

**University Park Board Agenda September 10, 2024**  
**7:00 at the Clubhouse/Zoom**

NOTICE: All attendants will need to state their first and last name on the sign-in sheet or have their first and last name displayed on the Zoom meetings. This is for proper recordkeeping of the UP public meetings. If your first and last name is not displayed properly on Zoom, you can provide it in the chat, or speak it aloud at the start of the meeting. If your first and last name has not been recorded by 15 minutes after the start of the meeting, you will be removed from the Zoom.

NOTICE: This meeting is being recorded, including both the live and Zoom audiences, for future reference. Viewer Discretion is advised. To adhere to proper record keeping, the audio and visual recordings will stay active throughout all Zoom meetings.

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Call to Order: Board Members present are Sarah Dahl, Jo Ann Zahner (on zoom) and James Slaymaker

In person at meeting: Karla Slaymaker Todd Schmidt, Mark Feldman, Anne Feldman, Amie Winters, John Cassida, Gary McCabe, Rex Boley

On zoom at meeting: Susan Tucker, Ethan and Krista Sylvester, Jim Jackson

**Introductions/Announcements/Presentations/Thanks**

**University Park Community Picnic** is Saturday, September 21. Bring a dish to share and whatever you want to drink to the pavilion at 6:30pm. Hope to see you there!

**The Army Corp** has received an increase in reports of shoreline and off-road driving at University Park and want to make sure our community is aware it is prohibited. We will be posting their email with the Army Corp contact information. If you would like more information about the guidelines for property owners with land that adjoins public lands, please reach out to them directly.

**Walker Safety** discussion – Just a reminder if you are out walking or running to make sure you consider wearing reflective gear and/or carry a flashlight, especially after dark so the cars can see you and you can see the copperheads.

**Approval of August meeting minutes and financial report approved 3-0**

**Old Business**

**Standing Committee Reports -**

**Boat Ramp** – John Cassida No issues, all functioning properly. He has started cleaning up the debris and putting it in a pile for burning. Received \$30 in donation box at boat dock. Grass was mowed by John Cassida. Thank you, John!

**Golf Course** – Jeff Luna no report, gravel came in and it got spread by Dave Chizek and John Havenstein. Thank you for those efforts! Course is looking great.

**Welcome Committee** – Don Turner (no report)

**Firewise** - Karla Slaymaker - Address signs will be ordered by Sunday 9/15/24. Community fall cleanup. We haven't heard a lot of information from the community of a need for a cleanup.

**Parks & Rec** – Curt Friedrich (no report)

**Sherman Township** – Tracy Sabo (no report) James does feel that Sherman Township is improving the road. It is wider and they have pushed the edges back. You can see what he is trying to accomplish for water flow. It will be improved in the end.

**Golf Course Prairie Management** – Laura Mendenhall reported that grass committee will be meeting this month to discuss status of invasive species treatments and talk about dates for another Christmas cedar tree harvest. We are currently spot spraying isolated stands of *Sericea Lespedeza*. If we are going to mow fairway margins to widen fairways, they should be kept mowed short during growing season. Old world bluestem sends up seed heads quickly this time of year when its cut. If we lag in our cutting frequency, we end up mowing seed heads which will spread the grass. There is \$430 remaining allocated towards spraying.

**Equipment** – Curt Friedrich (no report) All equipment maintained and in good shape.

**Sewer/Lagoon Update** - see all previous updates at [universityparkks.org](http://universityparkks.org). Today after 5:00 pm we received an email with notice that there will be a discussion at an upcoming commissioner meeting for loan term. This meeting is Monday September 16<sup>th</sup> at the county commission office at 9:50 to discuss a repayment document for borrowing money. It doesn't really explain. We will try and get something that makes more sense. WE would like a rewritten document that we can understand and then forward to the community.

We have a rough draft of where the lagoon is going to be – up tight on the road on hole 5 – pushing East towards the tee box on the disc golf. We don't have anything locked in. Doesn't appear to encroach on hole 4 – although they may need to stage equipment there. Once we have something solid we will share that.

**Blue Valley Middle School Cross Country Meet** on the golf course is scheduled for October 15.

**Tiara Spead said their softball fundraiser** will not be held on University Park Golf Course.

**Rental House Management search** – on hold for now.

**Firehouse Building** – we received paperwork with incorrect information on the survey. They will need to correct it. Sarah will get it addressed and corrected.

**Covenant Enforcement Update:** UPID Attorney is preparing the Discovery request for information from Ms. Maple. Results of the request will determine the speed that we proceed. When asked about estimated total cost of pursuing this action the attorney said he will be able to give us an estimate once Discovery is completed. We are currently in the Discovery phase. Per the attorney's advice we will not be discussing the details of the case at these meetings. Once the attorney sees the amount of work that comes back after the discovery – they will be able to give a better cost estimate.

**HUD Complaint Update** –On Friday, Sept. 6 A HUD Investigator conducted a phone interview with me and the UPID Attorney. Case resolution can take one to four years. 100 days from the date of the

filing of the document – HUD is required to send out a status update. You can also find that online using the HUD file # 07-24-2807-8.

So far UPID has approved \$8,000 for legal fees and has spent \$2,235 on covenant enforcement. Also, \$1000 in additional legal fees have been spent to address the HUD complaint. The lawsuit requests reimbursement of the cost of this action from Ms. Maple if the case settles in favor of UPID.

**Toilet in Clubhouse** – Toilet was replaced and the line was inspected with a camera/snake by professional plumber. We will need about \$350 to dig up the existing line and complete the needed repair to the same configuration.

**3-0 approved**

### **New Business**

Rex Boley, community member and Blue Valley School Superintendent has asked to park the school bus at our clubhouse. They have a route that starts at UP in the morning and then they drop the kids off at each house when they return in the afternoon. They are asking to see if they can keep the bus at our golf course or next to the new fire station. They are willing to shoulder some cost like extra gravel. We can also put up signage for the bus to park. They have a larger bus – 53 passenger bus that has 33 kids ride the route that picks up at University Park. We will draft a memorandum of understanding that clarifies who is liable for possible damage to the bus. Rex will put that in front of the school board. They are aware of the request to park the bus at University Park. Their next meeting is the 2<sup>nd</sup> Monday of the month.

Unofficially they can start parking now at University Park.

**3-0 approved**

**New UPID flag design** for next year? Is there any interest in changing the design – or we can use a different color but the same sign. It will be open to anyone who would like to submit a design.

Comments regarding putting up more street signs at the intersection of Redbud and Lakeview. A truck was heading up Redbud turning onto Lakeview and they blew through the corner. Came close to hitting a car with a family in it. Could Sherman Township put up a yield or a stop sign? This has been a problem previously. A yield coming up the hill and on lakeview a thru sign.

There are also some bushes that make the visibility difficult to see there – maybe ask homeowners to cut those bushes back. Sarah will ask the property owner to see if they are willing to shorten their bushes for visibility.

It is approved to leave the meeting open for an executive session to discuss legal proceedings.

**Adjourn/Leave open for Executive Session**

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**Tuttle Creek Corps of Engineers**

1 message

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**Lentz, Angelia J CIV USARMY CENWK (USA)** <Angelia.J.Lentz@usace.army.mil> Tue, Sep 10, 2024 at 2:26 PM  
To: "universityparkboard@gmail.com" <universityparkboard@gmail.com>  
Cc: "Mcnulty, Brian A CIV USARMY CENWK (USA)" <Brian.A.Mcnulty@usace.army.mil>, "Snider, Caleb L CIV USARMY CENWK (USA)" <Caleb.L.Snider@usace.army.mil>

I was asked to put together some basic information that might be helpful to communities near Tuttle Creek or property owners with property adjoining public lands. Our office has received an increase in reports of shoreline and off-road driving at University Park and want to make sure your community is aware it is prohibited. Please feel free to share the attached information with your community members. If you have people that would like more information about the guidelines for property owners with land that adjoins public lands, please let them know they can reach out to our office.

Thank you.

Angelia Lentz

Park Ranger

office: 816-389-3167 | [angelia.j.lentz@usace.army.mil](mailto:angelia.j.lentz@usace.army.mil)

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U.S. Army Corps of Engineers - [Tuttle Creek Lake](#)

[5020 Tuttle Creek Blvd](#)

[Manhattan, KS 66502](#)  
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**University Park Letter 9-10-24.pdf**

434K

Greetings from the U.S. Army Corps of Engineers, Tuttle Creek Lake (Corps). Corps officials want to remind adjacent property owners and those living near Tuttle Creek Lake of a few of the rules and regulations for public lands that are commonly violated.

- 1) The operation of vehicles off authorized roadways on project land (public lands) is prohibited. This applies to all vehicles, including but is not limited to motorcycles, mini-bikes, UTVs, ATV's, four-wheel-drive, off road, and all-terrain vehicles except in designated areas. Driving off road destroys public property and degrades the shoreline.
- 2) Encroachments onto public lands. An encroachment is the placement, construction, or continued existence of a permanent or semi-permanent structure or placement and/or storage of other privately owned property on publicly owned lands without written permission from the Corps of Engineers. The following are a few examples.
  - Garbage, yard waste or wastewater discharged on public lands.
  - Placement of personal property (wood racks, fire rings, dog houses etc)
  - Unauthorized structures (lateral fields, sheds, decks, fences, stairs, improved trails etc)
  - Land alterations (roads and driveways, improved trails, garden, fill and excavation, tree/brush clearing etc)
- 3) Encroachments of flowage easement lands. Property owners adjacent to public lands commonly have a flowage easement legally recorded on their privately owned property adjacent to public lands. The most common easement around Tuttle Creek Lake includes all land under elevation 1140 msl, namely flowage easement lands. These flowage easement lands primarily involve property owned by the University Park Improvement District, however virtually all privately owned lots on Briar Circle and Briar Lane in University Park have flowage easement lands recorded on those lots. In short, a flowage easement grants the United States the right to flood or submerge the land as a part of the operations of the lake. The easement prohibits structures for human habitation on these portions of privately owned properties. In addition, all non-habitable structures or improvement to land encumbered by flowage easement must have a consent to easement from the Corps. Examples of consents that can be obtained include culverts, driveways, pipelines, lateral fields, etc. Examples of consents that will likely be denied include changes to contour that would reduce the storage capacity of the reservoir, construction of any habitable structure, etc.

The location of property lines, including the approximate location of flowage easement lands are publicly available on the Riley County Community GIS website. In most cases, a permit or consent can be issued for the above activities on both public lands as well as flowage easement lands. Requests for such structures and/or activities should include who/what is being requested, the location where the work is taking place, whether it's on public property or flowage easement. The request should be submitted to the Corps, which will determine if the activity is allowable and what the appropriate permitting process is. Any of the above activities or structures placed without a permit or consent is prohibited and can be subject to enforcement as an encroachment of public property.

We are here to work with adjacent landowners and assist with permit applications in anyway we can. Please contact our office at 785-539-8511 if you have any questions or would like assistance.

