

**Notice of Commencement of Initiative Proceedings
Affidavit of the Petitioners' Committee**

TO: THE CITY CLERK OF THE CITY OF WEST PLAINS MISSOURI

We, The undersigned, being registered and qualified voters of the City of West Plains, under the authority of Article 9 of the Charter of the City of West Plains, Missouri, hereby commence initiative proceedings for the following proposed initiative ordinance and shall constitute the Petitioners' Committee and be responsible for circulating the petition and filing it in proper form per Article 9, Section 9.2 of the City Charter. We consent that the address listed below for notices shall constitute valid notice via United States Certified Mail, return receipt requested.

Whitney Frazier
Whitney Frazier
1903 Wild Turkey Trail
West Plains, MO 65775

Christy Frazier
Christy Frazier
2101 Kelly Drive
West Plains, MO 65775

Richard J. Davidson
Richard J. Davidson
1201 Stoney Drive
West Plains, MO 65775

Barbara Butler
Barbara Butler
2204 Bradford Circle
West Plains, Mo 65775

Marietta Caldwell
Marietta Caldwell
619 Session Street
West Plains, MO 65775

Subscribed and sworn to before me this 19th day of November, 2018

Angie Ingalsbe
Signature of Notary
My commission expires 6-12-2020

741 Co. Rd. 9620 West Plains, MO 65775
address of Notary Public (Seal)

Notices to the Committee are to be sent to:
Richard J. Davidson
1201 Stoney Drive
West Plains, MO 65775, Phone 417-255-4604 Email d.davidson@davidsoninsurance.net



**AN ORDINANCE ADOPTING PROVISIONS FOR THE ENHANCED UTILIZATION OF
THE PROPERTY IN THE CENTER OF BUTLER CHILDREN'S PARK COMMONLY
KNOWN AS THE PARKSIDE HOUSE**

WHEREAS, The City of West Plains made a request for proposals to be presented in August 2018, for the enhanced utilization of the property in the center of the Butler Children's Park commonly know as the Parkside House and two proposals were received, one from the City of West Plains and one from Friend of Parkside, a 501 (c) 3 Charitable Organization. RFP posted by City of West Plains with proposals due August 1, 2018.

WHEREAS, The City of West Plains accepted their own proposal by a vote of the City Council, but the Council has not acted on that proposal. August 20 ,2018 City Council meeting.

WHEREAS, The City Proposal indicated that City "Due to the new Porter Wagoner sidewalk being built largely from grant funds, the City has extra funds from the Capital Improvement Tax funds from the 2015 bonding totaling \$500,000". City of West Plains Butler Children's Park- All-Inclusive Playground proposal.

WHEREAS, The Parkside House is a significant part of the history of West Plains and a significant number of citizens of West Plains along with the members of the Butler family have expressed their desire to renovate the house. Petition with over 300 signatures asking to renovate Parkside was delivered to the City Council prior to August 20, 2018 City Council meeting.

WHEREAS, The City of West Plains has indicated as much as 45% of the project might be funded by a Missouri Department of Natural Resources LWCF grant. City of West Plains Butler Children's Park All-Inclusive Playground proposal.

WHEREAS, The Friends of Parkside have approximately \$200,000 in pledges of cash to begin the project. Friends of Parkside House Discovery Center Proposal.

WHEREAS, The Friends of Parkside have indicated substantial help from volunteers, Southern Missouri Home Builders, HistoriCorps, and AmeriCorps is available to substantially reduce the cost of renovation of Parkside. Friends of Parkside House Discovery Center Proposal.

WHEREAS, Numerous uses for the Parkside House have yet to be fully investigated, programs with Missouri State University, equipment rooms or space

for children with special needs, small events space leasing, office space for non-profits who serve children's needs in our area are just a few suggestions. Cities like Centerville, Ohio have historic homes owned by the city that are used for numerous functions. None of the City of West Plains Park and Recreation programs or the Golf Course program run by the City of West Plains "pay their own way". In fact, some of these programs run at substantial deficits. Reducing those deficits could free up funds to operate Parkside. Behnam's Grove, Centerville's community gathering place. <http://www.benhamsgrove.com/bgrove30/index.php>

WHEREAS, the best solution for the City of West Plains to honor the desire of the citizens of West Plains is for the City of West Plains to work with the Friends of Parkside to begin the rehabilitation of Parkside by combining both public and private resources to preserve this significant piece of West Plains history. This ordinance will also achieve the goal of providing an "All-inclusive" playground for children with special needs.

NOW, THEREFORE be it ordained by West Plains City Council as follows:

Section 1: Property

The property referred to in this ordinance is currently described by the City of West Plains as Butler Children's park. Prominently Located near the center of the park is a house know as Parkside.

Section 2: Joint Agreement

The City of West Plains, in cooperation with the Friends of Parkside, shall enter into a joint agreement to undertake the substantial rehabilitation of the Parkside house. A committee, the size of which will be determined by the City Council, shall be appointed by the City Council to coordinate the joint work of the two entities. The committee shall have equal representation from the City of West Plains and the Friends of Parkside, with additional other members who might help with the project including members with expertise or background in working with children with special needs. This committee will oversee the joint agreement and rehabilitation of the Parkside house. When the rehabilitation is complete the City of West Plains may appoint a new committee to oversee the operation of the Parkside house.

Section 3: Phases

- 1) Phase one will be the immediate undertaking of the substantial rehabilitation of the exterior and foundation of the house so no further deterioration occurs.
- 2) Phase two will begin after a determination is made by the joint committee of the best use of the house after full renovation.

Section 4: Financing

The City will use funds previously appropriated for the Butler Children's Park from the City Capital Tax Fund in the amount of \$202,766, and City labor forces and equipment in the amount of \$51,600 for the completion of Phase one. The Friends of Parkside will commit to immediately collecting cash funds from the \$200,000 that has been pledged and to continue to solicit funds beyond the initial \$200,000 in pledged funds. The City funds, the cash funds from Friends of Parkside, and the donated and volunteer labor should enable the completion of Phase one with the possibility of some funds being carried over to begin Phase two

The City will apply for the maximum LWCF grant available for the improvements being made using the city contributions for the City's portion of the match. The City would also work with SCOCOG to identify any other grants that might be available for Phase two of the rehabilitation. Friends of Parkside will work to find any private sector grants that might also be available to complete the project.

The City will also use funds up to \$36,868 in City Transportation Funds and \$180,000 in City labor for additional parking and the construction of a walking trail conditional on the securing of the LWCF or other similar grant funds.

Should the LWCF grant be approved for equipment and installation of an "All Inclusive Playground" funds from the Capital Tax Fund in the amount of \$46,000 along with \$33,000 in City labor shall be used for construction of the playground in the area north and east of the Parkside house.

After passage of this ordinance the Capital Improvement Tax funds identified in this ordinance shall not be redirected for use on a different City project.

Summary of funding. The funding for the total project would be the city providing \$285,574 from the Capital Tax and Transportation Tax Funds, \$264,600 from City labor, \$200,000 from Friends of Parkside for a total of \$750,194 local funds. A \$428,000 LWCF grant would make a total of \$1,178,194 in total funds available. No value has been included for volunteer labor, but this amount could be substantial. The total funds used for non-rehabilitation purposes would be \$547,368. This would leave \$630,826 in funds available for the rehabilitation of Parkside. The City's request for proposals indicated that updating the building would fall in this range and any shortfall could be met by additional fund raising by the Friends of Parkside.

Section 5: Timeline

Within 45 days of the passage of this ordinance the appointment of the joint committee members to oversee the enhancement of the Butler Children's Park will be made the City Council.

The City will include in the new budget for the 2019 -2019 fiscal year funds called for in this ordinance as designated funds for the Butler Children's Park enhancement project.

The joint committee will set a reasonable timeline for the commencement of Phase one and the City will advance the funds necessary for any preliminary planning and expenses incurred by the joint committee prior to the actual start of the rehabilitation of Parkside.

The City will begin the application process for the identified LWCF grant as soon as the joint committee is constituted.