

BOARD OF ALDERMEN

ITEM NO. (2)

AGENDA ITEM ABSTRACT

MEETING DATE: March 13, 2007

TITLE: Interim Uses of the Martin Luther King, Jr. Park Property

DEPARTMENT: Recreation and Parks	PUBLIC HEARING: YES/NO
ATTACHMENTS: A. Resolution B. Park Master Plan Design – Option 1 C. MLK Jr. Park Photo – Options 2/3 D. GIS View – Options 2-4	FOR INFORMATION CONTACT: Anita Jones-McNair - 918-7381 George Seiz – 918-7427

PURPOSE

The purpose of this agenda item is to provide the Board of Aldermen a report regarding information on cost estimates and other considerations if the Martin Luther King Jr. park site is used as an open field, walking trail and/or community garden prior to the formal park design process and construction.

INFORMATION

Alderman Broun requested a report concerning cost estimates and other considerations if a portion of the Martin Luther King Jr. property was used for an open field for children to play, walking trail and community gardens until park construction is underway. The park is currently scheduled for design and construction beginning Fiscal Year 2010-2011. The options mentioned below would be considered temporary use of the site based on the 2004 adopted park master plan with the exception of Option 1. This option is included in the master plan. Staff recommends removal of the existing house regardless of which option is chosen. The recommendation is scheduled to come before the Board at a later date.

Option 1. Develop the multi-purpose field(s) and trails as designed in the current master plan completed by Site Solutions in 2004. Staff spoke to Site Solutions about current figures. The consulting firm recommended increasing the 2004 figures by 30%. Keep in mind this does not include development of any other site amenities (restrooms, parking, benches, etc) or the removal of the existing house. This option would also require completing the land use permitting process which has a fiscal impact. This is the only option that would remain intact after construction. Other issues to consider should the Board decide to move forward with this option are:

- Parking
- Park maintenance
- Liability concerns with the house and barn. Currently the Town is experiencing vandalism problems with both facilities.
- Significant impact on the current and proposed budget.

Option 2. Create a temporary multi-purpose space in front of the existing house for unstructured play. (Approximately 170 ft. x 200 ft., 0.78 acres) The Public Works Department would mow the area. This option would not require completing the land use permitting process. Other issues to consider should the Board decide to move forward with this option:

- Parking
- Park maintenance
- Liability concerns with the house and barn

Option 3. Create a temporary multi-purpose space in front of existing house (same as Option 2) and a trail. (1,100 foot long by 8 foot wide) The Public Works Department would mow the area. The same issues should be considered as in Option 2.

Option 4. Create a temporary community garden using the southwest front corner space of the site. (Approximately 265 ft. x 90 ft., .55 acres). Community volunteers would create and maintain this area. This option would also require completing the land use permitting process which has a fiscal impact. Activation of water services is needed and monthly fees will be assessed. The water meter is currently inactive. Other issues to consider should the Board decide to move forward with this option:

- Parking
- Liability concerns with the house and barn
- Potential attractive nuisance – water spigots and items planted in the garden
- Storage space for supplies and tools
- Development and supervision of a management plan which includes maintenance, plot selection, whether the town should charge fees for usage and the consideration of the Town's IPM Program (Integrated Pest Management Program).
- This concept was proposed during the master plan process however it was not one of the final amenities selected.
- Relocation of the garden once the park is developed.

Option 5. Leave the site in the current state until formal design and construction. The Public Works Department currently provides routine mowing of the property (3 - 4 times per season). If the Board decides this option, it is expected that the informal public use will continue.

FISCAL IMPACT

Option 1 - Cost Estimates for Development of Multi-Purpose Field and Trails at Martin Luther King, Jr. Park

Provided by Site Solutions - 11/27/06

Multi-purpose field: This estimate includes all of the grading/erosion control proposed for phase 1. To break down the cost to just re-grade the multi-purpose field would require hiring an engineering company to develop a plan and cost estimate. The reason for this is to address issues of storm water management, erosion control, and site suitability.

Item	4/16/04 Estimate	Current Estimate (30% increase per engineer)
Construction Layout	\$10,000	\$13,000
Construction Entrance	\$1,100	\$1,430
Erosion Control	\$16,500	\$21,450
Top Soiling	\$18,600	\$24,180
Bulk Grading	\$22,320	\$29,016
Fine Grading	\$15,972	\$20,764
Imported Fill Dirt	\$20,000	\$26,000
Grassing	\$13,750	\$17,875
Sub-Total:	\$118,242	\$153,715

Trails: This estimate includes all the costs associated with development of the trails described on the site plan.

Item	4/16/04 Estimate	Current Estimate (30% increase per engineer)
Concrete Plaza	\$3,900	\$5,070
6' asphalt trail (2200 lf)	\$20,796	\$27,035
Natural Trail (1500 lf)	\$6,000	\$7,800
Sub-Total:	\$30,696	\$39,905
Total	\$148,938	\$193,620

Option 2. Staffing and Financial Impact of the Field Mowing
Field Mowing

- Increased mowing of the 0.78 acre front field (20 to 24 times per season) for recreational activity use.
- The cost of the mowing if Public Works crews did the work in house. (if labor, fuel and equipment cost all were included) **\$6,700- \$7,400**
- The actual budget impact: **\$2,500-\$2,800** (seasonal labor and fuel)
- The labor impact: **Diverting 144 staffing hours from other mowing operations or hiring seasonal staff to perform the mowing.**

Option 3. Staffing and Financial Impact of the Field Mowing and the Installation of a Temporary Walking Trail

Field Mowing

- Increased mowing of the 0.78 acre front field (20 to 24 times per season) for recreational activity use.
- The cost of the mowing if Public Works crews did the work in house. (if labor, fuel and equipment cost all were included) **\$6,700- \$7,400**
- The actual budget impact: **\$2,500-\$2,800** (seasonal labor and fuel)
- The labor impact: **Diverting 144 staffing hours from other mowing operations or hiring seasonal staff to perform the mowing.**

Temporary Trail Installation

- The installation of a 1,100 foot long by 8 foot wide trail by removing soil and adding gravel.
- The cost of the trail installation if the work is done in house by Public Works staff. **\$18,000-\$20,000** (if labor , materials, fuel and equipment costs all were included)
- The actual budget impact: **\$5,300-\$6,000** (materials and fuel)
- The labor impact: **Diverting 240 staffing hours from other maintenance operations such as sidewalk, asphalt or drainage repairs and maintenance work to do this project in house. Hiring of temporary employees is not an option in this situation.**

Option 4 – Staffing and Financial Impact of the Preparation for the Community Garden

- Estimated budget impact - running a water line from the city meter to the garden area and 2 spigots - \$1,000
- Activation and monthly water fees.
- Other costs that will materialize once the parameters of this option are identified.

Option 5 – No additional fiscal impact.

STAFF RECOMMENDATION

Staff recommends that the Mayor and Board of Aldermen consider the information and provide direction to staff. Staff is concerned about options 1-4 because of the staffing and/or budget impact.