

## Minutes: Meeting #4

Thursday, February 29, 2024

6:00 p.m.

Multi-purpose Room, Anthony Recreation Center  
2415 Browning Ave, Manhattan, KS

**Committee Members Present:** Angela Cardella, Marcia Rozell, Christine Weixelman, Mike Marsh, David Willis, Nathan Legleiter, Kevin Neitzel, Travis Say, Blake Wolf, Gail Urban, Josh Runyan, Steve Disbrow, Michael Wilson, Jenn Edlund. **Committee Members Absent:** Sue Maes, Leslie Neilson

**City Staff Present:** Wyatt Thompson, Assistant City Manager. Aaron Stewart, Parks & Recreation Director. Casey Smithson, Park Superintendent.

**Design-Build Team Present:** Garric Baker, Bruce McMillan Architects. Boone Burnside, BHS Construction, Judd Gladin and Will Mann, Schwab Eaton, Gerit Garmann, Orazem & Scalora

### 1) CALL TO ORDER

Wyatt Thompson called the meeting to order at 6:00 p.m.

### 2) ROLL CALL, INTRODUCTIONS, AND ANNOUNCEMENT OF QUORUM

Thirteen members were present, which meets the quorum of 8 members.

### 3) RECAP MEETING #3 AND APPROVE MINUTES FROM MEETING #3

Christine Weixelman made a motion to accept and approve the minutes from Meeting #3 which was held on January 25, 2024. Gail Urban seconded the motion. The vote passed unanimously.

### 4) CITY STAFF UPDATES

- A. Wyatt Thompson provided updates on developments with the City Commission, Riley County Commission, and USD 383 Board of Education. The original budget for the project was based on a 2017 estimate of \$8.5 million. The City updated the budget to \$10 million anticipating increased costs due to inflation and surge pricing due to the pandemic. After further calculations on current cost data, the City Commission has shown interest in increasing the budget to \$15 million to deliver on the bond issue requirements.



This meeting was held in the Multi-purpose Room at Anthony Recreation Center, 2415 Browning Ave. Public participation is solicited without regard to race, sex, familial status, military status, disability, religion, age, color, national origin, ancestry, sexual orientation, or gender identity. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in meetings or access meeting minutes, or those requiring language assistance (free of charge) should contact the City of Manhattan ADA Coordinator, Robyn Dreher, no later than forty-eight (48) hours prior to the meeting, at (785) 587-2443 or 7-1-1 (Relay).

- B. Riley County is open to agreements for construction easements to allow for materials and equipment to occupy County property during the construction of the new complex with consideration needing to be given to County Fair parking at the appropriate time. The Commissioners were also open to the idea of having a parking lot on the north side of Robinson Drive south of the new tennis courts.
- C. The Board of Education continues to show interest in partnering with the City on the project for components that will directly contribute to the District's needs. Further discussion was had regarding moving all high school sporting events and practices to CiCo following the construction.

## **5) SCHEMATIC DESIGN REVIEW**

- A. Will Mann, Schwab-Eaton, guided the Committee through changes made within the design following the previous meeting's feedback.
  - a. The parking area has been minimized and prioritized to better fit the budget while remaining aware of event parking needs.
  - b. The base budget allows for a flat site option; an alternate, approximately \$1.4 million, would create an elevated option for better viewing opportunities.
  - c. All improvements are now shown only on City and USD 383 property.
  - d. ADA requirements remain for the paved parking along the west property edge; all walks leading into the complex will also need to be ADA compliant.
  - e. The tennis courts have been reduced in number to 8. All courts will be lit and protected with wind screens and perimeter fencing. The count had reduced to due cost constraints but the ability to increase the count is available if the Committee or USD 383 so chooses.
  - f. The infields will all be artificial turf and the outfields will be irrigated natural turf. This can be adjusted depending on the priorities of the Committee.
  - g. The skatepark can remain in its current location if some alternates are not selected; however, if the USD 383 throwing areas are established, the skate park will need to be removed.
- B. Garric Baker, Baker McMillan Architects, presented rendered images of the proposed improvements. Renderings showed various views of the complex including entrances, overviews, dugouts, viewing areas, etc.
  - a. A video rendering was shown to provide context and a visual to the concepts presented. Committee members were informed of base budget items as the video progressed through the park.

## **6) BUDGET REVIEW & ALTERNATES**

- A. Garric continued by presenting the base budget cost of \$13,275,000 with a listing of the alternates. The alternates included the following:
  - 1. Build up central area, fields held at unique elevations, concrete walls/stairs, and added railings.
  - 2. Adding 4 lighted tennis courts for a total of 12 courts.
  - 3. Locker room finishes to include partition walls, paint, etc.

4. Upgraded scoreboards at primary fields.
  5. Wider concrete trail along the southwest field and more flatwork between fields.
  6. Batting tunnels and gang bullpens at warm-up areas.
  7. Overhead protective netting.
  8. Allowance for a shade sail at the central structure viewing area.
  9. Shaded seating at all fields; upgraded bleacher features at primary fields.
  10. Construction of a 30'x30' maintenance shed onsite.
  11. Shade canopy at the west entrance.
  12. Dugout upgrades, of which will be determined later.
  13. South parking lot construction at the tennis courts.
  14. Additional flatwork at the perimeter of the tennis courts and east seating wall.
  15. Playground allowance.
  16. A single, basic 3-set tennis scoreboard and plug-in style PA system.
  17. Synthetic turf options, either more or less.
  18. Tennis hitting wall.
  19. Tennis restroom and storage building.
  20. Site signage with upgraded features.
  21. Field throwing improvements.
- B. The committee held discussion for each of the items and were then asked to rank their top five most important items to include within the project. The rankings are as follows:
1. Alternate No. 9: Shaded seating area at all ball fields; 11 votes. (85% of members in favor).
  2. Alternate No. 7: Overhead protective netting; 10 votes. (77% of members in favor).
  3. Alternate No. 6: Batting tunnels and gang bullpens; 8 votes. (61% of members in favor).
  4. Alternate No. 10: 30'x30' maintenance shed; 8 votes. (61% of members in favor).
  5. Alternate No. 15: Playground allowance; 6 votes. (46% of members in favor).
- C. All other alternates ranked with four or fewer votes equating to less than 30% of those present voting in favor.
- D. Alternates 2, 3, 14, 17, 18, 20, and 21 received no votes and are removed from the list of options.
- E. The design team will consolidate the feedback and recalculate the budget for updates at the upcoming City Commission work session to be held on March 26. The Committee is encouraged to attend the meeting, but it is not mandatory.

## **2) NEXT MEETING**

THURSDAY, APRIL 18, 6:00 P.M.  
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## **3) ADJOURNMENT**

The meeting was adjourned at 7:40 p.m.