



City of Grand Island

Tuesday, May 20, 2003

Council Session

Item G3

Approving Minutes of May 13, 2003 City Council Study Session

The Minutes of May 13, 2003 City Council Study Session are submitted for approval. See attached MINUTES.

Staff Contact: RaNae Edwards

OFFICIAL PROCEEDINGS

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

May 13, 2003

Pursuant to due call and notice thereof, a Study Session of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on May 13, 2003. Notice of the meeting was given in the Grand Island Independent on May 7, 2003.

Mayor Jay Vavricek called the meeting to order at 7:00 p.m. The following members were present: Councilmembers Meyer, Whitesides, Pielstick, Larson, Nickerson, Seifert, Pauly, Hornady, Walker and Haase. The following City Officials were present: City Administrator Marlan Ferguson, City Clerk RaNae Edwards, Public Works Director Steve Riehle, City Attorney Doug Walker and Finance Director David Springer.

RESERVES TIME TO SPEAK ON AGENDA ITEMS: Two individuals reserved time to speak on agenda items.

Greespace and Parks Requirement Options for Grand Island: A Case Study. Chad Nability, Regional Planning Director, presented a power point case study of potential development in Northwest Grand Island and park needs generated by that development. Greenspace requirements and projected park needs were discussed. Projected residential development of 1,274 acres was discussed with a total population of 14,843 people, along with level of service from the 1994 Parks Plan.

The following types of parks were discussed and examples given:

Mini Parks – Schuff, Broadwell and detention cells – Cost excluding land \$60,000

Neighborhood Parks – Grace Abbott, Lincoln, Cedar Hills – Cost excluding land \$150,000

Community Parks - Ryder, Ashely – Cost excluding land \$700,000

District/Regional Parks – L.E. Ray – Cost excluding land \$2,000,000

Projected needs based on the 1994 level of service and projected population were: 10 Mini Parks, 3 Neighborhood Parks, 2 Community Parks, 1 District Park, 6.4 Tennis Courts, and .7 Swimming Pools for a total projected cost of parks and facilities estimated at \$5,041,452. Cost per person was estimated at \$340.

Several options were presented with regards to who pays to build new parks. Presented were the following options:

- Citizens of Grand Island through general fund taxes
- Developers through fees on new lots
- Property owners through an assessment on the property
- Builders with building permits
- Property owners before an occupancy permit is granted

Other considerations were considered as follows:

- Traditionally parks had been provided by the general fund
- We generally develop around 200 lots per year in Grand Island
- Some areas of town that are largely developed need parks
- Funds collected from new development need to be used to pay for parks to serve those developments
- Private developer built and homeowner association maintained parks could be required
- Multi-family units may need to be handled differently than single family units
- Should this apply to residential lots only or should commercial and industrial lots be included?
- How will fees, or requirements for private parks, affect affordability?
- What other types of fees might the city consider in the future? (to pay for expanded sewer, water, fire protection, arterial streets, etc...)

Councilmember Haase questioned how this would work with the schools and if anything had been done to encourage the schools help. Mr. Nabity stated that this had been done. Specifically co-locating with the schools and land acquisition had and would continue to be looked at. Councilmember Meyer questioned the time frame of building parks when a property owner paid their park fees. Mr. Nabity stated this would have to be decided by staff and council, with policies developed for this purpose. Money paid for parks in an area should stay in that area.

Councilmember Walker asked how a park would affect the property value of a home. Mr. Nabity stated it depended on the type of park. Having parks right across the street might be a negative impact due to lots of traffic, but over all it should have a positive affect on the property value.

Comments were made concerning detention cells. Councilmember Haase stated it would be nice if developers would put in mini parks at apartment complexes. Mr. Nabity stated some developers are doing that now. Councilmember Walker questioned if we had a plan in place for detention cells for future development in the northwest part of town. Public Works Director, Steve Riehle, stated that there is a plan in place.

Questions presented were who pays to build new parks?

- General Fund
- Developers
- Homeowners/Apt. Developers
- Other

How should payment be made?

- Taxes
- Cash Payment
- Assessment

How much should the charges be?

- \$170,000 per year (taxes)
- \$866 per dwelling unit (fees)
- Some other amount
- Dedication of land in lieu of fees

When should the money be collected?

- At the time the parks department is buying/building the park
- At the time of development
- At the time a building permit is applied for
- At the time an occupancy certificate is requested
- At the time a lot is sold
- Other?

Councilmember Haase asked if paying a park fee would be a hardship on the developers. Greg Baxter, 1723 Bridle Lane stated this would be a hardship for the developer. Discussed was the potential of assessing the new industrial and commercial businesses coming to town, which would not be a good idea. Mr. Baxter stated a 10 year assessment at the time the property owner paid their taxes would be another option.

Councilmember Meyer questioned dedicating land for a park. Mr. Baxter stated a substantial amount of money would be required by the developer if this were implemented.

Rudy Plate, 2209 East Stolley Park Road, stated sales tax should be used to build parks. Everyone uses the parks and this burden should not fall on the developers or homeowners. Sales tax would be a fairer way of paying for these parks.

Jim Reed, 2511 Lakewood Drive, stated a single-family development would occur at an average density of 2.5 units per acre. Greg Baxter talked about street width and the limited number of lots because of 37' streets.

John Luna, 712 East 8th Street, spoke about using the figures from the 1994 Parks Plan. Mr. Nabity stated these were used because they were available and were valid. Mr. Luna stated he disagreed with using sales tax to build parks and felt we should be using more up to date figures.

Councilmember Nickerson thanked Mr. Nabity for his presentation and the importance of parks and greenspace. Mr. Nickerson suggested that homeowners share part of the cost. Councilmember Larson stated most citizens want parks and greenspace and we should not wait for a development to be before we build parks.

Councilmember Pielstick requested that the Mayor form a committee of staff and developers to study this issue and bring it back to Council at a study session.

ADJOURNMENT: The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

RaNae Edwards
City Clerk