

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Parks and Recreation *JMA*

BOARD AGENDA # *B-7

Urgent Routine

AGENDA DATE April 17, 2012

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Purchase Equipment and Amenities for Modesto Reservoir, Woodward Reservoir, Neighborhood Parks, and Regional Parks Using Public Facilities Fees

STAFF RECOMMENDATIONS:

1. Authorize the use of \$4,910,646.76 of Public Facilities Fees to purchase equipment and amenities for Modesto Reservoir, Woodward Reservoir, Neighborhood Parks, and Regional Parks.
2. Authorize the Director of Parks and Recreation to enter into vendor agreements associated with the purchasing of equipment or amenities.
3. Direct the Auditor-Controller to increase estimated revenue and expenditures in the amount of \$4,910,646.76 as detailed in the attached budget journal.
4. Direct the Auditor-Controller to transfer previously budgeted revenue and expenditures in the amount of \$400,629.90 as detailed in the attached budget journal.

FISCAL IMPACT:

The total project cost for equipment and amenities for Modesto Reservoir, Woodward Reservoir, Neighborhood Parks, and Regional Parks is \$4,910,646.76. As proposed, the project would be funded entirely through Public Facilities Fees with the exception of the water project (system for filter and chlorination) at Frank Raines Off-Highway Vehicle Park. The total cost of this water project is \$680,000 which can only be partially funded from Public Facilities Fees in the amount of \$212,085 because only a portion of the project is attributable to growth. In the 2005-2006 Mid-Year Financial (Continued)

BOARD ACTION AS FOLLOWS:

No. 2012-171

On motion of Supervisor Chiesa, Seconded by Supervisor Withdraw and approved by the following vote,

Ayes: Supervisors: Chiesa, Withdraw, Monteith, DeMartini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

MOTION: Approved Staff Recommendations Nos. 1 through 4 as amended to remove the CAT D-6 Dozer in the amount of \$368,000.00 from the list of equipment to be purchased; authorized the use of \$4,542,646.76 Public Facility Fees to purchase equipment and amenities for Modesto Reservoir, Woodward Reservoir, Neighborhood Parks, and Regional Parks; authorized the Director of Parks and Recreation to enter into vendor agreements associated with the purchasing of equipment or amenities; directed the Auditor-Controller to adjust all budget transactions accordingly to reflect the amended staff recommendations; and, directed the Auditor-Controller to transfer previously budgeted revenue and expenditures in the amount of \$400,629.90 per the budget journal

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No. M-64-I-16

FISCAL IMPACT (Continued):

Report, the Board approved a designation of \$1,000,000, of which \$612,887 is currently available, for the public water system improvements at Frank Raines Regional Park. This designation is now classified as committed fund balance and its use requires Board approval. The Department of Parks and Recreation is working with PSOMAS, an engineering firm, to finalize the planning and design of the Frank Raines Regional Park water project and will return back to the Board of Supervisors at a later date for its consideration. The Department is also exploring grant funding sources to minimize the use the committed fund balance for this project.

PFF Equipment and Amenities for Modesto Reservoir, Woodward Reservoir, Neighborhood Parks and Regional Parks		
Sources		
Public Facilities Fees		4,910,646.76
Total	\$	4,910,646.76
Uses		
Modesto Reservoir		1,151,454.60
Woodward Reservoir		2,578,893.53
Neighborhood Parks (Empire, Keyes)		330,046.84
Regional Parks (Frank Raines, Laird Park)		850,251.79
Total	\$	4,910,646.76

Historically, the Department of Parks and Recreation has brought in Public Facilities Fees (PFF) funding for capital improvement projects through its main administrative budget. In an effort to improve the accounting and tracking for these multi-year PFF projects, the Department will establish a capital project budget for these park equipment and amenity improvements. Consistent with this new practice, \$400,629.90 of previously budgeted PFF funding for Woodward Reservoir improvements will also be transferred from the administrative budget to the capital projects budget as part of this action.

DISCUSSION:

Stanislaus County's Public Facilities Fees (PFF) program was developed in 1989. The primary objective of the program is to ensure that new development pays the capital costs associated with growth. The multi-jurisdictional nature of the program was unique at the time of the initial adoption and has served as a model for many other jurisdictions

Approval to Purchase Equipment and Amenities for Modesto Reservoir, Woodward Reservoir, Neighborhood Parks, and Regional Parks Using Public Facilities Fees
Page 3

throughout the State. Currently, nineteen California counties either have some form of an impact fee program or are in the process of developing one. Stanislaus County's model still remains one of the most comprehensive and well established in the State. Since the program's original adoption in 1990, it has undergone three updates.

The PFF program collects impact fees from new development throughout the County, both in the cities and the unincorporated area, to fund the public facilities required to accommodate growth. The program includes two types of impact fees: countywide fees, which are collected from new development both in the cities and in the unincorporated area to fund public facilities for services provided to all County residents, and unincorporated fees collected only from new development in the unincorporated area for facilities needed to serve those areas such as sheriff patrol and neighborhood park facilities.

The Department of Parks and Recreation (Department) is responsible for the maintenance and operations of over 5,323 acres of County parks and for grounds maintenance of various County facilities. The Department has a full time staff of 20 and employs additional part-time workers and volunteers as needed. It receives funding from the County General Fund, entrance and use fees, and special funding sources such as grants and State recreation programs like "green sticker funds" which are related to off-road vehicles.

There are three funds within Public Facilities Fees that are set up for the Department. Fund 6405 was established in 1990 and is primarily used for equipment in the Regional Parks. Fund 2405 was established in 2003 and can also be used for equipment or small projects and amenities for County parks. The Neighborhood Parks Fund 2413, also established in 2003 was set aside for the use of parks located in neighborhoods that needed equipment, development plans, amenities, and small projects.

Although most of the PFF funding will go toward the purchase of equipment and or amenities, there are a few projects that fall under Public Works of Improvement. These projects have to do with the upgrade, repair, or new construction of an item. The cost of these projects would exceed \$175,000. The Department will bring these projects back to the Board for approval before moving forward. These projects are: a playground for Frank Raines Regional Park, development of 61 new electrical hookups for T-Island and Muir Point located at Woodward Reservoir Park, and development plans for both Empire Community Park and Bonita Ranch in Keyes for walking paths and solar lighting.

On November 8, 2011, the Department presented the Stanislaus County Public Facilities Fees Committee with a request for \$163,400.02 for a Boom mower mounted on a tractor, with attachments, and (60) standard campfire metal rings for Woodward Reservoir. This equipment will help to remove and keep down the tules that grow wild in the park. If the tulle weeds are not maintained, they will choke out prime areas of

Approval to Purchase Equipment and Amenities for Modesto Reservoir, Woodward Reservoir, Neighborhood Parks, and Regional Parks Using Public Facilities Fees
Page 4

visitation thus limiting camping, fishing, and recreational areas which would negatively impact revenues. With the areas cleared, the County can utilize the space to make additional camping areas. The requested campfire rings will be placed in the newly designated camping areas. The costs are already included in the total costs under Woodward Reservoir.

On January 19, 2012, the Department Director presented the PFF Committee with the request to purchase additional equipment and amenities in the amount of \$4,535,161.74 for Neighborhood Parks, Modesto Reservoir, Woodward Reservoir, and Regional Parks. The PFF Committee approved the purchases with the exception of the Frank Raines Water Project. The PFF Committee requested the Department to return on February 16, 2012; and present justification for the percentage of the project that was attributable to growth. The Department returned on the requested date and asked for \$212,085 for the Frank Raines Water System and the amount was approved as an allowable PFF expense.

The following is a description of the equipment and amenities that will be purchased using the requested PFF funds: In the presentation to the PFF Committee, requests were broken into four categories: Modesto Reservoir, Woodward Reservoir, Neighborhood Parks, and Regional Parks. Each of these sections will begin with a description of what will be funded by PFF, followed by a table listing the items and costs. If there are multiple locations, a third column will be added to identify the location.

Modesto Reservoir

The Department is requesting PFF funding for Modesto Reservoir for various park amenities, maintenance equipment, and a portable office. One of the Department's goals is to create more developed camping for park patrons at this facility. The purchase of fire rings, concrete tables, vaulted restrooms, and dumpsters will help to create additional camping sites which are expected to generate additional revenue. Currently, Modesto Reservoir is using the former general store building as their office which will have to be vacated when a new concessionaire is selected. The Department of Parks and Recreation is working with the Chief Executive Office and the General Services Agency on exploring concessionaire options at both Modesto and Woodward Reservoirs. The new portable office will centralize the management of the facility and may reduce utility costs. Credit card readers for the fuel pumps will be added which will reduce the labor needed when this self-service option is made available. A 200-gallon skid sprayer is needed for weed abatement, which in turn, will reduce the labor costs associated with manually removing weeds. Forty-five tons of traffic restriction boulders will be purchased to prevent vehicles from driving in restricted areas. The equipment to be purchased (CAT D-6 dozer, SCAG mower and Toro 4000D mower) will enable staff to maintain the areas where the new amenities will be installed. Lastly, the vehicles to be purchased (one $\frac{3}{4}$ ton 4x4 single-cab and two $\frac{3}{4}$ ton 4x4 crew-cab) will enable staff

Approval to Purchase Equipment and Amenities for Modesto Reservoir, Woodward Reservoir, Neighborhood Parks, and Regional Parks Using Public Facilities Fees
Page 5

to transport seasonal and Alternative Work Program staff to their designated areas for maintenance and fee collection. The capital improvements to Modesto Reservoir will use \$1,151,454.60 of PFF funds.

The following table details the costs for the Modesto Reservoir capital improvements:

Item	Costs
108 Barbeques/fire rings	16,312.32
100 Concrete tables	57,812.00
Portable Office	71,600.00
(10) Vaulted Restrooms	376,607.10
(25) 4 yard dumpsters	17,500.00
200 Gallon Skid Sprayer	9,484.01
(2) Fuel pumps with credit card readers	56,175.00
45 tons of traffic restriction boulders	11,600.10
1250 tons crushed aggregate rock for the vaulted toilets	20,000.00
CAT D-6 Dozer	368,000.00
SCAG Mower	16,000.00
Toro 4000D Riding Mower	56,000.00
¾ ton 4x4 Single Cab with tow package	18,902.75
(2) ¾ ton 4x4 Crew Cab with tow package	55,461.32
TOTAL	\$1,151,454.60

Woodward Reservoir

The Department is requesting PFF funding for Woodward Reservoir for various park amenities and maintenance equipment in order to meet the Department's goal of creating more developed camping for park patrons at this facility. The purchase of barbeques/fire rings, concrete tables, and vaulted restrooms will help to create additional camping sites which are expected to generate additional revenue. The purchase of mooring buoys will help generate revenue by allowing customers the convenience of keeping their boats onsite for a monthly fee. Forty-five tons of boulders will be used to prevent vehicles from driving in restricted areas. A 1,000-gallon (or two 500-gallon) portable spray rig(s) will be purchased for the maintenance and upkeep of the vaulted restrooms. The purchase of a John Deere backhoe, Boom mower mounted on a tractor, and a Toro 4000D riding lawn mower will help with the increased operations and maintenance from the new campgrounds. The vehicles (one ¾ ton 4x4 single-cab and two ¾ ton 4x4 crew-cab) will enable staff to transport seasonal and Alternative Work Program staff to their designated areas for maintenance and fee collection. Electrical hookups, upgraded to 50-amp service, in areas that had no electrical capabilities will be installed as follows: 41 for T-Island and 21 for Muir Point. Plans will be developed to identify a trenching strategy to each individual campsite. This project will also include purchasing 50 amp service panels and a brand new

Approval to Purchase Equipment and Amenities for Modesto Reservoir, Woodward Reservoir, Neighborhood Parks, and Regional Parks Using Public Facilities Fees
Page 6

breaker box. The capital improvements to Woodward Reservoir will use \$2,578,893.53 of PFF funds.

The following table details the costs for the Woodward Reservoir capital improvements:

Item	Costs
84 Barbeques/fire rings	12,687.36
75 Concrete tables	43,359.00
1000 Gal. Portable Spray Rig. - Or (2) 500 Gal.	9,500.00
(60) Standard Metal Campfire rings with labor	11,572.20
Boom Mower mounted on a Tractor with attachment	151,827.82
Plan and development for T-Island (41) and (21) for Muir Point to provide a total of 61 hookups	1,899,740.14
John Deere 410 K Backhoe	153,000.00
(1) Ton 4x4 Single Cab with tow package	19,902.75
(2) ¾ Ton 4x4 Crew Cab with tow package	55,461.32
Toro 4000D Riding Mower	56,000.00
(4) Vaulted Restrooms	150,642.84
45 Tons of traffic restriction boulders	11,600.10
Mooring Buoys – 30 inch (12 Total)	3,600.00
TOTAL	\$2,578,893.53

Neighborhood Parks – Empire and Keyes

Neighborhood parks were developed to serve the unincorporated urban communities of Stanislaus County. These parks are oriented toward the recreational needs of families, and may include sports facilities and picnic areas that serve all ages. Both passive and active recreation is accommodated depending upon the park size. Existing neighborhood parks vary from less than one-half acre to as large as four acres.

Several requests have been received for additional lighting and walking paths at Empire Community Park and Bonita Ranch Park in Keyes. The Department is requesting PFF funding to complete plans and specifications and the construction of these improvements to both neighborhood parks. The neighborhood parks request also includes concrete tables at Basso and Fox Grove to offer additional places for families to picnic. The capital improvements to neighborhood parks will use \$330,046.84 of PFF funds.

The following table details the costs for the neighborhood parks capital improvements:

Item	Costs
Development Plans for Empire/Keyes	50,000.00
Walking path and solar lighting for Empire Park	138,000.00
Walking path and solar lighting for Keyes – Bonita Ranch Park	138,000.00
Purchase 7 concrete tables – Basso – 3 & Fox Grove -4	4,046.84
TOTAL	\$330,046.84

Regional Parks – Laird and Frank Raines

In July 2010, the operations and maintenance of Laird Park was transferred from the Sheriff’s Department to the Department of Parks and Recreation. Laird Park is adjacent to the Stanislaus County Honor Farm and located a few miles east of the Grayson and Westley. There is no current equipment dedicated to maintaining the 97-acre park. The following equipment is needed to assist with the necessary maintenance: a tilt and dump trailer, a John Deere utility tractor with attachments, a Toro 4000D riding mower, a SCAG mower and a ¾ ton 4x4 crew cab with a tow package. To accommodate anticipated increased public recreation at this facility, 10 concrete tables and a picnic shelter will also be purchased. The capital improvements to Laird Park will use a total of \$288,166.79 of PFF funds.

At the Frank Raines Regional Park, the Department is requesting approval to purchase a playground for the day use area and a new water system for filter and chlorination. Frank Raines Regional Park is located approximately 20 miles west of Patterson in Del Puerto Canyon’s rugged slopes of the Coast Range. Both amenities are in accordance with the Stanislaus County Parks Master Plan dated August 24, 1999. There is currently an area inside the Day Use Park at Frank Raines that is suitable for a playground. There have been several requests from the public to provide a safe recreational experience for their children while visiting the facility.

The Frank Raines Water Project will provide park visitors with access to potable water for drinking, cooking, hand washing, and showering. Currently, the water at Frank Raines Off-Highway Vehicle (OHV) Park is under a boiled water notice from the State of California Department of Public Health. Per California State Water Code, the water source is under the influence of surface water and must be boiled before use. The goal of the water project is to filter and chlorinate the water for drinking purposes. The construction of this new water system will meet current State water codes and potable water will be available for park patron use. Potable water will be available from faucets and can be used for drinking, cooking, and washing. At the full hook up campsites, recreational vehicles will have a safe water source without having to disinfect their water system after leaving the park. This water project will provide a safe water source and a

Approval to Purchase Equipment and Amenities for Modesto Reservoir, Woodward Reservoir, Neighborhood Parks, and Regional Parks Using Public Facilities Fees
Page 8

more pleasant experience at the OHV Park. The capital improvements to Frank Raines Regional Park will use \$562,085 of PFF funds.

The following table details the costs for the Laird Park and Frank Raines Regional Park capital improvements:

Item	Costs	Location
Playground	350,000.00	Frank Raines
Water Project	212,085.00	Frank Raines
10 Concrete Tables	5,781.20	Laird Park
Picnic Shelter	100,000.00	Laird Park
Tilt Trailer	7,000.00	Laird Park
Dump Trailer	8,000.00	Laird Park
John Deere 5085M Utility Tractor w/bucket loader	61,316.78	Laird Park
Flail Attachment/Course Cut Knives	6,338.15	Laird Park
Toro 4000D Riding Mower	56,000.00	Laird Park
SCAG Mower	16,000.00	Laird Park
¾ Ton 4x4 Crew Cab w/tow package	27,730.66	Laird Park
TOTAL	\$850,251.79	

POLICY ISSUES:

Approval of this agenda item to use Public Facilities Fees to purchase equipment and amenities for County Parks is consistent with the Board’s priorities of A Healthy Community, A Well Planned Infrastructure System, and the Efficient Delivery of Public Services by promoting a safe environment and improved quality of life in the community.

STAFFING IMPACTS:

Some of the requested Public Facility Fees are set aside to pay for Department labor costs associated with these projects. However, increased labor needs due to additional campsites and restrooms will be absorbed with current Department staff until such time as increased revenue will allow for additional staffing.

CONTACT INFORMATION:

Sonya K. Harrigfeld, Director of Parks and Recreation, Telephone: 209-525-6770

**County of Stanislaus: Auditor-Controller
Legal Budget Journal**

Database
Set of Books

FMS11IDB.CO.STANISLAUS.CA.US.PROD
County of Stanislaus

Balance Type	Budget
Category	* List - Text Budget - Upload
Source	* List - Text
Currency	* List - Text USD
Budget Name	List - Text LEGAL BUDGET
Batch Name	Text
Journal Name	Text
Journal Description	Text Appropriations
Journal Reference	Text PKS-PFF Projects
Organization	List - Text Stanislaus Budget Org

Upl	Fund	Org	Acc't	GL Proj	Loc	Misc	Other	Debit	Credit	Period	Line Description
								incr appropriations decr est revenue (format > number > general)	decr appropriations incr est revenue	Upper case MMM-YY List - text	text
	4	/	5	/	6	6	5				
PB	2135	0035712	46615		000000	000000	00000		400629.9	APR-12	PFF
	2135	0035712	63280		000000	000000	00000	400629.90		APR-12	Contracts
	0100	0035110	46615		000000	000000	00000	400629.90		APR-12	PFF
	0100	0035110	63280		000000	000000	00000		400629.9	APR-12	Contracts

Totals: 801259.8 801259.8

Remove PFF Project appropriations from Parks 0100 and set up in Parks 2135

Requesting Department	CEO	Data Entry	Auditors Office Only
Merry Rorabaugh			
Signature	Signature	Keyed by	Prepared By
3/29/2012	04/10/12		4/10/12
Date	Date	Date	Date
			Approved By
			Date