



City of Eudora, Kansas

2016 Park System Survey Report

February 2017





Executive Summary

Introduction

The City of Eudora has expressed an interest in learning more about citizens' preferences regarding how to best spend proceeds generated from the City's Parks and Recreation sales tax. This study aims to inform City officials of current resident sentiment regarding a variety of possible parks and recreation initiatives.

Purpose of the Study

The Shafer, Kline & Warren (SKW)/Dick Horton Consulting team was contracted to build upon the findings of the 2012 Parks and Recreation Master Plan developed by VSR Design and AMAI Architecture. The intent was to work with a market research firm, ETC Institute, to create a statistically valid survey to determine citizens highest priorities for future improvements.

Processes

The consultant met with the City Commission, staff and an advisory committee to seek advice about how to best proceed with the planning process to ensure their expectations were met. In addition, professional opinions on facility condition and development were pursued from additional sub-consultants. Their analysis is detailed below.

- Water's Edge (aquatic specialist) – Sub-consultant inspected the existing aquatic facility and met with City staff. The information obtained was used to formulate specific recommendations regarding possible upgrades to the facility and their costs. From the analysis it was determined that the most significant limitation is the inability to expand. This is due to the physical constraints of public right-of-ways, existing community center facilities and redevelopment of the Nottingham School site. This information was also used to facilitate discussion with the project steering committee and to create relevant survey questions.
- Williams Spurgeon Kuhl & Freshnock (architects) – Sub-consultant inspected the existing community center and met with City staff. The inspections assessed the facility's structural ability to accommodate specific improvements such as an elevated walking/jogging track. The information was then used to develop opinions of probable costs associated with those improvements expressed by the steering committee; e.g. expansion of the fitness room, an additional gym and expansion of the multi-purpose room. The resulting information was used to create relevant survey questions.
- Shafer, Kline & Warren (mechanical, engineering and plumbing) – Sub-consultant inspected the existing community center and met with City staff. The information obtained was used to formulate specific recommendations regarding the heating and cooling system and possible upgrades. Due to the design and location of the existing mechanical system (attic) preventative maintenance is difficult to perform and will result in a shorter lifespan. If the center is renovated or expanded, it is recommended that the system be redesigned.

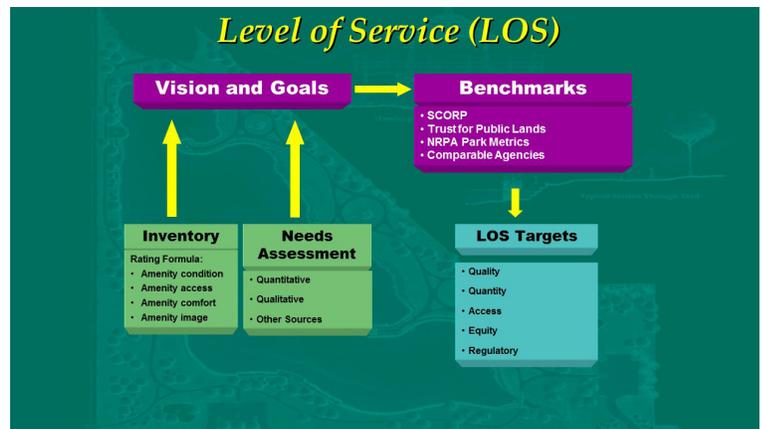




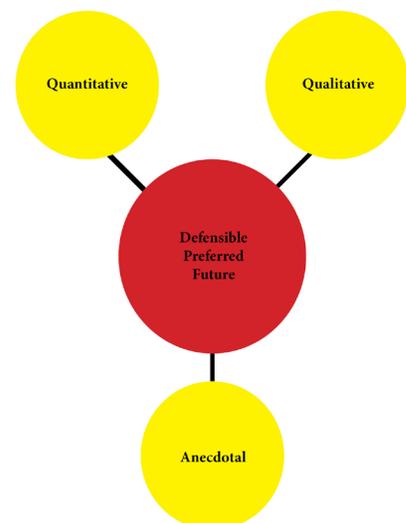
The Planning Process

To gain the level of understanding needed to develop the statistically valid citizen survey, the consultant team utilized basic fundamentals contained in the Level of Service (LOS) graphic. These include:

- **Inventory** – On-site observations and inspections by the team provided opportunities to observe amenity conditions, access, comfort, and image. To further understand each of the inventory components, the SKW team expanded to incorporate on-site analysis by three specialists: a) Water’s Edge, an aquatic specialist; b) WSKF, an architectural firm to evaluate the community center; and c) SKW, to thoroughly investigate MEP services.
- **Needs Assessment** – Each of the options were used during this process; e.g. quantitative, qualitative and other sources.



- During the Needs Assessment Qualitative Process a number of key issues were identified. The list of key issues was subsequently used by ETC Institute to develop the statistically valid citizen survey instrument.
- The Needs Assessment Quantitative Process was essential in analyzing the ETC statistically valid survey results in comparison to the Survey Monkey results that were gathered in the 2012 Parks and Recreation Master Plan.
- To verify the population growth for the City which is reported by the U.S. Census for 2015 at 6,378. This is a growth of 242 persons since 2010 (or an increase of 3.9%).
- **Vision and Goals** – Various discussions with the advisory committee, staff and elected officials provided direction, creating parameters for the planned improvements.
- **Benchmarks** – Embedded in all of the consultant recommendations is an awareness of the benchmarks shown on the graphic.
- **LOS Targets** – Also embedded in all of the consultant recommendations is an awareness of LOS Targets that would be reasonable for the City of Eudora.



The Public Involvement Process

The public involvement process, as shown in the graphic, included qualitative input from the City Commission, staff and an advisory committee; quantitative input from citizens-at-large through a





statistically valid survey; and anecdotal information from previously completed documents including the 2012 Parks and Recreation Master Plan site observations, trends analysis and National Recreation and Park Association Park Metrics.

The benefits of utilizing this involvement process were numerous:

- Qualitative Input – To encourage feedback and in-depth insights beyond the results of the statistically valid citizens survey
- Quantitative Input – To provide City officials with statistically valid citizen input on key issues so they are better positioned to make informed decisions about future resource allocation

Anecdotal Information – To learn from previously completed planning efforts in Eudora and to capitalize on data from national trends, National Recreation Park Association (NRPA) park metrics, other provider review and best practices from sources at the national level.

Table 1: Public Input Venues

Type	Qualitative	Quantitative	Anecdotal
Steering Committee	X		
City Commission Meetings	X		
Staff Input	X		
Community Center Open House	X		
Statistically Valid Survey		X	
2012 Parks and Recreation Master Plan			X
Level of Service (LOS) Analysis			X
U.S. Census Review			X
Other Provider Review			X

Open House Meeting

On Friday, November 9, 2016, a community open house was conducted to provide Eudora citizens an opportunity to examine the results of the statistically valid citizen survey, review to-date project materials and provide input regarding the project. The consultant team, City staff and elected and appointed officials were available to answer questions. Residents who attended expressed appreciation that the City was taking action to better the park system for residents. Several specifically commented that they would like to see further development of the trail system, connection of sidewalks to schools, and many were glad the City was going to “improve” upon the system. Most were not aware of the available parks programs.



OPEN HOUSE PARK & RECREATION SURVEY RESULTS

NOVEMBER 9, 2016
6:00 PM TO 8:00 PM

RECREATION CENTER
1630 ELM STREET, EUDORA, KANSAS 66025

The results are in and the community has spoken. Please join us to review the survey results concerning your park and recreation system. As this process continues to move forward your input is encouraged at this event. The informal, open house format will allow you to drop in and discover what your community thinks about – recreation programs, park system upgrades, trails, the community center, aquatic center, and athletic fields. We hope to see you Wednesday.

FOR MORE INFORMATION CONTACT: GARY SCOTT @ 785-542-3434





Key Issues

Key issues were identified and discussed at the steering committee workshop held on Friday, March 4, 2016. The committee determined the following list to be of higher importance when evaluated against existing site conditions and perceived community preferences.

1. The community center property is landlocked, making expansion of the outdoor pool in any direction difficult.
2. If the community center is enlarged to the east, the tennis courts will need to be relocated.
3. If the community center is enlarged to the south, Lucy Kaegi Park would have to be dramatically downsized.
4. Existing ball fields south of Lucy Kaegi Park are not located entirely on City-owned land.
5. Significant parking issues exist at the aquatic/community center complex.
6. Although there is a demand for new and different programs and amenities, priority of new projects cannot be financed entirely from the sales tax proceeds.
7. There is no senior center in Eudora. Any expansion of the existing community center should take this into account.
8. The community center has structural constraints that largely restrict the types of improvements it can accommodate and that are desired by the community, such as an elevated walking track.

Access the complete list in Appendix B.

Survey Methodology

1. A survey instrument was developed in concert with City officials, City staff and sub-consultants.
2. The consultants performed on-site evaluations of park facilities and assets, conducted personal interviews with elected and appointed officials, as well as City staff.
3. The survey instrument was mailed to randomly selected households within the City limits during the week of July 18, 2016.
4. In excess of 500 responses were received – a number which equates to a margin of error of +/-4.3% at the 95% level of confidence.
5. The results of the survey were tallied, summarized and displayed in graphic and numeric format.
6. The results were interpreted and analyzed, and the information was summarized throughout the document as well as in the executive summary.
7. The final report was provided to City officials on September 15, 2016.





Survey Results

Statistically valid survey results indicate the following:

1. 76% of households surveyed indicated they had visited a City park within the past year.
2. 76% of respondents rated the parks as either “excellent” or “good”.
3. The three most used parks are Central Protective Association (CPA), Bluejacket and Shadow Ridge.
4. 46% of households indicated they had participated in a City-sponsored program during the past year.
5. 88% of these households rated the City-sponsored programs as either “excellent” or “good”.
6. The most important factor regarding usage of a program is due to location, followed by reasonable fees and familiarity with patrons.
7. Respondents noted they tend not to use facilities or programs primarily due to being busy or uninterested, followed by not knowing what programs are offered and facilities not having the proper equipment.
8. Of all the possible improvements, developing a pedestrian and trail system at a cost of \$6.5 million received the most support, followed by making upgrades to the outdoor pool at a cost of \$500,000 and adding an indoor pool to the community center at a cost of \$6.3 million. *Additional information regarding these improvements follows.*

See Appendix A for additional cross tabular calculations.

Trail System – 2012 Eudora Parks Master Plan and 2016 Survey

Recommendations from the 2012 Master Plan: The 2012 Master Plan identifies a community-wide trail system that embraces both pedestrian and bicycle components. The 2012 Master Plan defines the system as being conceived to provide recreation and quality of life resources for the citizens of Eudora. The plan does not include costs associated with the proposed trail sections because they are associated with the design of street and roadway improvements and will require coordination with their improvement. However, the plan does identify and allocate approximately \$700,000 (2011 dollars) for improvements to trails and walking paths. The improvements include both existing and new sidewalks, trails and walking paths.

Survey results: It was found that 78% of Eudora residents support development of a pedestrian and trails system and this their top ranked improvement which they are most willing to fund.

Recommendation based on survey: Continue to make upgrades, enhancements and construction of new facilities based on the Eudora Pedestrian and Bicycle Facility Plan Map contained in the 2012 Park Master Plan.

**This value is an estimate based on the 2012 Master Plan and is subject to change*

Suggested Improvements	Cost
Community-wide pedestrian and trail system	\$6.5 million
Total	\$6.5 million*





Aquatic Facility – 2012 Eudora Parks Master Plan and 2016 Survey

Recommendations from the 2012 Master Plan: The 2012 Master Plan calls for a \$400,000 (2011 dollars) expansion of the outdoor pool area into Laws Field land. The expansion includes a bigger and taller slide, an area focused on play features for toddlers and more shaded relaxation areas.

Survey results: It was found that 62% of Eudora residents utilize the pool during the summer season. Among these visitors, the demographic that reported visiting the pool most often were households with children. Residents were asked to respond specifically to certain improvements that could be made to the outdoor pool. Of the possible improvements, not one received a majority of “not supportive”. Residents were also asked about whether or not they wanted more parking. However, parking was not seen as a reason the pool is not utilized and did not receive significant support.

Recommendation based on survey: Make upgrades/enhancements with the exception of the new parking stalls since their location is to be determined.

***This value is an estimate and is subject to change*

Suggested Improvement	Cost
Add more shaded areas	\$ 20,000
Add more parking	\$125,000
Add a new slide for children	\$ 20,000
Add a new family slide	\$ 75,000
Make improvements to the lazy river	\$105,000
Add new spray features	\$ 25,000
Add a climbing wall	\$ 25,000
Contingency and design fees	\$ 80,000
Total	\$475,000**





Community/Recreation Center - 2012 Eudora Parks Master Plan and 2016 Survey

Recommendations from the 2012 Master Plan: The 2012 Master Plan calls for a \$2,910,000 (2011 dollars) expansion of the community/recreation center. This opinion of probable cost includes those associated with expansion of the outdoor pool area into Laws Field land (\$400,000) and when removed totals \$2,510,000. The 2012 plan identifies expansion of the fitness area, community room space, new entry area and offices, parking and replacement of the tennis courts and a skate park.

Survey results: It was found that 52% of Eudora residents support the expansion of the community center to house a six-lane, 25-yard pool with 1,200-square-feet of shallow water for an estimated cost of \$6,300,000. Respondents indicated they were willing to fund this improvement with their tax dollars.

Recommendation based on survey: Develop a feasibility study for how best to proceed regarding the expansion of the existing community center or development of a new one.

****This value is an estimate and is subject to change*

Suggested Improvements	Cost
6-lane, 25-yard pool with 1,220 SF of shallow water	\$6.3 million
Total	\$6.3 million***

Making Sense of the Survey Results

Results for the City of Eudora can be more meaningful when compared to national benchmarks developed by the ETC Institute. Those benchmarks are (indicated as [National](#) vs. [City of Eudora](#)):

Have you or members of your household visited any City/County/Park District parks over the past year?

Response	National	Eudora
Yes	81%	76%
No	18%	24%

How would you rate the quality of the parks you've visited?

Response	National	Eudora
Excellent	31%	15%
Good	54%	61%
Fair	12%	21%
Poor	1%	3%





Has your household participated in City/County/Park District recreation programs during the past year?

Response	National	Eudora
Yes	34%	46%
No	65%	54%

How would you rate the quality of the recreation programs you've participated in?

Response	National	Eudora
Excellent	36%	30%
Good	53%	58%
Fair	9%	10%
Poor	1%	1%

Reasons that prevent respondent households from using programs or facilities more often:

Response	National	Eudora
Facilities do not have the right equipment	8%	12%
Facilities are not well maintained	7%	5%
Fees are too expensive	15%	10%
I do not know what is being offered	24%	14%
Lack of parking	6%	10%
Use facilities/programs of other organizations	16%	8%
We are too busy	31%	41%

Additionally, the survey results should be balanced with the priorities outlined in the 2012 Park and Recreation Master Plan. Although many of the goals focused on improvements to existing parks and the addition of more program services and playing fields, the primary goal of integrating the pedestrian trails/walkway system is to promote walkability and aligns with the survey findings contained herein.

Conclusions

Planning Document Review

There are significant differences between the 2012 Park and Recreation Master Plan and this statistically valid citizen 2016 Park System Survey. Those differences are two-fold: a) the methodology used to generate citizen preferences for planned improvements and b) the priorities for planned improvements.





Table 2: Differences between 2012 Master Plan and 2016 Survey

Item	2012 Master Plan	2016 Survey
Citizen input mechanism	Unscientific Survey Monkey	Statistically Valid Citizens Survey
Emphasis on athletic fields	Ranked higher on the list of priorities	Ranked lower on the list of priorities
Outdoor pool	Did not rank on the list of priorities	Ranked high on the list of priorities
Upgrade existing parks	Ranked high in both planning documents	
Community center upgrades	The need to do further analysis ranked equally in both planning documents	

Long-term debt financing options and potential projects and costs

Since the 2012 Parks and Recreation Master Plan results were obtained, varying opinions have surfaced on how the 0.75% sales tax or \$240,000 annually, should be utilized.

Given the current understanding of the list of preferred planned improvements, their approximate costs and the limitations of the purchasing power of the sales tax, the consultant anticipates that those expectations will need to be addressed as they are most likely not aligned with current financial realities. High priority projects can only be funded if 0.75% sales tax proceeds are leveraged with either a certificate of participation, which does not require a vote by the citizens, or a new bond election which would require a vote of the citizens. (A certificate of participation is a type of financing where an investor purchases a share of the lease revenues of a program rather than the bond being secured by those revenues. The authority usually uses the proceeds to construct a facility that is leased to the municipality, releasing the municipality from restrictions on the amount of debt they can incur.) Debt financing, such as bonds, is an option to increase the City’s ability to finance identified improvements. The dedicated 0.75% sale tax has been estimated to generate approximately \$240,000 in annual revenue to the City. Using these funds to finance bond payments the City could increase its capacity to finance improvements.

Table 3: Financing

Sales Tax Proceeds	Term		
Approximately \$240,000 annual revenue	5-Year	10-Year	15-Year
	\$1,005 million	\$1.865 million	\$2.565 million

The Importance of Visioning

An old proverb says, “a vision with out a plan is just a dream. A plan without a vision is just drudgery.” Proverb aside, visioning is a powerful tool that allows a community to see what has been accomplished, how it was accomplished and how stakeholders view an organization, in this case their park system. The March 4, 2016, meeting between the project steering committee members and the consultant team provided an opportunity for the community to assess their park system. *See Appendix B.*

As detailed in the Key Issue Section of this document, several key issues were identified during this process that relate to the communities park system and perceived improvements needed to address those issues. Depending on the City’s vision for its park system, the identified issues can be addressed; however, they will require strong leadership, a shared community vision, expenditure of sales tax proceeds on citizen priorities as quantified in the survey and the willingness to leverage sales tax proceeds with another funding source.





The development of a shared community vision for the ongoing development of the park system is of extreme importance! The best use of sales tax proceeds in combination with an additional funding source must be highly supported by citizens-at-large for the preferences they expressed in the survey or the integrity of the process will be fatally flawed for years or decades to come. The survey asked citizens for their preferences and now those preferences are known so the appropriate action for implementation should follow as dollars permit.

The consultant is not aware of any community discussions in the past, regarding the allocation of resources that has been discussed, that sought to understand if citizens prefer to take care of what they have, to enhance what they have, or add an entirely new improvement that would dramatically change the type of park system. This is an important discussion to conduct as recommendations are evaluated.

It will be important for City leaders to agree on a series of previously discussed evaluation filters to determine how best to allocate sales tax proceeds and other funding sources as they become available.

Table 4: Eudora Visioning

Item	Thought
Generally, does the current system have the amenities needed in 2016 and the next few years?	<ul style="list-style-type: none"> • Aquatics • Indoor recreation • Developed neighborhood parks • Trails • Athletic fields for games and practice • Equitable access to neighborhood level amenities • Community gathering spot(s) for special events, arts, culture
Does the community expect the type of population growth in the future that will warrant the addition of new amenities?	Census data does not indicate that a large population growth is anticipated.
Regardless of the population size in Eudora, do residents first prefer to take care of what residents have before residents enhance what residents have or add a new high level destination amenity?	Market research by the ETC Institute indicates that citizens typically want to take care of what they have before enhancements or new destination amenities are added. Is this true in Eudora?
Regardless of the population size in Eudora, do residents first prefer to enhance what residents have rather than first taking care of what residents have?	The ETC survey results do indicate support for upgrades to existing parks and athletic fields, the outdoor pool and the community center.
Regardless of the population size in Eudora, do residents first prefer to first add a new high level destination amenity to the system before take care of what residents have and enhance what residents have?	No mention has been made of new high level destination amenities, unless the athletic complexes are considered to fit into that category?
Are other providers in the communities of Lawrence and the Kansas City metropolitan area providing destination amenities that meet the needs of Eudora citizens?	Given the proximity of the Kansas City metropolitan area and Lawrence and the extremely high cost of destination amenities to construct, maintain and operate, it appears that Eudora is in a good position to utilize those amenities provided by others.





Use of Evaluation Filters to Aid the Decision-Making Process

It will be important for City leaders to agree on a series of previously discussed evaluation filters to determine how best to allocate sales tax proceeds and other funding sources as they become available. By assigning a rating number to each of the evaluation filters and applying those numbers to each potential project, the City Commission will position itself to reduce outside pressure from others and otherwise make the best decision for the community-at-large.

Table 5: Evaluation Filters

Filter	Trail System	Existing Park Upgrades	New Athletic Complex	Upgrade Outdoor Pool	Expand Community Center
Citizen preferences as validated in the ETC statistically valid survey	High	High	Medium	Medium	Medium
Takes care of what we have		X			
Enhances what we have	X			X	X
Provides a new destination amenity			Not likely as Eudora is in close proximity to destination facilities in Lawrence and the KC metropolitan area		
Program life cycle: growing, stable, or declining?	Growth	N/A	Stable	Stable	Growth
Demographics	All ages	All ages	Young Families	Young Families	All ages
Quality of life: As determined by citizens as each person's definition can vary	High	High	Medium	Medium	Medium





Filter	Trail System	Existing Park Upgrades	New Athletic Complex	Upgrade Outdoor Pool	Expand Community Center
Revenue producing?	No	No	Revenue is generated but will not offset expenses	Revenue is generated but will not offset expenses	Revenue is generated but will not offset expenses
Provided by others?	Each potential project is within driving distance of Eudora				
National Best Practices such as protecting the environment; providing social equity to amenities and programs; and offering health and wellness opportunities	X	X	X	X	X
Geographic Consideration	Needed in all areas	Needed in all areas	To be determined	Fixed on south side	Fixed on south side

Resource Allocation/Evaluation Filters

The evaluation filters through which all project-related discussions, prioritization, and funding should flow are listed below. At the core of these filters the City of Eudora should embrace the guiding principal that each project where resources are allocated should be citizen focused, sustainable and collaborative. The filters are:

- Citizen preferences – As expressed and supported in the statistically valid survey.
- Park System Needs – Does the project take care of what we have, enhance what we have or add a new, high-level destination to the system? When asked, citizens prefer to take care of what they have, before applying resources to the other two options.
- Lifecycle of the program – Evaluation of the popularity of the program to determine if it is growing, stable/ mature or declining. To overstate the obvious, it is not a good idea to invest in facilities that accommodate declining programs.
- Demographics – Assessment of demographic characteristics that will affect the success of the project, including age, household income, ethnicity, education and gender.
- Quality of life – Consideration for equitable citizen access to quality parks and facilities. An example in Eudora would be the future addition of a sprayground in an area of town that is distant from the existing outdoor pool.





- Revenue producing – Revenue producing capability of the project.
- Facilities provided by others – Availability of facilities provided by others either in Eudora or within a reasonable driving distance such as Lawrence or Kansas City.
- Best practices in the park and recreation profession – Consideration of the successes of others who are highly regarded in the profession throughout the United States.
- Geographic considerations – Relationship between the project and the location where the majority of users live.

Recommendations

Given the consultant team’s review of the evaluation filters, here are the primary recommendations:

- Update the 2012 Parks and Recreation Master Plan based on completed projects, information from the Statistically Valid Citizen Survey and input from the City Commission.
- Trails – Continue to make upgrades, enhancements and construction of new facilities based on the Eudora Pedestrian and Bicycle Facility Plan Map contained in the 2012 Parks and Recreation Master Plan.
- Outdoor Pool – Make upgrades and enhancements such as: shaded areas, a children’s slide, a family slide, lazy river improvements, add new spray features and a climbing wall.
- Athletic Fields – Commit to replacing the existing fields at Nottingham.
- Community Center – Develop a feasibility study for how best to proceed regarding the expansion of the existing community center or development of a new one.





Appendix A | Cross Tabular Calculations





Cross Tabular Calculations

Potential Project	Very and Somewhat Supportive	Not Supportive	Highest Demographic Rating by all Age Groups Combined	Households with Children under Age 10	Households with Children Ages 10 - 19	Households with Adults Ages 20-54, No Children	Households with Adults Ages 55+, No Children
Trail System	78%	16%	59.40%	77.1%	75.9%	58.2%	36.5%
Existing Park Upgrades	75%	14%	52.50%	65.4%	51.8%	54.5%	40.9%
New Athletic Complex	56%	25%	31.8%	49%	44.60%	21.80%	15.7%
Outdoor Pool Upgrades	60%	26%	38.6%	58.8%	48.2%	23.6%	25.8%
Community Center Expansion:							
• Add an indoor pool	52%	34%	37.6%	51%	47%	42.7%	17.6%
• Add a walking track	47%	34%	28.4%	27.5%	38.6%	29.1%	24.5%
• Add a fitness room	47%	34%	22.9%	23.5%	37.3%	30.9%	10.1%
• Add an additional gym	39%	41%	18.2%	22.2%	27.7%	18.2%	10.1%
• Add a multi-purpose	26%	42%	12.7%	13.7%	12%	11.8%	13.2%
New Parking	52%	25%	22.9%	24.2%	31.3%	16.4%	22.6%
Practice athletic fields	43%	31%	15%	19.3%	10.9%	10.1%	13.3%
Add a Spray Park	42%	36%	21.2%	37.3%	19.3%	12.7%	13.2%
Add a Skate Park	29%	41%	13.9%	14.4%	18.1%	14.5%	11.3%





Appendix B | Agenda and Meeting Notes

November 9, 2016





Steering Committee Workshop

AGENDA & MEETING NOTES

RECREATION FACILITIES STUDY

FRIDAY, MARCH 4, 2016

2:00 PM TO 4:00 PM.

COMMUNITY CENTER, EUDORA, KANSAS 66025



Steering Committee Members:

Tim Reazin, Mayor
Ruth Hughs, Commissioner
Gary Ortiz, City Manager
Barack Matite, Asst. City Manager
Gary Scott, Parks & Recreation

Consultant Team:

Vic Burks, SKW
Dick Horton, DHC
David Schwartz, Water's Edge

1. Call to Order: 2:00 PM
2. Meeting Agenda
3. Introductions
4. Purpose of Meeting
5. Key issues: Aquatics
 - a. Location-
 - i. Pool will never expand north or west.
 - ii. Expansion of pool would have to occur to the east or the south
 - iii. Expansion of pool footprint not feasible
 - b. Structural
 - i. Pool is 8 yrs. old
 - ii. It actually takes several days to fill the pool; it takes almost twice as many gallons as the pool holds to fill the pool due to water loss. It reaches that "Point" and water level stops dropping. Could be leaking. We know it is full when the parking lot floods.
 - iii. Deck a little too smooth, should be rougher to help with foot traction.
 - iv. Patrons asking for a pool cover
 - v. Water treatment, quality usually alright throughout the season
 - vi. Sand Filter system, sand needs to be replaced.
 - vii. Pumps and motors were all new with the build. Only items from old pool was diving boards. The pumps and motors have been serviced regularly.
 - viii. Biggest complaint is cold water
 - ix. Would like more shade areas, more loungers and tables.
 - x. Separate zero entry?
 - xi. Because there are 3 access points to the community center and pool, controlling the access to the pool is extremely difficult.





- c. Usage
 - i. Typically, 300 to 400 per day, peak at 500 a day, average seasonal attendance of 24,000.
 - ii. Looking to see use by the swim team increased
 - iii. Would like to see more usage by the community's seniors.
 - d. Demand for New/Different Programs/Amenities
 - i. New family slide and/or kid slide
 - ii. Bigger lazy river
 - iii. Spray ground
 - iv. Basketball, football, polo, climbing wall addition
 - v. Develop the ability to changes features out more often to keep the experience fresh.
 - vi. Evaluate the addition of a heater, might not be needed if leak is repaired.
 - vii. Public has stated the desire for an indoor pool.
 - 1. The city provides space and a couple of instructors for the independent swim club.
 - 2. One instructor of from the Lawrence School District and the other is from the Eudora School District; both swim club leaders are from the Eudora.
 - 3. An instructor and indoor facility would allow them to use it year round.
 - 4. Indoor pool would allow the school to host swim meets.
 - 5. Is it practical to enclose the existing pool?
 - e. Cost Recovery
 - i. User fees are low-
 - ii. It is important to drive attendance/traffic to use the facility to generate revenue.
 - iii. The volume of individuals participating/using is driven by two factors
 - 1. Features
 - 2. Programing
 - iv. One option related to the availability of capital dollars is to consider making several small improvements over a couple of seasons then start making the larger (more expensive) the following seasons.
 - f. Other Providers
 - i. Lawrence
 - ii. Olathe,
 - iii. DeSoto
 - g. Political Realities
 - i. PARKING
 - ii. LWCF grant was used to construct the pool; therefore, significant changes or re-location of the pool would have to be coordinated with the grantor.
 - iii. Funding source of sales tax dollars needs to show how they are being utilized.
- 6. Key Issues Community Center.**
Please note discussion regarding each asset will occur independent of the other, i.e. Aquatics; items a thru g, then Community Center; items a thru g.
- a. Location
 - i. Can be expanded east and south
 - ii. Great location, highly visible
 - iii. Signage on east side of building/site-electronic message board?





- iv. It should have some form of integration with the redevelopment of Nottingham to the north.
 - v. What can be done to address the loss of the park and ball field to the south, (Lucy-Keagi Park) a plan to address this should be developed concurrently with this evaluation. This was part of the original scope but was removed by Commission.
 - b. Structural
 - i. Parking, Parking, Parking.
 - ii. Add curtain
 - iii. Indoor elevated walking track is a highly requested addition
 - iv. Larger gym or second gym
 - v. Make the fitness room larger, double or triple in size
 - vi. Another multipurpose room
 - vii. HVAC system poorly designed and not working well at all. Costly repairs are needed.
 - c. Usage
 - i. We must remain respectful of other private sector service providers, such as aerobics, etc.
 - d. Demand for New/Different Programs/Amenities
 - i. There is no senior center in Eudora.
 - ii. The seniors would use a smaller room for cards and that would free up the larger area. The exercise group cannot use the adjoining room when they are playing because we (seniors) are too noisy.
 - iii. Should reach out to county senior service providers & explore partnering opportunities.
 - iv. Family stay-cation events, expand them as they have been popular
 - v. After school programming, look at what needs to be done to expand the number of participants, currently maximum number is 60 students.
 - vi. Senior Activities are important as that demographic is growing and requesting more things to do to stay healthy.
 - e. Cost Recovery
 - i. Could raise fees. One approach to pricing is to charge non-residents the full cost for all programs and services in which they participate while giving residents a small discount.
 - f. Other Providers
 - i. Lawrence, DeSoto & Olathe
 - g. Political Realities
 - i. Sales tax dollars; show something for everyone, show sales tax dollars at work.
- 7. Meeting Summary**
- a. Committee must focus on what you want to do as a city.
 - b. Determine the LOS the community wants to provide.
 - c. Community needs to find its NICHE when providing services through the aquatic and community center.
 - d. Blueprints/plans are available at the Recreation Center.
 - i. Tom Arpin, Architect, BG Consultants, Manhattan, KS 785-537-7448.
 - ii. Dale Rumans, Superintendent & Max Weibel, Contractor, Vanum Construction Co., Inc. Kansas City, Kansas 913-621-0096





- e. Changes to the community center footprint would require the creation of a plan to relocate the ball fields and redesign Lucy-Keagi Park.
 - f. Establish regular maintenance budget for all areas
 - g. Full-time field maintenance staff, full-time administrative assistant/front desk staff.
8. Adjourn



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