

**City of Fayetteville Staff Review Form**

**2015-0253**

**Legistar File ID**

**6/2/2015**

City Council Meeting Date - Agenda Item Only  
N/A for Non-Agenda Item

Alison Jumper

5/15/2015

Parks & Recreation /  
Parks & Recreation Department

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

Staff recommends approval of a contract with Progressive Trail Design, LLC in the amount not to exceed \$26,320 for the preparation of the Kessler Mountain Trails Master Plan and a 10% project contingency of \$2,632.

**Budget Impact:**

4479.9470.5314.00

Sales Tax

Account Number

Fund

14013.1

Kessler Mountain Acquisition

Project Number

Project Title

**Budgeted Item?** Yes

Current Budget      \$      89,585.00

Funds Obligated      \$      105.00

Current Balance      **\$      89,480.00**

**Does item have a cost?** Yes

Item Cost      \$      28,952.00

**Budget Adjustment Attached?** No

Budget Adjustment

Remaining Budget      **\$      60,528.00**

V20140710

Previous Ordinance or Resolution #      40-14

Original Contract Number:      \_\_\_\_\_

Approval Date:      \_\_\_\_\_

Comments:

**MEETING OF JUNE 2, 2015**

**TO:** Mayor and City Council

**THRU:** Connie Edmonston, Parks and Recreation Director  
Don Marr, Chief of Staff

**FROM:** Alison Jumper, Park Planning Superintendent

**DATE:** May 15, 2015

**SUBJECT: Resolution to approve a contract with Progressive Trail Design, LLC for the Preparation of the Kessler Mountain Trails Master Plan**

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**RECOMMENDATION:**

Staff recommends approval of a contract with Progressive Trail Design, LLC in the amount not to exceed \$26,320 for the preparation of the Kessler Mountain Trails Master Plan and a 10% project contingency of \$2,632.

**BACKGROUND:**

The City of Fayetteville purchased and preserved over 350 acres on Kessler Mountain in a partnership with the Walton Family Foundation, Chambers Bank and the Fayetteville Natural Heritage Association in 2014. Located on the southwest edge of Fayetteville in Washington County, Kessler Mountain reaches 1,856 feet above sea level. The area consists of steep bluffs and rock-covered woodlands with miles of nature trails that traverse through stands of old-growth forest, rock outcroppings showcasing many native flora and fauna species.

Mr. Jeremy Pate noted in his February 4, 2014 memo to the City Council for the purchase of the land that the city's vision is to utilize already forged partnerships with the Mt. Kessler Greenways Advocates, Fayetteville Natural Heritage Association, Ozark Off-Road Cyclists, the International Mountain Bicycling Association, the University of Arkansas, Fayetteville Public Schools and others to develop programs at Kessler Mountain that emphasize and expand upon established outdoor recreation in the form of mountain biking, hiking, and nature study. We plan to use these relationships to continue the design, development, expansion and long-term maintenance of the Kessler Mountain trail system for recreational use; to foster working outdoor classrooms and laboratory spaces for use by the University and surrounding schools; to provide for the study of native Arkansas flora, fauna and geologic rock formations; to promote awareness of watershed and natural resource preservation; and to provide places for healthy, active lifestyles for future generations' wellbeing.

Additionally, Resolution 40-14 stated the City will also need to spend about \$100,000 from reserves to develop a public trailhead for the many nature, hiking, biking and recreational trails already established and to be established and enhanced as part of the Regional Park.

**DISCUSSION:**

In an effort to move forward with fulfilling the commitments and visions set forth by the City Council through the approval of Resolution 40-14, a Request for Proposal (RFP) 15-02 was drafted and advertised on March 16, 2015 and opened April 10, 2015. Two proposals were submitted. Progressive Trail Design, LLC was selected through a selection committee on April 22, 2015 to prepare the trails master plan.

If approved, staff will work with Progressive Trail Design to establish a stakeholder group and begin hosting public meetings in June to gather input. The public input process will be very important and will focus on addressing a variety of user groups. Once a final plan is developed, it will be presented to the Parks and Recreation Advisory Board and the City Council. The master plan is anticipated to be complete in the fall 2015 and will recommend near, mid and long term project priorities for existing trails as well as trail development and expansion.

**BUDGET/STAFF IMPACT:**

Total cost for the trail master plan is not to exceed \$26,320. Funding for the project is provided through the Kessler Mountain Acquisition Project number 14013.1.

**Attachments:**

RFP 15-02 List of Submittals  
Resolution 40-14  
Progressive Trail Design, LLC Proposal Submittal  
Signed Agreement with Progressive Trail Design, LLC  
Purchase Order Request



City of Fayetteville, Arkansas

RFP 15-02, Mount Kessler Trails Master Plan

List of Proposals Received: 04.10.15

	Name	Contact	Phone Number	Email	Address	City	State	Zip
1	Crossland Construction Company Inc	Phil Penny	479-721-3154	<a href="mailto:ppenny@crosslandconstruction.com">ppenny@crosslandconstruction.com</a>	1800 S 52nd St Ste 410	Rogers	AR	72758
2	Progressive Trail Design LLC	Nathan Woodruff	479-966-0286	<a href="mailto:woody@progressivetraildesign.com">woody@progressivetraildesign.com</a>	3589-3 N Shiloh Dr #222	Fayetteville	AR	72704

## **RESOLUTION NO. 40-14**

A RESOLUTION TO AUTHORIZE MAYOR JORDAN TO APPLY FOR AND ACCEPT A 50/50 MATCHING GRANT FROM THE WALTON FAMILY FOUNDATION IN THE AMOUNT OF \$1,500,000.00, TO USE THIS GRANT AND \$1,600,000.00 OUT OF RESERVES TO PURCHASE ABOUT 328 ACRES OF MT. KESSLER FROM CHAMBERS BANK AND TO BUILD A TRAILHEAD, TO APPROVE A LAND SWAP WITH CHAMBERS BANK, TO SUPPORT A PARKLAND DEDICATION OF ABOUT 48 ACRES FOR FUTURE PARKLAND CREDIT AND TO APPROVE THE ATTACHED BUDGET ADJUSTMENT

**WHEREAS**, the City of Fayetteville has a unique opportunity to work with the Walton Family Foundation, Fayetteville Natural Heritage Association and Chambers Bank to acquire and preserve 376 acres of Mt. Kessler for \$3,000,000.00 and parkland dedication so that the Regional Park will grow to almost 600 contiguous acres of amenities running the gamut from developed sports fields to mountain biking and nature trails; and

**WHEREAS**, the City will also need to spend about \$100,000.00 from reserves to develop a public trailhead for the many nature, hiking, biking and recreational trails already established and to be established and enhanced as part of the Regional Park.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:**

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves the City of Fayetteville application for the 50/50 matching grant with the Walton Family Foundation, extends its deepest appreciation and gratitude to the Walton Family Foundation for this grant, agrees to accept and match this \$1.5 million donation with City funds from reserves, agrees to use this Three Million Dollars to purchase about 328 acres from Chambers Bank, agrees to build the public trailhead for about \$100,000.00 from reserves and authorizes Mayor Jordan to sign all necessary documents and agreements necessary to accomplish this grant, purchase and project.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby agrees to support and recommend that the Fayetteville Planning Commission accept a parkland dedication of about 48 acres by Chambers Bank to be used for future parkland credit.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby agrees to swap those parcels of City land with Chambers Bank for the Chambers Bank parcels and trail easements all as identified on the map attached to this Resolution as Exhibit A.

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby approves the attached Budget Adjustment recognizing grant revenue of \$1.5 million from the Walton Family Foundation and expenditures of \$3.1 million for purchase of the Mt. Kessler property and construction on the trailhead.

**PASSED and APPROVED** this 18<sup>th</sup> day of February, 2014.

APPROVED:

By:   
LIONELD JORDAN, Mayor

ATTEST:

By:   
SONDRA E. SMITH, City Clerk/Treasurer

