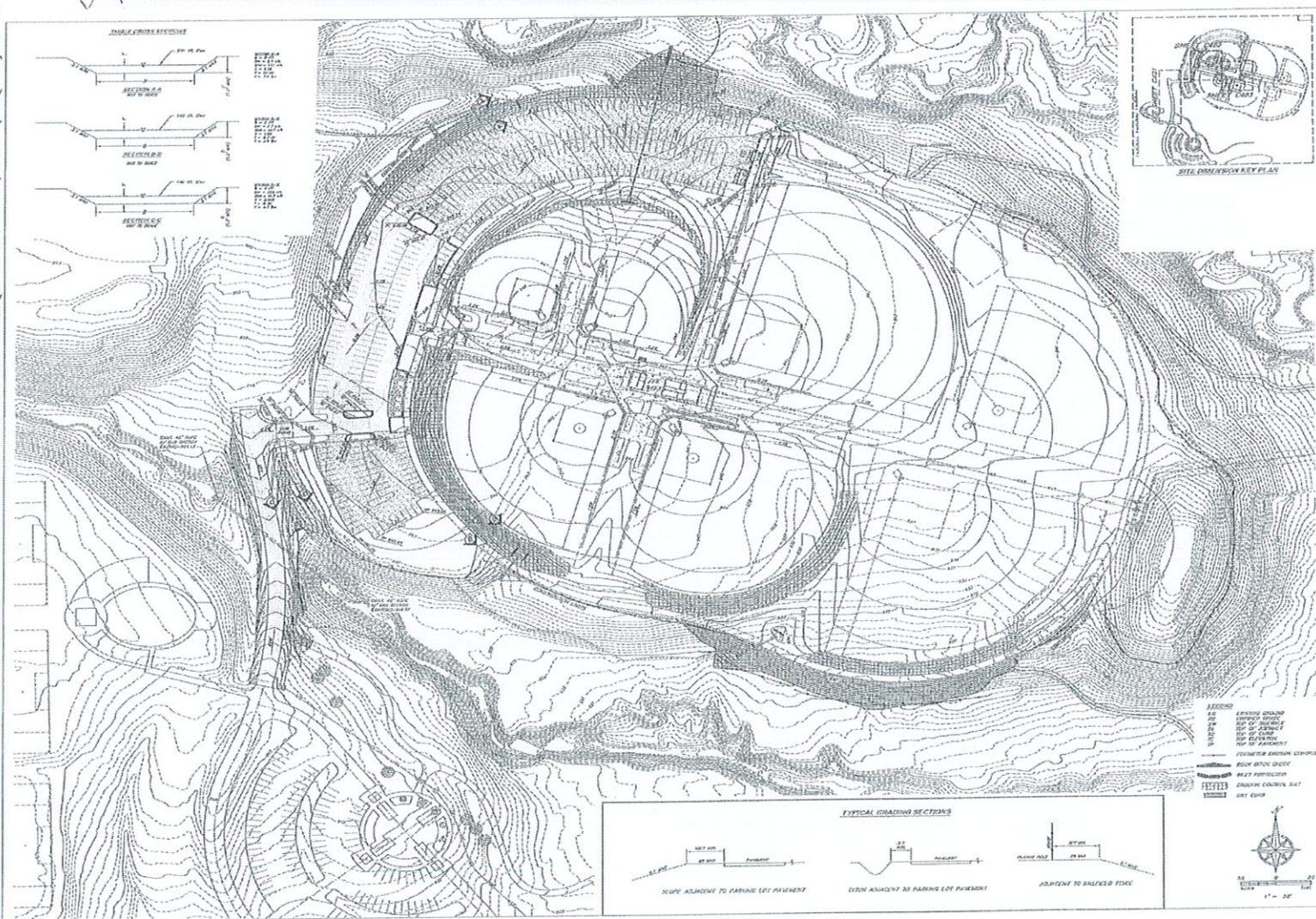












**BERNARD COMMUNITY PARK**

**VIDEO**

**KEY TO SYMBOLS**

**PROPOSED**

**EXISTING**

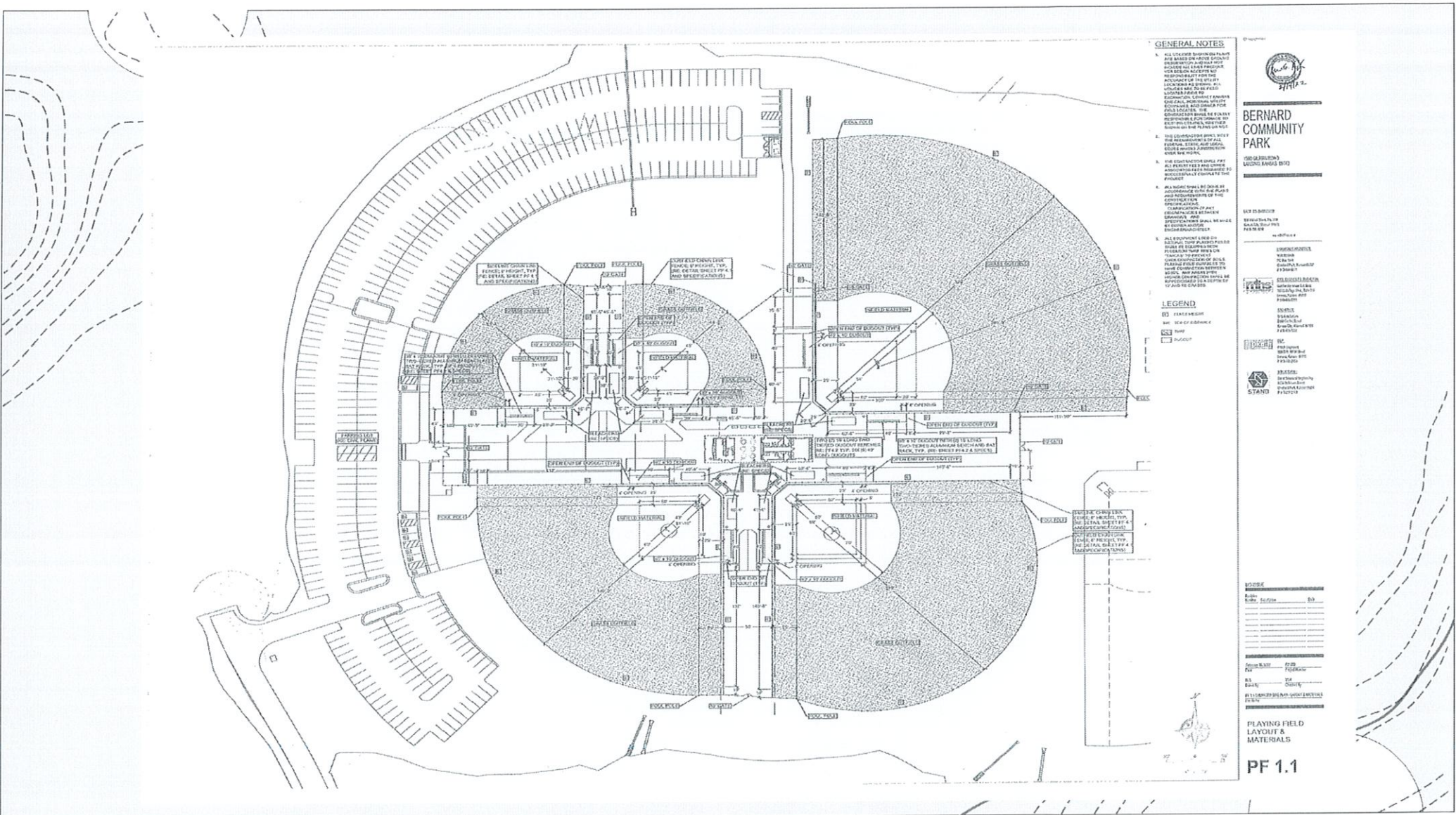
**EROSION CONTROL**

**GRADING PLAN**

**OVERALL & EROSION CONTROL**

**C400**





**GENERAL NOTES**

1. ALL PLAYERS SHOULD BE PLACED AND BASES OR OTHER EQUIPMENT SHOULD BE PLACED IN THE CENTER OF THE FIELD. THE CONSTRUCTION SHALL BE EQUALY RESPONSIBLE FOR THE PLACEMENT OF THE EQUIPMENT AND THE PLACEMENT OF THE EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION.
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**LEGEND**

- 1. EQUIPMENT
- 2. EQUIPMENT
- 3. EQUIPMENT
- 4. EQUIPMENT
- 5. EQUIPMENT



**BERNARD COMMUNITY PARK**

1000 S. 10th St.  
Mesa, AZ 85204

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Bernard Community Park

15650 Gilman Rd.

Lansing Ks.

Baseball Complex Improvements 2-11-22

Bid 3-15-22 Low bid 4,268,000

Baseball Field, Concession, Restrooms Covered Mall, Sidewalks,  
380 Parking spaces.





## Site Total Area

Drives and Fields 1,152,000 sf 26.5 Acres

New green field site, Lansing owns the property,

## Parking

Asphalt Drive 600 lf 2 Lanes

Parking Asphalt, 100 spaces 32,400 sf

Parking Chip & Seal, 280 spaces 70,800 sf

## Amenities

100% Irrigated Fields

Grass all Seeded

Under drain system under infields, Proper

Proper drainage

Custom Infield soil / material

Bleachers 2 per field

Fences and Backstops





## Ball Fields

2 ea. T-Ball 125'

1 ea. 225'

1 ea. 230'/275'/230'

1 ea. 300'/320'/300'

5 Total

Future graded and seeded

1 ea. 225'

1 ea. 300'



## Concession Buildings

2 building connected with a covered Mall/ Picnic table area.

Concession	22 x 26	572 sf
Restroom	52 x 26	1,352 sf
Storage and Maintenance	22 x 26	572 sf
Covered Mall 6 tables	27 x 26	<u>702 sf</u>
• Total		3,198 sf

## Utilities allowances included

Sewer , Septic tank and Laterals  
Electrical Everygy Fees \$108,000  
Water Meter Fees \$16,000





## Area Map, For reference

- + 1. Adjacent to the PHS Baseball Complex
- + 1A. North of the PHS Baseball Complex
- + 2. North of the Paola Industrial park
- + 3. East of existing Paola Country Club Golf course. (Future 9 Holes)
- + 4. North of 295<sup>th</sup> street and west of Hedge Lane Rd
- + 5. Lake Miola North of Swimming beach.
- + 5A. West of Lake Miola to RR Tracks and north to 287<sup>th</sup> St.
- + 6. Lake Miola Southeast corner between E Miola Dr. and US 169
- + 7. West of Hedge Lane, north of Lighthouse church and south of Armory
- + 8. South of 303<sup>rd</sup> street, east of Hedge Lane.
- + 9 Wallace Park , South and West portion of park, at Existing Ball fields.



