



# FEDERAL LANDS TO PARKS PROGRAM

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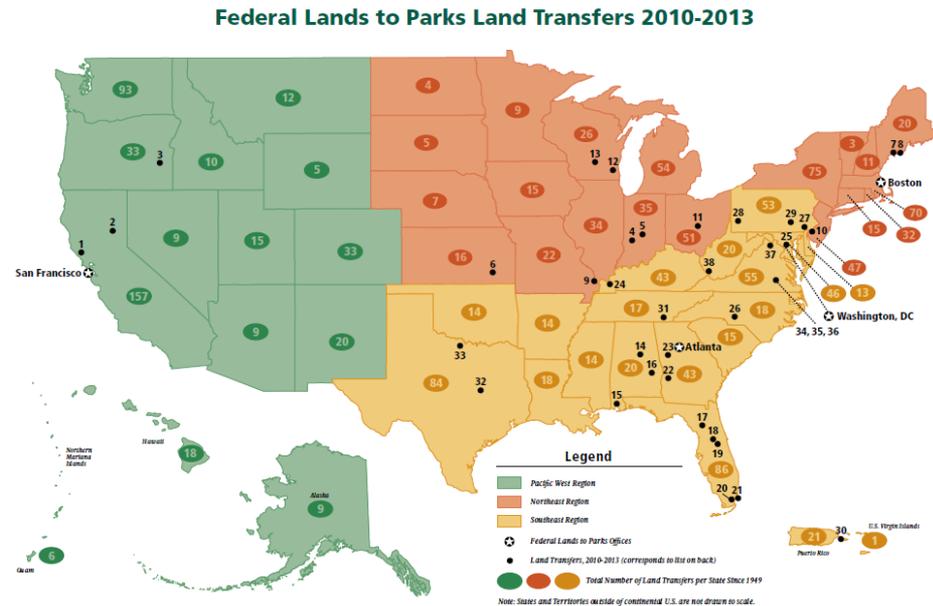
## Clark Center Park



# Overview

- Federal Property and Administrative Services Act of 1949, as amended, authorizes the transfer of surplus Federal property to state and local governments for park and recreation purposes.
- Land acquired through the Federal Lands to Parks Program, as a public benefit conveyance, must be used for public park and recreational use in perpetuity
- (<http://www.nps.gov/ncrc/programs/flp/publications/FLPBrochure2.pdf>)

- ~170,000 acres of land transferred to state and local governments for park and recreation areas since 1949



# Federal Acquisition Process

Doe declares property excess

GSA offers property to other agencies. If no agency has a need for it, GSA declares the property surplus



GSA makes the property available as a Public Benefit Conveyance through the National Park Service Federal Lands to Parks program

The NPS issues a “notice of availability.” The City must notify the NPS of its interest in writing within twenty (20) days



NPS and City negotiate a schedule for application submission. Once the application is submitted, the City takes constructive possession of the park

The NPS issues a quitclaim deed to the City with deed restrictions and easements



# City of Oak Ridge Acquisition Process

## Three Steps

- Notification - within 20 days of a “notice of availability”
- Application –
  - Need
  - capability
  - suitability
  - Program of utilization
- Acquiring ownership –
  - NPS conveys property to COR with deed conditions & monitoring

## Proposed Timeline

- Nov-Dec 2014 – develop proposal
- Jan 2015 – Resolution before City Council of intent to apply
- Jan-Feb 2015 DOE declaration of excess property
- Feb-Mar 2015 DOE notice of availability issued
- Mar 2015 Resolution before City Council to receive property

# Program Utilization Plan

Definition: A plan that describes the proposed park and recreational uses and includes a site plan of the property

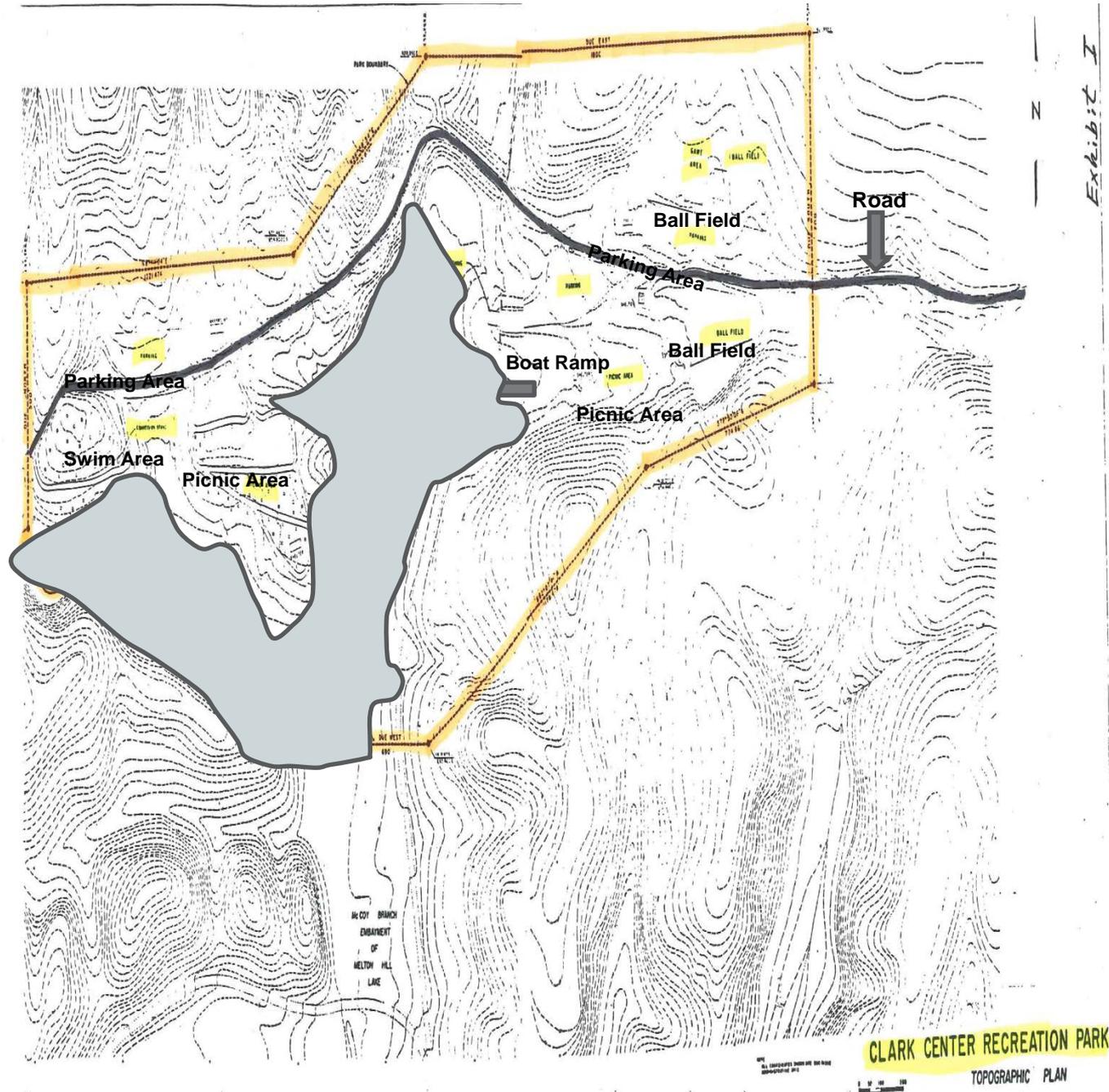


Exhibit I

# Clark Center Park Fact Sheet

## Amenities

- Two softball fields, with bleachers
- One basketball court
- One large picnic shelter with a grill
- A gazebo
- Water fountains
- Two accessible fishing piers
- A swimming area with no lifeguard
- A park office building with restrooms
- Three picnic areas with over 80 picnic tables
- Three paved parking areas



## Department of Energy's Current Budget

• Operations:	\$245,000
• Facilities & maintenance	\$30,000
• Roads & grounds maint.	\$15,000
• Miscellaneous (utilities, equipment repairs, etc.)	\$10,000
• TOTAL:	\$300,000

### Notes:

- Clark Center was designated by DOE in the 1980s as a Self-Sufficiency parcel that could be transferred directly to the City to support economic diversification and self-sufficiency.
- In Fiscal Year 2013, the City received a Payment in-lieu of Taxes (PILT) from DOE totaling \$1,660,944.57 based on 32,897.32 acres of DOE property within the Oak Ridge City limits.
- If Clark Center Park is transferred to the City, future PILT payments would be reduced by \$4,039.10 based on the current formula.

# Eligible Recreational Uses for Public Benefit

- Swimming
- Boating
- Passive recreational use
- Operate as is approximately 5 years with ADA updates



# Eligible Recreational Uses for Public Benefit -- Continued

- Picnicking
- Hiking
- Biking
- Camping



# Eligible Recreational Uses for Public Benefit -- Continued



- Organized sports

- Rowing
- Tennis
- Golf
- Baseball
- Soccer
- Basketball
- Cross country skiing
- Football



# Restrictions

- Non-recreational Municipal uses, such as a water intake and/or treatment plant, are not permissible under the public lands to parks program
- Recreation would allow the sale of food but this excludes full-service restaurant(s)
- Private non-recreational development, including housing



# Summary of Public Comments

(received at previous public meeting)

- Partner with TVA, Anderson Co., regional organizations (for profit/non-profit) programs
- Acquire the park but do not raise taxes
- Do not acquire the park because of the public recreation restriction on the deed
- Promote youth sports, & camping, use boat launch area to generate revenue, look at outside outfitters/vendors to generate guaranteed revenue
- Maintain area as a public park
- Evaluate and consider funding sources to make an informed decision with regard to this community asset

# Potential Revenue Streams

- Short term:
- Gate fee – for each vehicle entering the park
- Campground – primitive camping spaces with a nightly use fee
- Boat launch fee
- Pavilion rental
- Ball field rental
- Recreational equipment rentals
- Long term:
- Expanded campground with additional services: electrical hookups and RV sites
- Full-service marina
- Food service associated with the recreational amenities



## Capital Maintenance Short term



- ADA Compliance – Playground, bathrooms, athletic facilities, parking, water fountains, picnic tables, accessible routes
- Electric – Update electric service lines and secondary service within the park to meet current electrical codes
- Water – increase the size of the water line to serve the needs of future development
- Sewer – Install a forced main sewer line or adequate septic system to serve the needs of future development
- Ball field lighting – currently non-functioning. Place into CIP along with other facility light replacement (Carl Yearwood softball, Bobby Hopkins baseball, Big Turtle softball, AK Bissell fit trail, Jackson Square and ORHS Tennis, etc.)
- Ball field fencing – replace open-knuckle fence fabric with closed-knuckle fabric, add top rails as needed, extend sideline fences on upper field, add netting on right field to protect parking lot
- Shoreline stabilization – stabilize shoreline erosion to protect facilities

# Proposed First Year Operational Budget

➤ Operations – Two (2) part-time seasonal staff	\$20,000
➤ Labor – add one (1) full-time maintenance worker	\$45,000
➤ Mowing contract	\$22,000
➤ Litter contract	\$8,500
➤ In-house R&M (Electric, Public Works)	\$40,000
➤ Utilities	\$20,000
➤ Materials & supplies:	\$25,000

Total:

\$180,500

# Suggestions on Uses and/or Funding

