

Memorandum

To: Mike Geisel, City Administrator
From: Tom McCarthy
Director of Parks, Recreation and Arts
Date: 6/5/2017
Re: Potential Park Land on Wild Horse Creek Road



*Tom:
Forward to PR & A
for review
mem
6/5/17*

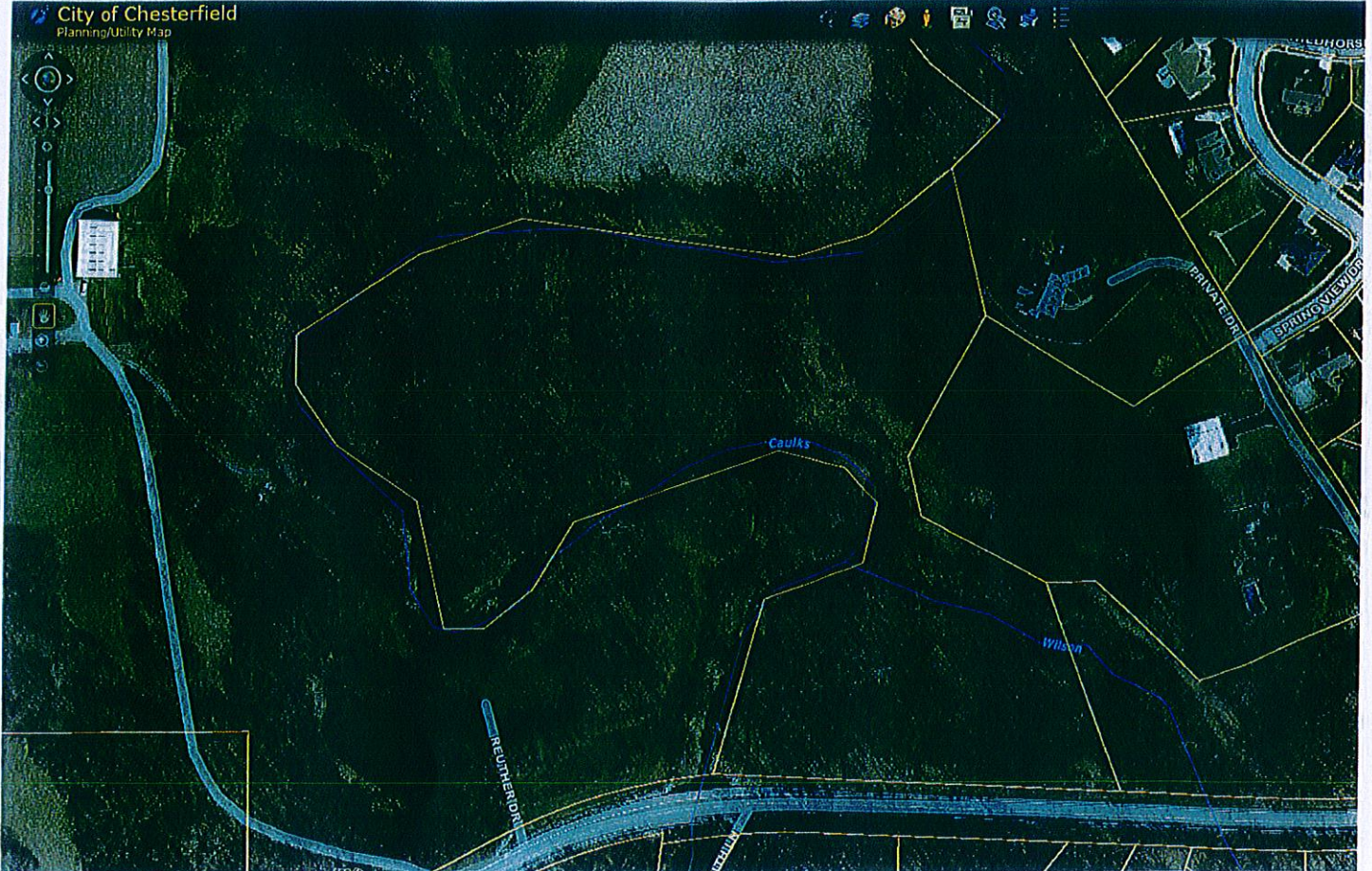
Mike, the chair, Randy Logan, of the Parks, Recreation and Arts Committee of Council has asked me to look at the property at 16911 Wild Horse Creek Road as a new park opportunity and put it on our next meeting agenda. This 12 acre piece of property would make a great addition to our wonderful park system, and it would give us the opportunity to put in a wonderful nature path and develop a peaceful getaway in Chesterfield for bird watching, nature exploration and just a great place for a walk in the woods along a crushed gravel trail or a relaxing respite on a bench in the woods. From our 2004 Parks Master Plan, trails were one of the most sought after amenities the residents desired in the surveys that were completed so, with this addition of the park and trail, we would also be fulfilling our residents request to add more trails and green space for their enjoyment.

The property is currently listed at \$240,000. Tim Gamma is interested in a tax credit along with selling the property to the City for \$90,000. The one condition Tim would have besides tax credit and price is that the park would be named "Gamma Tree Park". The property is going through an appraisal process currently and we should have the results back in the next two weeks. This 12 acre parcel has two creeks running near it. Caulks Creek borders the property on the north and west sides and Wilson Creek runs through a section of the southern portion of the property. The 12 acres is mostly made up of Oak trees, Cotton Woods, Red Buds, Dog Woods and Sycamores along with a plethora of other Native Missouri trees and plants. If Council elects to move forward with the purchase of the property, I would elect to move forward with Sitadino's land swap for a small portion of the property in the northwest corner on the hill for the lower field area off the road easement. I have discussed this with the Sitadino's and they are in favor of the swap.

I have included in this memo a few pictures of the property, a map of the parcels, a few basic ideas for the park, some very rough budget numbers and the potential land swap outline with the Sitadino's as requested. I completely understand the dollars are tight, but this could be purchased and then developed over time. We, as the Parks Department and the Public Works Department, could install the parking lot and trail over the winter months as time permits in the next two to three years. I am fairly confident, if we apply for a grant for development of the park through the Municipal Parks Grant process, we could receive the \$416,506 for the park development in the next few years depending on other grants we submit. With the budget numbers below, this would give us a new park for about \$41,650 after the purchase of the property.

Please keep in mind there would be the added time to professionally maintain the park added to the Parks Maintenance budget. We think we are looking at an additional 5 man hours per week on average if we keep this park as I have mentioned above.

If this meets your approval, I would like to bring this up at the next Parks, Recreation and Arts Committee of Council meeting for discussion. As always, it would be great to sit down and discuss when you have time.



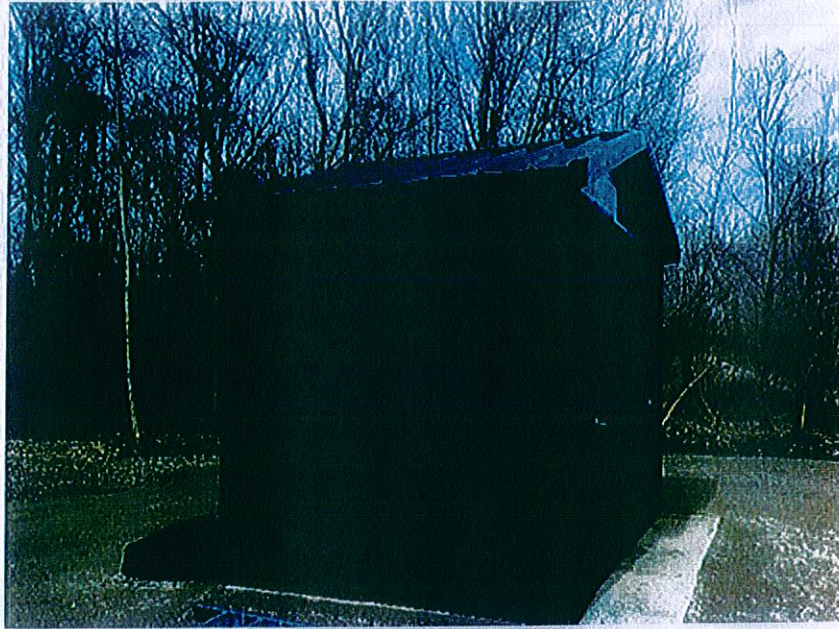
16911 Wild Horse Creek Road



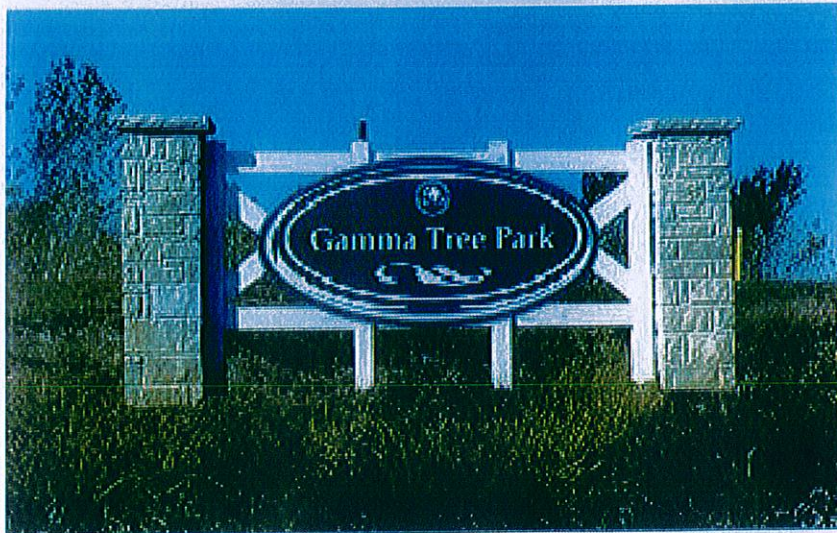
Entrance into property



Sitadino's Field



Enviro Toilet



Chesterfield Park Sign

Gamma Tree Park (potential)

Park sign	\$ 8,750
Gravel Trail 27,288 sqft. (6' wide, \$3.50 a foot)	\$ 95,508
Prefabricated Enviro Toilet	\$ 25,000
Bridge over the creek	\$250,000
Amenities, trash cans, dog waste stations, benches, picnic table, signage	\$ 10,000
7% contingency	\$ 27,248
General Total	\$416,506
Grant match of 10%	\$ 41,650

Municipal Parks Grant potentially for 2019, \$416,506 which would make the City cost for the development of the new park about \$41, 650 after property acquisition.