

Revised Parkland Dedication Requirements – Whitebirch Village

Parkland dedication was originally calculated on a total market value of \$526,000 for lots 1-13, Block 4, Whitebirch Seven. The same criteria use previously has been used here.

Number of existing lots – 13

Number of proposed lots (minus outlots and common area) – 18

Total area of development – 739,615 square feet

Total area of developed area (minus outlot) – 223,663 square feet

Percentage (developed area minus outlot/entire area in development) – 30.2%

Total New Value of Existing Land (13 existing lots) - \$329,200

Value of developed area (.302 X \$329,200) = \$99,418

$\$99,418 / 18 = \$5,523.24$ value per lot

18 lots minus 13 existing lots = 5 newly created lots

5 new lots X \$5,523.24 per lot = \$27,616.20 subject to Park Dedication

10% of \$27,616.20 - \$2,761.62 cash Lieu of land dedication.

TO: Finance Committee

FROM: Joe Rudberg

Meeting of May 14, 2014

Whitebirch Village – Parkland Dedication

In working through the development agreement with Whitebirch on this project we agreed to “trade” parkland dedication for the easement across the golf course. Parkland dedication requirements were calculated for all phases of development. Easements will be granted as they are needed for each phase. In calculating the dedication requirements we determined Phase I would amount to \$2,761.62. This is a lower amount than phase II and III because they were given credit for the previous platting of the property. Phase II and III were determined to be \$17,380 for parkland dedication. This amounts to a total of \$20,141.62 in parkland dedication requirements. The cost of the easement is to be paid by the Sewer Capital Fund. This is considered a SAC eligible expense. These costs were included as part of the costs of the project.

With the project being ordered, the easement can be finalized and funds can be transferred to the parkland dedication fund in the Revolving Capital Fund. Resolution 14-16 has been drafted for consideration of the Finance Committee to recommend to the city council for approval.

TO: Council members

FROM: Joe Rudberg

Meeting of June 2, 2014

Easement Expense – Parkland Dedication – Whitebirch Village

As the council may recall the development agreement with Whitebirch, Inc. had provided for a “trade” of parkland dedication in lieu of the easements needed to establish sewer lines on and across the golf course. The cost for sewer easements is a cost that would be borne by the sewer fund. Park improvements continue within the city and losing parkland dedication fees does not help the bottom line when it comes to park improvements. The thought was that if parkland dedication was to be traded for sewer easements the sewer fund would pay the parkland dedication fee.

I have attached a memo that the Finance Committee reviewed. This provides a bit more detail. The Finance Committee has recommended that a transfer of funds occur from the Sewer Capital Fund to the Revolving Capital Fund for parkland dedication.

Resolution 14-16 has been included for council consideration in making that transfer.

RESOLUTION 14-16

A RESOLUTION PROVIDING FOR A FUND TRANSFER FROM THE SEWER CAPITAL FUND TO
THE REVOLVING CAPITAL FUND, PARKLAND DEDICATION

WHEREAS, the city entered into a development agreement with Whitebirch, Inc. regarding the development of Whitebirch Village; and

WHEREAS, Whitebirch Village will comprise a total of 52 units built in three phases of development; and

WHEREAS, the subdivision ordinance requires the development of Whitebirch Village to pay parkland dedication fees; and

WHEREAS, in providing for sanitary sewer for this development, and certain properties in Whitebirch Seven Addition, a sewer easement to cross the golf course to connect to the lift station adjacent to County Road 11 was needed; and

WHEREAS, with future phases of Whitebirch Village additional easements in the golf course will be required; and

WHEREAS, the development agreement provides for all easements needed throughout the golf course would be given by Whitebirch, Inc. for the sanitary sewer in exchange for the required parkland dedication fees; and

WHEREAS, park improvements continue to be needed and were it not for this arrangement, the sewer capital fund would have paid for the required easements; and

WHEREAS, given the sewer capital fund would have paid for the easements it is appropriate that the sewer capital fund now pay the parkland dedication fees.

NOW THEREFORE BE IT RESOLVED by the Breezy Point City Council that a fund transfer is hereby approved in the amount of \$20,141.62 from the sewer capital fund to the Parkland Dedication line account in the Revolving Capital Fund.

Diane Williams Yes

Otto Schmid Yes

Tom Lillehei Absent

Michael Moroni Yes

JoAnn Weaver Yes

Adopted this 2nd of June 2014

Attest:


Joe Rudberg, Clerk/ Administrator


Mayor JoAnn Weaver