

MEETING MINUTES

RECORDED BY:

Margy Bonner

MEETING PURPOSE: Sale of Park Land Sub-Committee Meeting

MEETING DATE

AND LOCATION: March 1, 2012 12:00-1:30 p.m.
Community Center



ATTENDEES:

Committee Members:

Bill Cole, Darwin George, Margy Bonner

Members absent:

Greg McCall, Rachel Cox, Tom Llewellyn, Al Koelzer,
Dennis Cook

Others:

Mark Astle, City Commissioner

Staff Members:

Mark Jarvis, Park Planner, Mike Whitaker, PRPL Director

I. MEETING CALLED TO ORDER

Acting chair, Bill Cole called the meeting to order at 12:00 PM.

A. INTRODUCTIONS

None

B. APPROVAL OF MINUTES OF PRIOR MEETINGS

Because there was not a quorum of members present, the approval of the minutes for the meeting of February 16, 2012 was deferred until the next meeting

C. ADDITIONS TO THE AGENDA

None

II. STAFF REPORT

Mark addressed the issue raised concerning a map of city properties. He gave a PowerPoint presentation showing how the information on the spreadsheet correlates with the series of maps. Each park parcel is identified by a unique ID number and a map page number (there is also other information including the tax code, geocode, and acreage etc.)

Mark stated his goal is to get the map and spreadsheet on the PRPL website within the next week.

Darwin indicated that we need to narrow down the information to identify the parks that might be sold. Mark indicated that staff could further identify the developed, undeveloped and natural park land. By the next sub-committee meeting, the information on the undeveloped and natural park land should be available. From that information, the staff will need to work on sorting the parks and narrowing properties identified as potentially available for sale.

III. NEW BUSINESS

None

IV. UNFINISHED BUSINESS

Mark presented the fact sheets he developed for Heritage Walk Park, Wilson Park, and Shiloh Point Parkland.

- Heritage Walk Park is zoned R7000. There is a 24" storm sewer line and a boulder pit on the property. Essentially, the land is undevelopable. The sub-division improvement agreement provisions require the home owners association to maintain the lots after they are developed. Mark indicated that the property is probably not marketable, but questioned whether we could give it to the Home Owners Association.

Bill commented that this is a model of how we need to proceed. We need to continue to narrow the properties, identify those marketable, and get more information.

- Mark made a presentation concerning the Shiloh Point Parkland. The land consists of two parcels. Tender Nest indicated they would like to purchase and develop both parcels. There is a recorder easement for the developer to maintain the sub-divisions signed on these parcels. Tender Nest is in the process of getting the market analysis to set the value of the property. Mark would recommend that if we are able to sell the property the sale be made with a reservation of a public easement for the use of sidewalks. The parcel sizes are 5,844 square feet and 3,969 square feet.
- Wilson Park is a commercial property with rural zoning. The park is 15 acres in size and the city would like to retain 5 acres as a tree farm. Field of Dreams is currently in bankruptcy but has defaulted on the lease for the past two years.

Action Items:

1. First phase in identifying parkland available for sale, Mark will prepare a list of the developed, undeveloped and natural parkland.
2. The spreadsheets and maps identifying the parcels administered by PRPL will be posted to the PRPL website so they are available for review by the committee members and the public.

The next meetings will be held on March 15 and March 29, 2012.

There being no further business the meeting was adjourned at 1:30 p.m.