

3/1/2011

MARCH 8, 2011 COUNCIL

1

TO: TOWN COUNCIL

FROM: TOWN MANAGER 

RE: DOWNTOWN PARK NEXT FEATURES

ISSUE

Council is asked to identify the next features to include in the Downtown Park.

RECOMMENDATION

Discuss and give direction.

CEQA

CEQA issues were addressed in the design of the park that included all the features noted. If new features are added then CEQA issues could be raised.

MONEY

Cost is detailed in the text of the report.

DISCUSSION

When the Council approved the construction bid on the Downtown Park the focus was to get the portion complete that would be partially paid for by the State Prop 40 grant. That first phase is currently in construction and is scheduled to be done by April 30. The State grant needs to be closed out by June 30, 2011.

In awarding the bid for the first phase of construction various features were removed (parking lot, multi-use skate plaza, restroom and water spray) as well as some miscellaneous items (BBQs, benches, and trash receptacles) in order to:

- give additional thought to the particular features or items because bids seemed too high
- consider changing the features or items to save costs and re-think park use
- determine money availability and how to best use limited funds
- identify features and items that could be done through volunteer efforts and donations.

At their February meeting the Park, Recreation and Open Space Committee considered and prioritized the major features as follows:

1. **RESTROOM:** build immediately by calendar year end, hopefully have completed by Eggplant Festival
2. **MULTI-USE SKATE PLAZA:** build in due time as funding is available.

The Committee also determined that the Water Spray feature should not be built because it would waste water and to include a re-circulating system would be prohibitively expensive to

build and maintain. The thinking was that the area should be used for other purposes though a purpose was not identified. The Committee will be asked to recommend a purpose if the Council does in fact remove the water spray from consideration. Some uses could be a shaded sand play area, another play ground toy or toys for the very young kids, or a shaded area with tables.

The following chart shows current development fee funding available for parks and the cost of the features recommended by the Committee.

PARK DEVELOPMENT FEES		353,089
PARK FACILITY IMPROVEMENT FEES		115,318
TOTAL as of 1/31/11		468,407
RESTROOM FEATURE	88507	
SKATE PLAZA FEATURE	188734	
TOTAL from Koch bid 12/3/10		277241
BALANCE REMAINING FOR OTHER PROJECTS		191,166

The Committee had a discussion on whether to retain some of these funds or put all the money to work in the Downtown Park. The two arguments were:

- Utilize the available money to build the Downtown Park because to do a half measure would leave the Downtown park and possibly some other park, as yet unknown, without the necessary funds to be done well.
- Retain some money to use in another park (mentioned as a possible park site was land in the Town owned Heritage Park Subdivision) because if all funds are spent in the Downtown Park then no money will be available for a future park.

The chart shows that the two priority features of the Parks, Recreation and Open Space Committee could be built and that there would still be money left over for other park uses whether in the downtown or elsewhere. Amassing money in the Park Funds does take time. It looks like this over the past 10 years.

	2000/01	2010/11
PARK DEVELOPMENT FEES	\$89,386	\$ 353,089

NOTE: The 2010/11 amount is really \$553,089 but \$200,000 is committed as match for the State Grant.

For the period 1984 to 2000, a time of slow growth overall, the Town saved up less than \$100,000. Over the 10 year period 2000 to 2010 the Town received a lot more money because the Town grew more. More houses and other buildings were constructed. The development fee

was much higher too starting in 2005. Also, a Park Facility Improvement Fee wasn't being charged prior to 2005. At any rate, development fees only occur when houses and commercial or industrial buildings are constructed.

Going forward the Town has a number of projects in various stages that will provide additional park development fees. The following active and potential subdivisions could result in 641 houses paying fees as noted based on current rates (fees noted date to May 2008, the last time they were changed).

SUBDIVISIONS	HOUSES		PARK	PARK DEV	OPEN SPACE
		rate per house --->	\$2,408	\$2,888	\$1,400
MONSERRAT	59		142,072	170,392	82,600
TAYLOR ROAD	46		110,768	132,848	64,400
LOOMIS VILLAGE	433		1,042,664	1,250,504	606,200
ORCHARD PLACE	32		77,056	92,416	44,800
HUMPHREY ROAD	31		74,648	89,528	43,400
HERITAGE PARK	40		96,320	115,520	56,000
TOTAL	641		1,543,528	1,851,208	897,400

Will the development come in 5, 10, 15 or 50 years? No one knows. The point is that construction will occur over time and money will be available for use in other parks. The question is when and the answer is that it will probably take awhile because Loomis builds slowly. That is good thing because Loomis will also have to decide how it will pay to maintain the parks and things it does build. How maintenance will be done is probably the more pertinent question today and tomorrow.

Council had asked the Park, Recreation and Open Space Committee to consider methods whereby park features could be constructed with volunteer help and/or donations. The Committee will undertake that effort once the Council decides what features to build. If volunteer help and/or donations results in cost savings then there will be extra park money available for other uses, whether in the Downtown Park areas or some other areas of the Town. The Town may even do some cooperative ventures with the school districts. A big project that is going on today is the need to replace the Del Oro swim pool. That will cost a lot of money and Town development fee funds could be helpful in getting that project done.