

STATE AFFAIRS COMMITTEE

March 31, 1965

The Chairman opened the meeting by stating that the Committee would meet tonight at 8:30 in Room 522; that this is necessary since the sub-committee on H.B. 720 has been unable to come up with something acceptable to the Committee.

S.B. 28 concerning the Real Estate Commission was discussed, and Mr. Turner talked at length about how this proposal steps outside the reasonable realm of business. Both Mr. Turner and Mr. Rogers agreed that the auctioneers should be left in since by ruling of the Attorney General, they are covered anyway. After conferring, Mr. Turner and Mr. Rogers suggested an amendment on page 3, section (h) that would permit any corporation or employee of such corporation to sell or lease their own real estate without going through an agent. Mr. Turner moved that the amendment be adopted and Miss Jacquart seconded the motion, which carried unanimously. Mr. Ford then moved that SB 28 as amended be recommended favorably. Motion was seconded by Mr. Rogers and carried with a vote of 10 yes and some abstaining.

Mr. Bunten stated that Mr. Skoog, a former member of the House, was present and could answer any questions concerning S.B. 208, and apologized for his misrepresentations of the day before, stating that his source of information was not correct. He moved the favorable passage, which motion was seconded by Mr. Unruh. Mr. Meckel inquired if something could be secured from the Department of Social Welfare, stating that this was agreeable with them, and the Chairman stated that Mr. Anderson told him that they must remain neutral on the question. Mr. Skoog explained the ramifications of the agreement with the federal government on this matter, and explained that the desire for a 30 year lease was because of the revenue bonds that the City would use. Mr. Meckel stated that when someone is tacit, for him this implies consent. The question was called for and upon vote the motion carried 10 yes to 1 no.

Mr. Doyen asked to pass over S.B. 308 because he hadn't been able to work anything up on it.

Mr. Ford moved that S.B. 237 be recommended favorably. Motion was seconded by Mr. Buchele and carried with a vote of 7 yes and none opposing.

Discussion was resumed on S.B. 308, and after an expression of views by several members, Mr. Doyen moved that the bill be recommended favorably, Motion was seconded by Miss Jacquart and carried unanimously.

Meeting was adjourned.

PROPOSAL  
BIG SHUNGA GOLF COURSE  
BY  
CITY OF TOPEKA PARK DEPARTMENT  
JANUARY, 1965

JOHN GOODIN  
COMMISSIONER OF PARKS AND PUBLIC PROPERTY

## PROPOSAL

Because: Site selection factors previously mentioned and because the Topeka Park Department is fully cognizant of the present position of the State of Kansas as delineated in the deed from the Federal Government to the State, more specifically, we are aware that the deed contains the restriction that the property conveyed "shall be utilized continuously for health purposes" in accordance with the proposed program and plan as set forth in the application of the grantee dated May 27th, 1959 and for no other purposes. Also that the State of Kansas as grantee, may not in any manner dispose of said property or any part thereof or interest therein during the 20 year period of the deed restrictions and finally as the State of Kansas, in recognition of the need for better areas and facilities for recreation, has developed "A Program of Comprehensive Statewide Recreational Planning", under the Kansas State Park and Resources Authority and the pledged intent of said study being that said facilities be as inclusive as possible including not only state programs but those of cities and counties as well. Thus, it would logically seem to indicate the apparent intent of the state government to encourage and promote much needed expansion of recreation facilities and activities. Therefore it is believed that cooperation between local and the state government, as reflected by our proposal herein, is within the scope and intent of this declaration of policy.

The City of Topeka Park Department therefore requests that the legislature of the State of Kansas pass appropriations bill No. 208 for the express purpose of removing deed restrictions on 72 acres, more or less, of

presently unused state-owned property known as the south portion of the Kansas Neurological Institute. (The cost to the State for said property would be slightly less than \$30,000.)

upon completion of the transaction between the State Department of Social Welfare and the Federal Department of Health, Education and Welfare, the City of Topeka would negotiate with the Board of Social Welfare for the purpose of securing a lease and would, if said lease were effected, propose to construct 9 holes of an 18 hole regulation length golf course on said property. The City Park Department, further, would landscape and beautify said property and as an adjunct to the hospital facilities would provide much needed park and recreation area facilities which could be used by the patients of said institution. Finally, the City of Topeka would reimburse the State of Kansas as a term of the proposed lease, the cost incurred by the State of Kansas in securing clear, unrestricted title to said 72 acres.

## BIG SHUNGA GOLF COURSE

### HISTORY

The need for public golf course facilities in our state capitol is not a new idea. The Twenty-five Year Plan for Shawnee County prepared in 1935 was the first report to give attention to the needs in this specialized field of recreation. After this date, no less than four other adopted planning studies emphasized this need. Reference: The Comprehensive Plan of the City of Topeka and Shawnee County by Harland Bartholomew in 1942.

A Long Range Recreation Plan, Topeka, Kansas prepared by the National Recreation Association in 1955.

A Master Plan for Parks, Recreation Areas and Open Spaces prepared by the Topeka Shawnee County Regional Planning Commission in 1962.

The Preliminary Land Use Plan prepared by the Topeka Shawnee County Regional Planning Commission in 1962.

The preceding references should be sufficient to indicate that thorough study has been given since 1935 to the need for public golf facilities in Topeka. It is quite evident therefore, that the recommendation to develop an additional 18 hole public golf course at Big Shunga Park, Kansas Neurological Institute, and Veterans Administration Hospital was not made without careful and time-consuming study.

### PRESENT FACILITIES

Approximately 20 years after the first formal recommendation that a public golf course was needed in Topeka, the City acquired the 18 hole public course at 21st and Urish Road. Purchasing the 160 acre golf course and

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80 acres of undeveloped land in January of 1956 was the first positive step to provide public golf facilities for the citizens of our city, county, and state.

The Long Range Recreation Plan, Topeka, Kansas prepared in 1955 was the first formal plan to recognize that not one but two 18 hole public golf courses were needed to meet the demands of the public. Each succeeding plan substantiated this recommendation. It was with these recommendations in mind that the City of Topeka Park Department began in 1960 to look at possible sites for location for the second 18 hole municipal golf course. Since 1960, some 6 sites have been thoroughly studied with regard to their adaptability for a municipal golf course development.

It was the opinion of the Park Department Staff that the Big Shunga site was by far the best location for the second public golf course. This conclusion was based upon numerous factors:

1. Ease of access due to location - adjacent to two major traffic thoroughfares. Gage Blvd. and West 29th Street.
2. Ease of access for non residents because of the sites proximity to the Gage Interchange of U.S. Interstate 470 bypass which is the connecting link for both U.S. Interstate 70-40 and the Kansas Turnpike.
3. Availability of adequate water, sewers and electricity.
4. Topographic adaptability to golf course development.
5. Availability of sufficient land already owned by the City as a public park to develop 9 holes.

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6. Availability of sufficient vacant land owned by the State of Kansas and the Federal Government adjacent to Big Shunga Park which, through negotiation, hopefully could be made available.
7. Provision of affiliated recreational areas to serve the patients of both the Kansas Neurological Institute and the Veterans Administration Hospital, thus providing a dual use for the site.