

# TOQUERVILLE CITY COUNCIL MINUTES

4:00pm Work Meeting

Friday January 23, 2015

Held at 212 N. Toquerville Blvd, Toquerville Utah

**ATTENDING:** Council (CC) members: Mark Fahrenkamp, Daren Cottam, and Ty Bringhurst; City Recorder Renee Garner, City Treasurer June Jeffery, Public Works/ City Maintenance Supervisor Lance Gubler, Parks Landscape Architect Bill Jackson.

**4:15 PM – WORK MEETING:** Ty Bringhurst presided at this meeting. He welcomed Bill Jackson and explained that City Engineer Karl Rasmussen has been working on a capital facilities plan and updating our impact fees. Our Park impacts have been at \$829.00 and Karl recommended raising them to only \$845.06. Ty thought that Karl had come to that figure without considering the cost of land acquisition. He stated that much of the land and the work for our parks have been donated to this point.

Bill informed us that communities below 5000 in population don't need to do a capital facilities plan. They just need to do a reasonable base level of service study. He said impacts can be used as called out for land acquisition and improvement, not for maintenance.

Mark directed us to the maps of the three park areas provided by Karl and explained that we need to agree on what facilities should be at each park and what it will cost in general. He also stated we would need information to Karl as soon as possible to figure the impacts and complete the capital facilities plan. He said we have budgeted to hire Bill in order to complete a Parks and Trails Master plan. The details of which could take longer to complete.

Bill summarized points to work up master plans. He advised to start with a community survey to find out what residents want, but also to get them involved and interested in the process. Bill would run the community survey and then run the statistics and data. From that the Council would make a plan. Mark felt that public meetings and using the Parks Committee would be a better fit for information and public input. Bill said the survey is a tool for determining a standard of service, for instance how many acres of park land per 1000 residents do we want to establish. He said the National Recreation of Parks Association (NRPA) recommend 6.25 to 10 acres of park land per 1000 residents. St George's, he thought was at 6 per 1000, with the radial distance of any resident from a park at ½ mile. He thought that was aggressive and when helping Washington City and Hurricane with their plans, it was agreed to have the level of service radius at 1 mile distance and 6 acres per 1000 residents. The reason to be more conservative is because we have public park lands available and close.

Bill explained that trails can be considered linear parks with trail heads, rest areas, interpretive areas, natural/ geological features and views for stop areas with informative signs. These linear parks can be figured into the 6 acres per 1000 standard. Ty stated we have 16 acres and 15 hundred people so we're right there. Bill remarked we'd need to do a study on developable land here and what our build-out would be. He thought that the impact for parks seemed really low for planning future development. He estimated \$275,000.00 for each acre of park land. The burden of new development should fall on new development and not on current residents. Bill brought us samples of Hurricane City's plan.

Bill said his service would be a parks evaluation which includes an inventory of existing facilities, i.e., pavilions, irrigation systems, parking, etc., giving a cost or appraisal for each park. We would then identify areas that meet our 1 mile service radius for acquiring new park land and make a point value for development. He stated that using NRPA standards, he could then put together a park master plan with renderings and cost estimates.

Mark asked about time frame and cost if we focused on the three parks we now have. Bill felt that if we just used the Council and a Parks Committee we could do it relatively quickly. Councilmen present agreed that the Committee and a public meeting would be best. Daren C expressed a strong desire to bring recreation for youth sports to all the parks, i.e., soccer fields and ball fields, etc. June mentioned the plan to develop an elementary school on the LaVerkin/Toquer border which would have fields.

Ty emphasized that we need to identify what we have right now, it's worth and then find out what we can charge for impacts. If it comes back at \$2,500.00, we might not be able to implement that, but we need to know. Bill said the consultant's recommendation in Hurricane City was \$7,000.00, but they chose to adopt the Impacts at \$3,000.00.

Ty felt that parks were a visual element that demonstrated the City's service to the people. Bill remarked that our geographical features will be a wonderful asset for trails and parks. Ty mentioned that the RAP tax could assist us as much at \$12,000.00 per year. Lance thought that could help with maintenance as well. The group discussed our current number of maintenance workers and all they do. Mark reminded us that Trail Ridge development agreement has some additional improvements they agreed to for their park that are based on the phases. Renee said she'd send him the most current agreement. Ty worried about standards when developers improve the parks. Bill said that the City would establish the standard.

1-23-15 CC Minutes Continued

June asked for the cost of Bill's services. Ty read an old email from Bill which gave us numbers of \$3 to 5,000.00 per rendering, the overall master plan would be \$5,000.00, the document with demographics, growth projections, and design standards, etc., could be \$15,000.00. If we did a package it would be less. Mark mentioned that we budgeted \$20,000.00 for this and that we would need Bill to work with Karl and use his maps. Bill remarked that he and Karl work well together.

June reminded us that in order for Karl to complete his impact study he would need their master plans. Mark amended that Karl would need the ideas at least. Bill gave us an estimate of his services at \$20,000.00 for his part of the project. He would be able to help us from June 2015 to June 2016 to create the Parks/ Trails Master Plan. Ty and Mark emphasized the need to get Karl something quickly in order to complete the impact fees analysis. Bill responded that he could see Karl was using land values and amenities. Bill said he would be happy to help Karl get that in as a show of good faith. Bill asked for digital copies of the maps to be emailed to him. Ty said he'd get Karl to do that and volunteered to take Bill around to look at the parks.

Bill said he'd look at the trails plan and he recommended that trails impacts be separated from parks impacts because there are grants available for trails, two are the Non-Motorized Trail grant, and the Riverway enhancement grant. He remarked on the local effort to get all the cities trails connected.

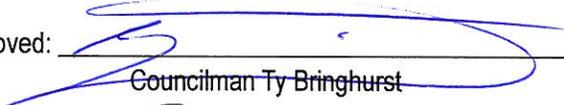
Bill stated that one of his services is to give us a list of grants with their applications that can assist in funding.

A list of park amenities might include: bathrooms, play grounds, pavilions, basketball courts, soccer fields, pickle ball courts, ball fields, and parking lots.

**ADJOURNMENT:** Councilman Ty Bringhurst thanked Bill again and adjourned the work meeting.

Minutes of the 1-23-15 Toquerville City Council Work Meeting will be presented for review and approval at the February 12, 2015 City Council Mtg.

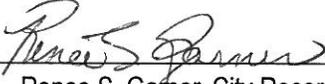
Approved: \_\_\_\_\_



Councilman Ty Bringhurst

Date: 2-12-15

Attested: \_\_\_\_\_



Renee S. Garner, City Recorder

