

November 15, 2005

Mr. Freddie Maxwell
City Administrator
City of Algood
108 East Main Street
Algood, TN 38506

Re: Algood Public Facility/Recreation Assessment

Dear Mr. Maxwell:

I. INTRODUCTION

Pursuant to your request, The University of Tennessee's Municipal Technical Advisory Service (MTAS) conducted an assessment of the City of Algood's public facilities on November 3, 2005. According to our conversation, your objective is two-fold. First, you desire to ensure that the city has adequate present and future outdoor recreational facilities for all ages in Algood. Secondly, you realize that the city has outgrown its current city hall/police complex and you are seeking options to address this shortcoming. This assessment will accomplish the following tasks:

1. Inventory all current public facility/recreational facilities;
2. Examine and forecast future population segments in Algood;
3. Evaluate any potential undeveloped properties for siting of future facilities, if any;
4. Examine National Recreation and Park Association (NRPA) standards for cities; and
5. Recommend measures to upgrade and/or relocate public/recreational facilities.

II. INVENTORY

The City of Algood has two (2) tennis courts for its citizens. The city has adequately maintained this complex. Next to the tennis court is a small children’s playground. This playground is outdated and could possibly be unsafe for unsupervised children. Putnam County operates three (3) ballfields for public use. This appears to be an adequate number of ballfields based upon your current and projected populations and National Recreation Parks Association (NRPA) guidelines. There is a Senior Center that provides adequate indoor recreational programs for the seniors. The First Baptist Church provides an indoor walking center and a gymnasium. Further, the Head Start building provides adequate indoor recreational opportunities for pre-schoolers. Algood School has a gymnasium, football fields and adequate playgrounds for school children. We would recommend that the city enter into an interlocal agreement with the Putnam County School Board to allow the city to use its facilities when appropriate.

The current city hall/police facility contains approximately 2,000 square feet. There are several potential American with Disabilities Act violations. It would probably be cost prohibitive to implement these changes. The police station is extremely small and crowded. My suggestion would be to make a commitment to build a new city hall and to convert the existing city hall/police station into a possible command center/emergency shelter for future disasters, if any. The city’s recent financial portfolio has greatly improved due to recent commercial openings and effective city management of all funds.

III. POPULATION

Algood Town Age	2000		2005		2010		2015	
	Total	% of pop.	Total	% of pop.	Total	% of pop.	Total	% of pop.
0 to 4	210	7.14%	225	7.15%	242	7.12%	260	7.13%
5 to 9	199	6.76%	213	6.77%	230	6.77%	247	6.77%
10 to 14	156	5.30%	167	5.31%	180	5.30%	193	5.29%
15 to 19	163	5.54%	174	5.53%	188	5.53%	202	5.54%
20 to 24	195	6.63%	209	6.64%	225	6.62%	242	6.64%
25 to 29	221	7.51%	236	7.50%	255	7.51%	273	7.49%
30 to 34	233	7.92%	249	7.91%	269	7.92%	289	7.93%
35 to 39	188	6.39%	201	6.39%	217	6.39%	233	6.39%
40 to 44	216	7.34%	231	7.34%	249	7.33%	268	7.35%
45 to 49	177	6.02%	189	6.01%	204	6.01%	220	6.03%
50 to 54	153	5.20%	164	5.21%	177	5.21%	189	5.18%
55 to 59	141	4.79%	150	4.77%	163	4.80%	175	4.80%
60 to 64	138	4.69%	147	4.67%	160	4.71%	171	4.69%
65 to 69	126	4.28%	135	4.29%	146	4.30%	156	4.28%
70 to 74	127	4.32%	136	4.32%	147	4.33%	158	4.33%
75 and up	299	10.16%	320	10.17%	345	10.16%	370	10.15%
Total	2,942	100.00%	3,146	100.00%	3,397	100.00%	3,646	100.00%

During the next ten (10) years, the city’s population is expected to increase eight (8) percent.

The relative population for age categories shall remain constant. This table derived from the 2000 U.S. Census does not take into account any future annexations of municipal limits that could increase the city's population an additional ten (10) percent. Additional open space, trails and a neighborhood park should be developed in order to keep adequate outdoor recreation levels of services to the citizens of Algood.

IV. UNDEVELOPED PROPERTIES

During our assessment, we toured the partially undeveloped property located at 175 Virginia Street. The only part of said property that is developed is a single-family dwelling unit. The city has been offered the opportunity to either purchase five (5) acres or the entire parcel of 13 acres for future municipal facility development. We suggest that the city purchase the entire property, because we believe that the current property value could potentially double within the next seven (7) years. Other parcels for sale within the city limits are either too small to accommodate future development or too far from the main thoroughfare of the city. Said property has adequate access and can be linked by a network of pedestrian sidewalks. Although you have the current funds available for purchase, we recommend that you borrow money and apply for grants to finance the land acquisition and facilities costs. By financing a significant portion of the project, future growth would be paying off the note. An argument can be made that by paying the project entirely by fund balance, the future residents will not be paying their fair share of the capital costs. Additionally, the city should keep enough contingency money to fund 6-12 months of operations in case of a disaster.

V. NATIONAL RECREATION PARK ASSOCIATION (NRPA) GUIDELINES

NRPA has created a classification system for park and recreation facilities in order to define community needs. This classification is intended to serve as a guide to planning new facilities and to examine existing facilities. According to their Recreation, Park Open Space Standards and Guidelines, the NRPA suggests that a park system, at a minimum, be composed of a "core" system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population (1990). Our November 4th inspection determined that the City of Algood did not meet this standard.

A Neighborhood Park/Playground is defined as an area for outdoor recreational activities, such as field games, court games, crafts, playground apparatus area, skating, picnicking, wading pools, etc. The NRPA recommends a standard of a 15 or more acre park for a community of 5,000 or more. The City of Algood will probably reach that figure in 15 to 20 years. Using the school and existing recreational facilities, the City of Algood meets the NRPA standard for tennis,

baseball and basketball facilities. The NRPA does recommend a trail system for a community. A trail system could connect the new Algood City Hall to residential and school areas. Also, an outdoor trail on the 13 acres would protect natural systems and buffer commercial zones.

VI. RECOMMENDATIONS

1. Adopt an Interlocal Agreement with the School Board for the community to use Algood School's facilities.
2. Remove the existing playground center.
3. Acquire 13 acres to contain city hall/police complex, combination walking trail/outdoor learning nature center, and neighborhood park containing shuffleboard courts and outdoor picnic areas and children playground center.
4. Seek loan proposals for purchase of said land.
5. Apply for the Recreational Facility and Labor grants from the state. By purchasing the 13 acres, the City of Algood would have substantial in-kind donations for grant applications. Also, this would aid your efforts in obtaining a state grant to partially fund a full-time recreation director . Work closely with the Parks and Recreation Advisory Service (PARTAS).
6. Leverage grant money with philanthropic donations from corporations, organizations and individuals so you can further the expansion of recreation in Algood.
7. Request proposals for architectural plans/master comprehensive plan of an outdoor recreation/city hall complex.
8. Request construction bids on approved complex.

VII. CONCLUSIONS

MTAS appreciates the opportunity to work with the City of Algood. The city is to be commended in taking the initiative to contact MTAS for assistance. From this analysis phase, discussions with city management and our inspection, the following general observations have been determined:

1. A deficiency in suitable size for city hall/police complex and potential ADA violations;
2. A deficiency of outdoor recreational programs for all ages in Algood;

3. A deficiency of park lands and a trail in accordance with national NRPA standards;
4. The continued residential development over the next ten years will impact existing recreation facilities tremendously;
5. A Ten Year Park and Recreation Master Plan is needed to build on what has been identified through the comprehensive planning effort and to implement some of the strategies put forth herein.

Please feel free to contact me should you have questions or need additional information.

Sincerely,

Warren P. Nevad
The University of Tennessee Municipal Technical Advisory Service
Municipal Management Consultant

WPN:bms