

TO: TOWN COUNCIL

FROM: TOWN MANAGER 

RE: HERITAGE PARK SUBDIVISION PLANNING

ISSUE

The Heritage Park Subdivision was acquired by the Town in 2009 for the purpose of turning around a troubled project to benefit the Town and staff seeks clarification as to how the Council wishes to proceed in order to decide what to do with the Subdivision.

RECOMMENDATION

Table until January when the new Council can consider the project.

CEQA

There are no CEQA issues at this time though there could be due to changes the Town may make in the subdivision and to address environmental findings that are now over ten years old.

MONEY

Costs are unknown at present because it depends on how the Town plans to develop the site. The 2010/11 budget includes \$5,000 for planning purposes.

DISCUSSION

At the August meeting Council indicated that planning for the Heritage Park Subdivision site should start with a scoping meeting in October. Since that time staff has been getting conflicting messages from Council.

- What kind of meeting? What is a meeting to be about? It should be a park. It needs to be developed. More of it should be park. More of it should be developed.
- Wait until after the election.
- Who is doing the meeting? Is this another special meeting?
- Is there going to be a survey of the people in the area? Survey the community? Survey before a meeting. Survey during a meeting. Survey after a meeting.

The Mayor and I discussed an idea that he would conduct a meeting, similar to the MIG downtown plan scoping session, to develop ideas for the use of Heritage Park Subdivision. However, after the recent Park Master Plan workshop, several Council Members expressed that we not do that again.

So the question is: What should staff or whoever be doing regards planning Heritage Park Subdivision? Following are some ideas, no priority, for your consideration.

- Hire a consultant to conduct meetings and do surveys to develop a plan for the Subdivision. Cost: over \$100,000
- Have the Planning Commission or PROSC or both hold a couple of workshops to develop information to submit to Council for a decision. Cost: under \$500
- Have the Council hold a couple of workshops to develop information and make a decision. Cost: under \$500
- Have all three (Council, Planning Commission, PROSC) hold a couple of workshops to develop information that Council can use to make a decision. Cost: under \$500
- Develop a community survey that can be mailed. Or develop a community survey that can be mailed and done on the internet. This of course begs a question: Who should develop the survey questions? Council would ultimately approve the questions. Cost: under \$2,000
- Council makes the initial decision to, for instance, have staff evaluate four options for the 13.7 acre site of which is 4.97 open space/pond acres is Corps jurisdiction land and .94 acres is open space berm:
 1. Subdivision as approved: 40 lots with 0 acres park
 2. Subdivision as planned in a 2009 idea: 29 lots with about 1 acre park
 3. Subdivision cut in half: 20 lots with about 3 acre park
 4. No subdivision: 0 lots with 7.79 acre park

The cost of an analysis would primarily involve staff research time with possibly some consultant assistance. Should be under \$1,000 but staff can check before embarking on a study. The study would seek to identify the cost to develop and maintain whatever public lands result.

A question that Council Members have asked concerns building a park, any park on the subdivision. Current Town finances do not support building a park, or combination park and development, or build the subdivision as presently approved. As shown on the attached summary of current park related funds, after the downtown park is built there will be few dollars left to plan, acquire or build more parks. The money shown on the spreadsheet took over 15 years to accumulate. Another money question is maintaining

whatever does get built. Maintenance costs (personnel, utilities, materials etc) are costs that go on year to year and affect the General Fund of the Town that is currently in deficit. Unless the Town has identified the maintenance dollars it wouldn't be prudent to build more facilities to maintain. Being on the hook for the downtown park once it is done is enough of an unfunded liability for now.

It seemed pretty easy in August when Council considered this matter and suggested that scoping meetings start in October. However, what to do with the Heritage Park Subdivision is going to take time and it would help greatly to have a Council that will be in place for the next two years before embarking on studies. I think the prudent decision tonight is to wait until after the election when the new Council takes its seat and can then consider development options for the Heritage Park Subdivision.

	316	316.3	316.4	145	Prop 40	CMAQ
	QUIMBY	Passive Park & OS	Park Facilities	Tree Mitigation	6/30/2011	2011
REVENUE						
Open balance July 2010	538,090	77,969	107,325	284,844	220,000	195,000
Revenues to 8/31/10	3,581	563	764	2,127	0	0
SUB TOTAL	541,671	78,532	108,089	286,971	220,000	195,000
Transfer - IN					200,000	
Transfer - OUT	-200,000					
TOTAL WORKING REVENUE	341,671	78,532	108,089	286,971	420,000	195,000
CURRENT EXPENSES						
GRANT EXPENSES						
TOTAL ALL EXPENSES	0	0	0	0	0	0
BALANCE FOR APPROPRIATION	341,671	78,532	108,089	286,971	420,000	195,000
APPROPRIATIONS						
Park by Depot est \$1,350,000					899807	450193
5 Cities softball bathrooms			20,000			
TOTAL APPROPRIATIONS	0	0	20,000	0	899,807	450,193
UNAPPROPRIATED BALANCE	341,671	78,532	88,089	286,971	-479,807	-255,193
ADJUSTMENTS - IN					460,639	
ADJUSTMENTS - OUT	-341,671		-88,089	-30,879		
AUGMENT from Town Reserves					19,168	255,193
BALANCE	0	78,532	0	256,092	0	0
						274,361