

MEETING MINUTES

RECORDED BY:

Margy Bonner

MEETING PURPOSE: Sale of Park Land, Sub-committee meeting

MEETING DATE

AND LOCATION: April 19, 2012 12:00-1:15 p.m.
Community Center

ATTENDEES:

Committee Members present:

Bill Cole, Rachel Cox, Margy Bonner, Darwin George,
Greg McCall, Tom Llewellyn, Al Koelzer

Members absent:

None

Others present:

Vince Ruegamer, Community Member, Ed Workman,
Community Member, Jim Ronquillo, City Council Member

Staff Members present:

Mark Jarvis, Park Planner, Mike Whitaker, PRPL Director

I. MEETING CALLED TO ORDER

Chairperson Bill Cole called the meeting to order at 12:00 PM.

A. INTRODUCTIONS

Ed Workman and Vince Ruegamer, Community Members, were introduced.

Jim Ronquillo, City Council Member, was introduced.

B. APPROVAL OF MINUTES OF PRIOR MEETINGS

The minutes of the March 29, 2012 meeting were approved.

C. ADDITIONS TO THE AGENDA

None

II. PUBLIC COMMENTS

None

III. STAFF REPORT

Bill reported that he and Rachel had attended a Council work session and reported to the Council on the status of the work of our committee.

Action Item #1.

Bill referenced the parcel list on the website and gave a brief explanation of the information available from the website. Of 501 parcels listed, 274 (54.69%) are developed. There are 146 parcels (29.14%) of natural park land and 81 parcels (16.17%) of undeveloped park land.

Mark advised that the staff has identified 84 parcels for potential sale, trade or transfer. There are several parcels which need further study as the current information on those parcels is not complete.

Al questioned what is meant by “transfer” of property. Mark explained that some property would be better managed and maintained by Public Works or other city departments.

Vince asked about the sale of natural parks and feels that type of property should also be available for sale. Tom commented about parcels which are less than five acres and questioned whether everything less than five acres be offered for sale. Tom would like to look at everything under five acres, even if it is developed park land.

Bill asked that the staff continue to work at further identifying property for sale. He also suggested that a written report be prepared which would address why each parcel was either identified for sale or eliminated from consideration.

Bill asked what the next step should be and how the committee should be involved. Mark indicated that of the current list of 81 undeveloped parcels which the staff has identified, 38 appear to be sale prospects. Forty parcels were identified as possibilities for transfer to other city departments. Three parcels were identified for trade with other governmental entities.

Some of the land is more appropriate to be managed by the city public works department. It may be a clerical matter to transfer the property to management of those other departments, but there is a need to communicate with those departments so there is an understanding of the transfer and future management.

Al suggested we should focus on the 38 parcels which are now identified as prospects for sale and also find those parcels which we have missed in sorting of the property.

Bill questioned as to the timeline in focusing on those 38 parcels. What is the best way to do this? Mark indicated that he could do a PowerPoint presentation which has good imagery. Some of the parcels are contiguous so there are actually fewer than the 38 in total number.

Mark will look at the 38 parcels and when he is putting the presentation together. He will also try to do more of an assessment of the property. Dennis asked that Mark also identify the acreage of each of the parcels.

Mark proposed preparing a list which would also have a map to the committee before the next meeting. He will need to work with the city IT department to develop the map.

Bill proposed our next meeting be scheduled for two hours so we have sufficient time to review properties. The usual meeting date would be on May 3, 2012. Rachel asked if we could move the meeting to May 10th. Mark indicated that the notice requirements could be met if the meeting is held on May 10th. Upon consensus of the members, the next meeting will be held on May 10, 2012 and will be scheduled for two hours.

Mark reported on the Tender Nest property sale. The developers of the original Shiloh Point subdivision are now interested in how the property is managed. Mark has asked that Tender Nest get a CMA and make an offer. Mark believes the issue with the developers is concerns maintenance of the entry marker to the subdivision.

Jim Ronquillo asked about other parcels as he recalled there were 7 or 8 parcels which were initially identified for sale. Mark explained the issues which have developed and have resulted in our conclusions that the properties were not saleable.

The bankruptcy status of Field of Dreams concerns termination of the lease. The city will need to identify the 5 acres they wish to keep when the property is sold. There is a hearing scheduled in the bankruptcy court for April 24th to terminate the lease. Margy volunteered to continue to monitor the bankruptcy proceedings.

Rachel gave a report on the actions of the dog park committee and requested assistance from the real estate agents in securing property for an additional dog park.

Bill introduced the topic concerning the sale of property, the procedure for sale, and how the proceeds from sale will be applied. Mike is meeting Tina Volek on April 24th and will report back to the committee on their discussions.

Al raised issues on the specific process of property should be sold. Tom indicated there is a process to place property on the multiple listing site even if there is not a specific listing agent.

Mark reported the city legal staff is working on a amended ordinance for procedure of sale for city property.

Action Items for Next Meeting:

1. Mike will report on the discussion with Tina Volek and the procedure of the sale of property.
2. Mark will prepare a map and list of the 38 properties currently identified as available for sale.
3. Margy will monitor the Field of Dreams bankruptcy proceedings as it relates to termination of the lease for the Wilson Park property.

The next meeting will be held on May 10, 2012 at noon. The meeting will be scheduled for two hours. There being no further business, the meeting was adjourned at 1:15 p.m.