

Implementation

Identified within this section are the ways and methods of implementing the recommendations within this *Parks, Recreation and Open Space Master Plan*. Critical to its implementation is the action plan, which should be developed annually by the City of Sachse.

POLICIES AND ORDINANCES

The accuracy of these implementation mechanisms is dependent upon the proper coordination of input from contributing bodies, including: City officials (elected and appointed), City staff, the Garland and Wylie Independent School Districts, surrounding municipalities, sports groups, and, most importantly, the citizens of Sachse. All parties must communicate and work collectively toward common goals, as only this will ensure the successful development of the park system. An example of this type of communication, at the staff level, would be the incorporation of the *Parks, Recreation and Open Space Master Plan* during review of proposed development plans with the various entities involved.

The City of Sachse is not relieved from adhering to current ordinances and policies related to park development. Ordinances can also provide the legal framework for implementation of this *Parks, Recreation and Open Space Master Plan* and, therefore, aid in park system development and protection. Outlined below is an ordinance which is directly related to park land acquisition and development in floodplains.

Watershed Management & Drainageway Ordinances

These ordinances protect and preserve greenbelts and floodplains. They provide a tool to manage the drainage and floodplains within Sachse. The ordinances respond to Federal Emergency Management Agency (FEMA) and National Pollutant Discharge Elimination System (NPDES) mandates for cities. These tools may be drafted in a format as restrictive as the City wishes. A reciprocal benefit of the preservation of these areas would be their use as linear greenbelts and connections to destinations throughout the City.

FUNDING SOURCES

This *Parks, Recreation and Open Space Master Plan* recommends the development of a number of new parks, and further development in some existing parks. Once completed, these recommended improvements represent a substantial public investment in parks and open space as the City grows and develops. The various sources of funds for these improvements are as important as the diversity of those sources. When there are several sources of funds for implementing this *Parks, Recreation and Open Space Master Plan*, then no one source is over-burdened, and the *Parks, Recreation and Open Space Master Plan* has a better probability of successful implementation. The sources discussed below relate to the purchase, and/or development and renovation/expansion, of park land and facilities.

General Fund

This source of funding is supported by ad valorem tax revenues, and it is generally the primary source of funds for maintenance and operation of the existing park system. The general fund is also the source for projects requiring smaller amounts of capital investment. Although projects funded by this source make a small annual contribution to the expansion of the park system, analysis over a number of years usually reflects a major accomplishment in improvements to the park system. It is important to include funding for on-going maintenance and staff requirements for new developments and improvements.

Bonds

Bonds are generally the most common funding source utilized by cities for the purchase of land and for providing development monies. There are two types of bonds which are used for parks, both of which must be approved by referendum.

General Obligation Bond – The General Obligation Bond is amortized using ad valorem taxes and is used for the funding of capital projects which are not supported by a revenue source. These projects include water service, sanitary sewer service, and park acquisition and development. The availability of bonding for parks is often dependent upon the overall municipal needs funded by this source. Capital items, such as purchase of land and physical improvements with a useable life expectancy of 15 to 20 years, can be funded with general obligation bonds.

Revenue Bonds – Revenue bonds fund projects which produce enough revenue to retire their debt, such as golf courses, batting cages, and enterprise-oriented park projects.

Private Donations

This source of financial assistance would usually come from a citizen, an organization, or a business with an interest in assisting with the development of the park system. Land dedication is not an uncommon occurrence when property is being developed. The location of a neighborhood park within a residential development offers additional value to residential units within that neighborhood, especially if the residential development is occupied by younger families with children. Although the future dedication of neighborhood park land is considered a limited resource in central Sachse, due to the extent that development has occurred and the small size and configuration of remaining parcels within most areas of Sachse, it nevertheless remains a viable means of acquiring land. Once property is acquired through this method, the City should be prepared to improve the facility for use within a reasonable length of time.

Private donations may also be received in the form of funds, facilities, recreation equipment, art or in-kind services. Donations from local and regional businesses, as sponsors for events or facilities, should be pursued. A Parks Improvement Trust Fund may be set up to manage donations by service organizations, benevolent citizens, willed estates and other donated sources. The purpose of this trust is

to establish a permanent source of principal value which will increase as donations occur. The principal cannot be decreased; however, the annual interest can be used for park development. The National Park Foundation, a 501 (c)(3) non-profit corporation, may also serve as a valuable stakeholder working with private donors accepting funds to help fulfill the goals of the City (refer to the website www.nationalparks.org for more information).

Sales Tax Option (4B)

The passage of Senate Bill 376 in 1992 gave cities an economic development tool which provided a sales tax that could be levied for park and recreation purposes. Sachse has passed a 4B sales tax which is dedicated to the Economic Development Corporation.

Texas Recreation and Parks Account (TRPA) Program

The TRPA Program is administered by the Texas Parks and Wildlife Department (TPWD). The TPWD program allows a city to request matching funds for both the acquisition and construction of park facilities. Currently, funds are available on a fifty percent (50%) cost share basis; the maximum amount for which a grant request can be is \$500,000. The grant is secured through submission of an application which follows a standard format for applicants. All applications received are ranked by a point system designed to evaluate the need for the purchase or construction being requested. Funds are distributed among the applicants having the greater number of points, until all allocated funds are expended.

Applications to the TPWD can be made annually, with a six-month waiting period following the submission date before successful applicants are notified. The number of applications a city may submit at any given time is based on both past performance on grants and TPWD evaluation criteria. This funding source is used by many communities. The competitiveness of the program generally allows cities having bona fide park needs to prevail in obtaining funds.

Public Improvements District (P.I.D.)

When authorized by City Council in compliance with state laws, new developments can establish a Public Improvement District (P.I.D.). As a taxing district, the P.I.D. provides funds specifically for the operation and maintenance of public facilities such as parks and major boulevards.

Tax Increment Financing District (T.I.F.)

A T.I.F. is a tool used by local government to finance public improvements in a defined area, as approved by the City Council. When an area is designated a T.I.F. district, the tax base is frozen at the current level. As development occurs within the T.I.F. and property values increase, the tax increment is captured. The tax increments are posted to a separate fund to finance public improvements within the district.

Capital Improvement Costs

Based upon future park sites and other improvements proposed in this *Parks, Recreation and Open Space Master Plan*, the following chart below outlines the anticipated costs of land acquisition and other improvements for a neighborhood park.

The estimated cost for land acquisition in Sachse is approximately \$30,000 per acre. The land area required for a typical neighborhood park is 10 acres. *Table 14* below illustrates the recreational elements that are typically provided within a neighborhood park along with estimated construction costs (based upon today's dollar value). All cost estimates shown are based upon information from the consultant. Costs were determined based on the consultant's experience in designing and constructing parks of this size and scope throughout the Metroplex area. These costs will increase in the future, due to rising land values, higher costs for labor and materials, and other similar factors.

TABLE 14 Typical Neighborhood Park Elements & Estimated Construction Cost City of Sachse, Texas	
Typical Neighborhood Park Land Acquisition	Estimated Cost
Typical Neighborhood Park Land Acquisition (10.0 acres @ \$30,000 per acres)	\$300,000
Typical Neighborhood Park Elements	Estimated Development Costs
Playgrounds	\$65,000
Concrete Hike & Bike Trail (8' wide- ½ mile long)	\$85,000
Practice Backstop	\$10,000
15-Space Parking Lot	\$25,000
Multi-Purpose Court	\$35,000
Turf and Irrigation (10-acre site)	\$100,000
Drinking Fountain	\$7,500
Picnic Shelter with 5 Tables	\$45,000
Park Benches (3)	\$4,500
Total Estimated Neighborhood Park Development Costs	\$377,000
TOTAL LAND ACQUISITION AND DEVELOPMENT COSTS PER NEIGHBORHOOD PARK	\$677,000