

2022-2023 Capital Improvement Projects Workshop

March 21, 2022

Planning &
Construction
Department

A Year in
Review

Fiscal Year
2022-2023

District
Development



Areas of Responsibility

- Capital Improvement Projects
- Assistance with Major Maintenance Projects
- Conceptual Design, Design Development & Construction Documents
- Landscape Architectural Services
- Project Specifications
- Project Estimating, Budgeting & Accounting
- Bid Document Preparation, Advertisement, Bid Walks, Award & Reporting
- DIR/Prevailing Wage Reporting & Management
- Permitting & Land Use Authority Review
- CEQA, Biological & Environmental Reviews
- Stormwater Pollution Prevention Plan (SWPPP) Preparation, Management & Oversight
- SJVAPCD Reg. VIII Dust Control and Asbestos Permitting/Oversight
- Land Acquisition & Vacant Property Management
- Residential Construction Market Monitoring & Tract/Parcel Map Review
- Consulting with other agencies and special districts statewide for planning, land use and research for the benefit of NOR
- Quimby Act & Park Development Fee Map Conditions & Compliance
- Proposition 218 Waiver Records
- NOR Park Maintenance District Annual Special Assessment
- Chevron North Meadows Maintenance District Annual Special Assessment
- Fund Balances for City Quimby, County Quimby, City Park Development Fees, County Park Development Fees & Associated Interest
- District Master Plan & Standards
- Grant Research, Writing, Application, Administration & Audit
- City & County General Plan & Planning Correspondence
- Record Management for Existing Construction Fixed Assets
- Record Management for Archive Plans, As Builts, Specifications & Lapsed Fixed Assets
- Legislative working groups for CEQA, public works, impact fees and related issues
- Long term maintenance feasibility for existing and new assets

Why CIP Workshop?

The Team

Capital Improvement Projects Workshop

- Focuses around new park development/improvements based on residential market trends, construction costs, volatility of the market and available resources
- Essential for the protection and control of park development to meet the needs of NOR constituents, both short term and long term
- Fundamental for the implementation, development and progression of the District Master Plan
- Demonstrates practical application of Quimby and impact fees to NOR Constituents
- Opens dialogue between staff, the Board and constituents to anticipate and plan for the upcoming 2-5 year planning terms
- Assists staff in maintaining financial, historical and compliant records to meet both state and local government code



Steph Thisius-Sanders, PLA #5861, ASLA Planning & Construction Director

- Happily employed by NOR since 2013
- Over 15 years experience in both private and public sectors of landscape architecture and construction management
- Specialize in stormwater management, irrigation systems, long term use of spaces and landscape illustration
- Favorite part of career is the process of ideas to reality...close second would be demolition and construction
- Born and raised in Minnesota; Bakersfield has been home since 2007
- Mom to Henry and Sadie
- Loves plants and plant experiments, doing kitchen science experiments, read and write, play in the dirt and be outdoors, play games and color.



What is a Landscape Architect?

We design outdoor spaces that promote health and well-being of people and the environment, with expertise in usability, sustainability and safety.

We care deeply about community cohesion. We design outdoor spaces that are accessible to all regardless of age, ability or income; be it a university campus or a one-acre pocket park within a neighborhood.

Just as blueprints for building are drawn by architects, blueprints are drawn by landscape architects to include explicit instructions for every part of an outdoor space.

We see the bigger picture of multiple interconnected systems between people, nature, public spaces, transportation, urban environments and community.

What is a Landscape Architect?

Ultimate STEAM profession

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Behavioral & Physical Sciences--think psychology and biology

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People, places and things

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People, places and things

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How space and time all come together

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the short answer.... a jack of all trades, a master of none.

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TODAY

Achievements:

- Completed Greenacres Pool shade structure
- Replaced and trained staff on new fire detection system at Riverview Community Center
- Contracted with DAC to complete NOR's ADA transition plan
- Continued work on the Prop. 68 Per Capita Grant Program for North Beardsley, Fruitvale Norris and McCray Parks
- Submitted Prop. 68 Statewide Parks Program Round 4 application for the renovation of Standard Park
- Kicked off phase 1 construction documents for Stockdale River Ranch Park
- Resolution with CSDA on 3 years of impact fee legislation--success!
- Launched the Kern County coalition on impact fees, now known as the Kern Parks Project
- Matured many agency relationships with County Supervisors offices, Kern County LAFCo, Recreation and Park Districts and our state representatives
- Assisted with virtual recreation programs during World Landscape Architecture Month, ending with Love Grows Here Mother's Day project
- Navigated (ongoing) an endangered species issue at Riverview
- Continued investigation into the operability of the NOR Pool

Current
Financials

Current
Land
Holdings

Maintenance
Districts

Quimby & Development Fee Fund Balances:

As of February 2022

COUNTY FUNDS		CITY FUNDS	
FUND 25201	\$385,302	FUND 25200	\$285,695
FUND 25202	\$1,753,124	FUND 208-32	\$3,308,680

Quimby & Development Fee Fund Balances:

What are they?

Quimby Fee

The Quimby Act requires residential subdivision developers to help mitigate the impacts of property improvements by requiring them to set aside land, donate conservation easements, or pay fees for park land.

Developer Fee (aka: Impact Fee)

A one-time charge to developers for the cost of off-site capital improvements needed to serve new development. Development Impact Fees are constrained by the Fee Mitigation Act.

Quimby & Development Fee Fund Balances:

Why are these important?

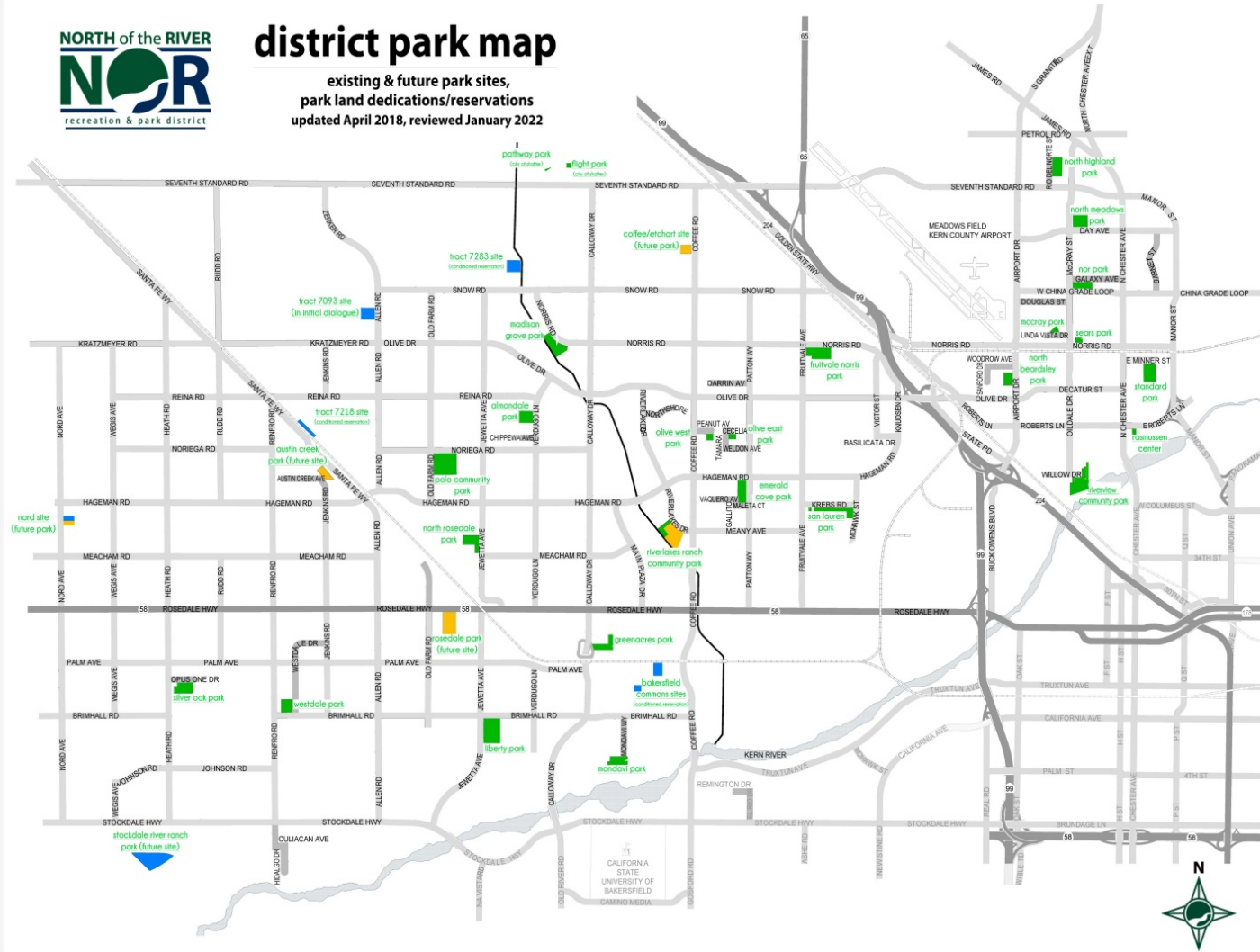
Quimby fees, Impact fees, grants, state bonds and financing are the revenue sources for Capital Improvement Projects.

- General fund is not a source of revenue; program savings do not equal a project
- If there aren't new residential developments recorded, park land has to be sought out via private sale, tax default, surplus land or other government property
- If houses aren't being built, impact fees aren't collected.
- Property taxes and tax assessment districts (Prop. 218) are used for the operation of the District (i.e. overhead) and maintenance, respectively.



district park map

existing & future park sites,
 park land dedications/reservations
 updated April 2018, reviewed January 2022

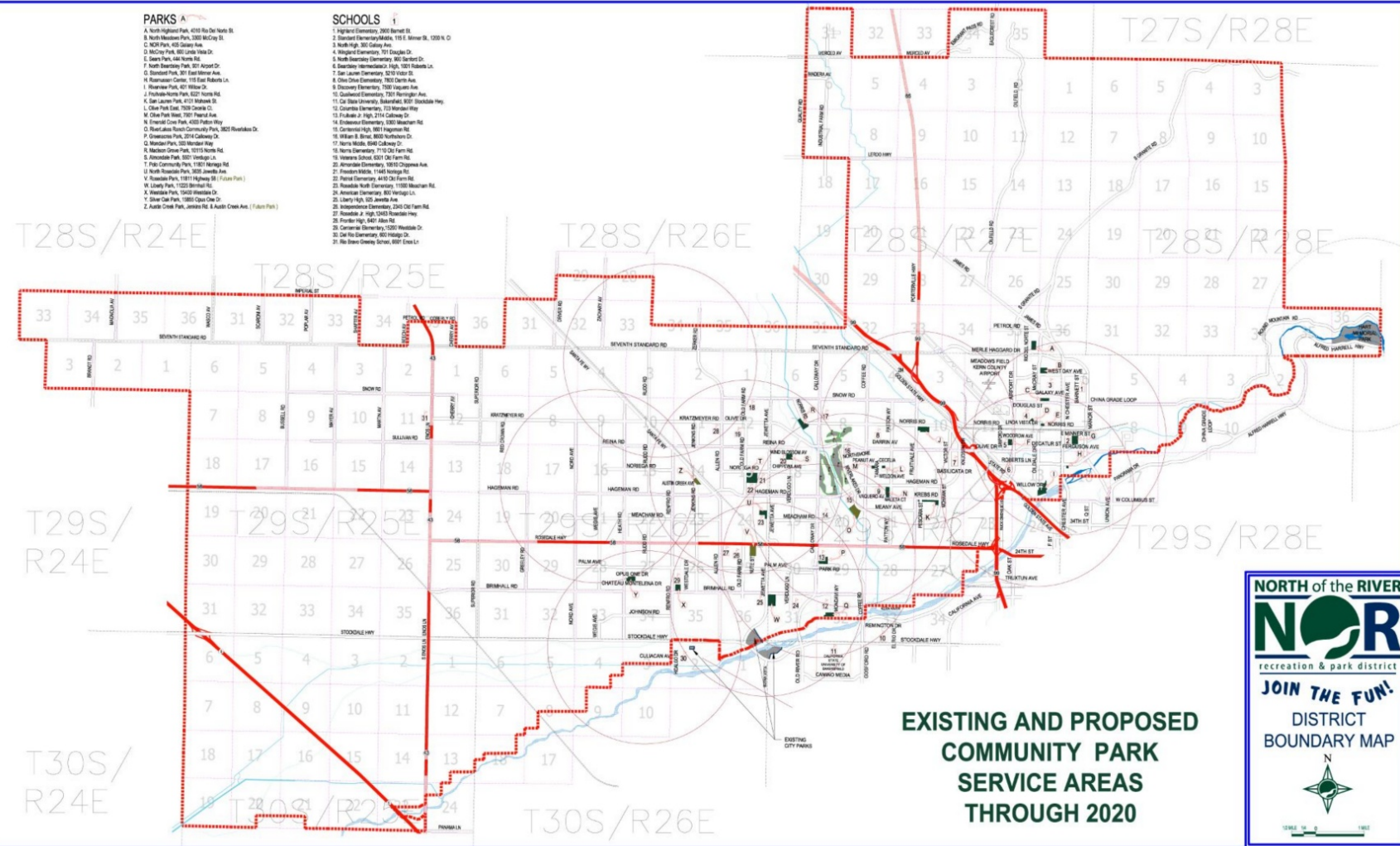


PARKS

- A. North-Highway Park, 4015 Rio Del Norte St.
- B. North-Mountain Park, 3503 McCray St.
- C. North-Park, 4025 Galena Ave.
- D. McKinney Park, 801 Linda Vista Dr.
- E. Sibley Park, 441 East 10th Ave.
- F. North-Bendley Park, 521 Airport Dr.
- G. Sibley Park, 441 East 10th Ave.
- H. Renaissance Center, 115 East Roberts Ln.
- I. Riverside Park, 421 Wilbur Dr.
- J. Franklin-King Park, 5227 North Rd.
- K. Lake-Laura Park, 4113 Mahan St.
- L. Chase Park East, 7300 Cassin St.
- M. Chase Park West, 7307 Phoebe Ave.
- N. Emerald-Creek Park, 4010 Parkway Ave.
- O. River-Lake-Ranch Community Park, 3822 Riverdale Dr.
- P. Concession Park, 2214 Calhoun St.
- Q. Mountain Park, 252 Mountain Way
- R. Mountain-Creek Park, 4015 Mahan St.
- S. Ansonville Park, 3801 Woodglen Dr.
- T. Park-Community Park, 1907 Mahan Rd.
- U. North-Roseville Park, 2625 Jewella Ave.
- V. Riverside Park, 1811 1/2 Mahan St. (Fulton Park)
- W. Liberty Park, 1222 Birchfield St.
- X. Mountain Park, 3022 Mountain Dr.
- Y. Silver-Gate Park, 1088 Chase Cir. Dr.
- Z. Austin-Creek Park, James Rd. & Austin-Creek Ave. (Fulton Park)

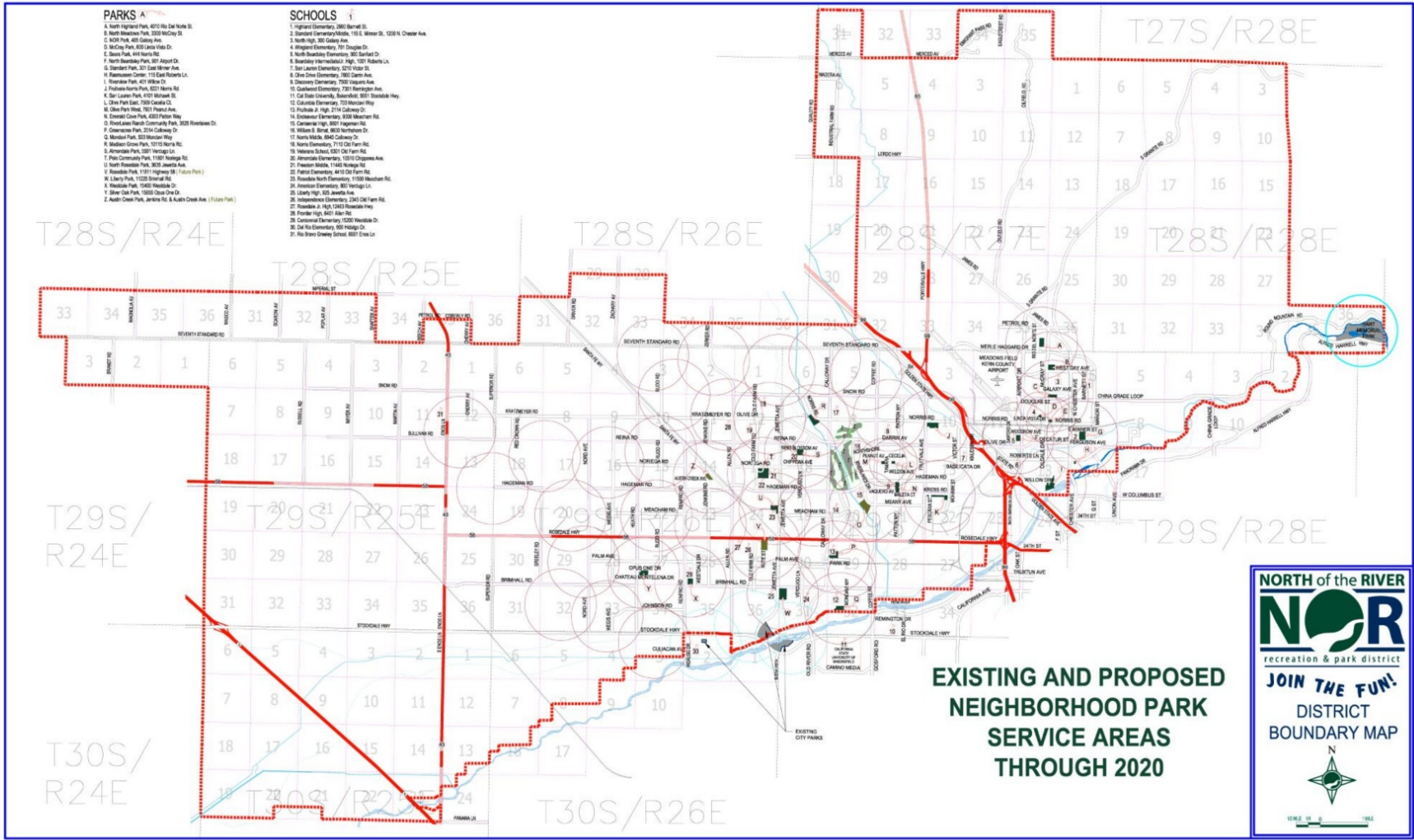
SCHOOLS

- 1. Highland Elementary, 3001 Walnut St.
- 2. Belmont Elementary/Middle, 118 E. Miner St., 1200 N. O.
- 3. North-High, 302 Galena Ave.
- 4. Highland Elementary, 701 Douglas Dr.
- 5. North-Bendley Elementary, 3001 Walnut St.
- 6. Riverside Elementary/Jr. High, 1021 Roberts Ln.
- 7. Lake-Laura Elementary, 4113 Mahan St.
- 8. Chase Park Elementary, 7307 Phoebe Ave.
- 9. Discovery Elementary, 7300 Phoebe Ave.
- 10. Calhoun Elementary, 735 Riverchase Ave.
- 11. Car-Sloan Elementary, 5200 Mountain Way
- 12. Calhoun Elementary, 1213 Mountain Way
- 13. Franklin J. High, 2114 Calhoun Dr.
- 14. Calhoun Elementary, 2002 Mountain Rd.
- 15. Concession High, 3001 Highway Rd.
- 16. North-High, 302 Galena Ave.
- 17. North-High, 302 Galena Ave.
- 18. North-High, 302 Galena Ave.
- 19. Winters School, 4301 Oak Farm Rd.
- 20. Riverside Elementary, 1811 1/2 Mahan St.
- 21. Freedom Middle, 11445 North Rd.
- 22. Riverside Elementary, 4015 Oak Farm Rd.
- 23. Riverside North Elementary, 11000 Mountain Rd.
- 24. Riverside Elementary, 801 Highway Ln.
- 25. Liberty High, 622 Jewella Ave.
- 26. Independence Elementary, 2445 Oak Farm Rd.
- 27. Riverside Jr. High, 12025 Riverchase Hwy.
- 28. Pioneer High, 1407 Allen Rd.
- 29. Concession Elementary, 2222 Riverdale Dr.
- 30. Oak-Rio Elementary, 4021 Highway Dr.
- 31. Oak-Rio Elementary, 4021 Highway Dr.
- 32. Oak-Rio Elementary, 4021 Highway Dr.
- 33. Oak-Rio Elementary, 4021 Highway Dr.
- 34. Oak-Rio Elementary, 4021 Highway Dr.
- 35. Oak-Rio Elementary, 4021 Highway Dr.
- 36. Oak-Rio Elementary, 4021 Highway Dr.



**EXISTING AND PROPOSED
COMMUNITY PARK
SERVICE AREAS
THROUGH 2020**

NORTH of the RIVER
NOR
 recreation & park district
JOIN THE FUN!
 DISTRICT
 BOUNDARY MAP



Maintenance District Funds

What is a Prop. 218 Assessment?

A Proposition 218 Special Benefit Assessment is a charge levied on parcels of land, in NOR's case, on some* residential development within the District boundaries to provide the necessary funding for maintenance in defined areas.

- Chevron North Meadows Assessment is for streetscape maintenance in the North Meadows development
- NOR Park Maintenance District is funding for park maintenance district wide in response to a lack of grants and external funding for maintenance and the rising cost of doing business.

*For the NOR Park Maintenance District, assessments are levied on residential properties recorded in 2006 to present, depending on the map's conditions of approval.

Maintenance District Fund Balances:

As of February 2022

	NORTH MEADOWS MAINTENANCE DISTRICT		NOR MAINTENANCE DISTRICT
FUND 42412 2019-2020 INCOME	\$403,000	FUND 40285	\$1,789,293
2020-2021 ESTIMATED ANNUAL INCOME	\$403,000	2019-2020 ESTIMATE*	\$2,189,293

*Estimate is based on annual income of approximately \$400,000 without any withdrawal

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Capital Improvement Projects

Residential
Market

Capital
Improvements

Goals

Quimby & Development Fee Projections

COUNTY FUNDS

CITY FUNDS

FUND
25201

Relatively quiet; MFR would provide a major boost. Few new SFR tract maps in development.

FUND
25200

Relatively quiet due to a significant backlog of conditioned maps; new MFR is prepared and waiting for state laws and the market. Few new SFR tract maps in development.

FUND
25202

Some remaining lots with gradual build-out. Undetermined growth due to uncertain state of economy & construction market.

FUND
208-32

More lots available than the County . Growth unknown due to the volatile state of the residential construction market. SRR biggest area of development.



**2022-2023
Capital Improvement Projects & Development Timeline**

Projects	Projected Cost	Funding Source	Start Year	Projected End Year
6(f)(3) Conversion Paperwork	\$20,000.00	In Kind	2018	2024
Fruitvale Norris PicklePlex	\$750,000	City Dev. Fees		
Fruitvale Norris Booster Pump	\$47,000	Prop. 68 Per Capita	2021	2022
Kern Parks Project	-	In Kind	2021	2024
Madison Grove MP Field Lighting	\$450,000	City Dev. Fees		
Master Plan 2020-2030	\$250,000	In Kind	2018	2023
NOR Park Development	\$1,200,000	City. Dev. Fees		
NOR Pool Mitigation & Planning	Up to \$15,000,000	Insurance, City Dev Fees	2020	?
North Beardsley Skatepark Fence Extension	\$25,000	Prop. 68 Per Capita	2021	2022
Polo Comm. Park Community Center (+/-25,000 s.f.)	\$5,000,000	Financing	-	
Polo Community Park Dog Park	\$110,000	City Dev. Fees	2022	
RiverLakes Community Park (+/-20 ac. remainder)	\$8,500,000	City Dev. Fees		
McCray Park Drinking Fountain Replacement	\$10,000	Prop. 68 Per Capita	2021	2022
N. Chester Warehouse & property conveyance	Pending policy on surplus land			
North Meadows Streetscapes Ph. 1	\$1,200,000	Chev. NM Maint District		
NOR/RL Maintenance Shop & Yard	\$1,250,000	Financing		
Sears Park Play Surfacing Replacement	\$75,000	City Dev. Fees		
Standard Park Irrigation & Renovation		City Dev. Fees, LWCF	2021	Pending grant 2027
Stockdale River Ranch Planning & Const. (+/- 20 ac.)	\$2,500,000	Developer Built; NOR In-Kind Services	2021	Phase 1: 2024
Stockdale River Ranch Community Center	\$4,500,000	City Dev. Fees, Dev. Contributions, Financing		

Development	Projected Cost	Funding Source	Start Year	Projected End Year
Austin Creek Planning & Const. (9.31 ac)	\$5,000,000	City Dev. Fees	2024	
Rosedale Highway/Rosedale Planning & Const. (19.6 ac)	\$7,500,000. (\$50,000 for market/sale analysis)	City Dev. Fees		
Bakersfield Commons (2 sites) Planning & Construction (total +/- 8 ac)				
Calloway Canal Planning & Construction				
Coffee-Elchart Road/Sterling Ranch Planning & Const.	\$3,500,000.00	City Dev. Fees		
Nord-Hageman Road Planning & Const.	\$5,500,000.00	City Dev. Fees		
Rancho de Cortez Planning & Construction				



**2022-2023
Capital Improvement Projects Funding**

<u>Fund</u>	<u>Total CIP Need</u>	<u>Total Available</u>
Quimby Fees--County	\$250,000	\$135,303
Quimby Fees--City	450,000	-\$164,305
Developer Fees--County	8,775,507	-\$7,022,382
Developer Fees--City	20,560,000	-\$17,251,320
Loans/Financing	10,750,000	-\$10,750,000
Prop. 218 NM Maintenance District	1,603,000	-\$1,200,000
Prop. 68 Per Capita Funds	82,000	\$82,000
General Fund/In Kind	429,925	\$429,925
		-\$36,388,007 Total CIP Funding Need

<u>Fund</u>	<u>Current Fund Balance</u>	<u>Amount Reserved</u>	<u>Total Available</u>
Quimby Fees--County	\$ 385,303	\$ 250,000.00	\$ 135,302.79
Quimby Fees--City	\$ 285,695	\$ 450,000.00	\$ (164,305.00)
Developer Fees--County	\$ 1,753,125	\$ 1,750,000.00	\$ 3,124.62
Developer Fees--City	\$ 3,308,680	\$ 6,610,000	\$ (3,301,320.00)

*Accounts for P&C Director time @ \$62.25/hr and Planner I @ \$30.85/hr as well as financial contribution not categorized elsewhere
 **Does not include time for grant writing and research, land/development research, daily planning duties.

FY 2022-2023 Goals

- Close out a couple of the multi-year CIP projects that have been open
- Complete half the tasks leading up to the Master Plan
- Inter-department cross training



North of the River Recreation and Park District
Proposed Capital Improvement Plan Fiscal Year 2022-2023

Project	Projected Cost	Projected Start Year	Applicable Funding Source(s)	Land Acquisition	Site Surveys, Geotechnical Study, Community Mtgs.	Preliminary Design, Site Dev. Plan, Grant Application	Environmental, Site Plan Review, City/Co. Applications	Construction Document Preparation (In House)	Building Permits, Fees, Project Bid & Award	Construction, Post Const., Grant Final, Notice of Completion	Estimated Time to Completion
6(f)(3) Conversion Paperwork	In Kind	2018	7								4-6 months
Kern Parks Project	In Kind	2021	7								1-2 years, 2024
Master Plan 2020-2030	\$250,000	2020	7								1-2 years, 2023
NOR Pool Mitigation & Planning	Pending Env.	2020	1,3, 6, 7,9								
NOR Property Conveyance	Pending	2021	7								
Polo Community Park Dog Park	\$110,000	2022	B								
Standard Park Irrigation & Renovation	\$2.56 M	--	1,3,6		6-8 mo.	-	3 mo.	3 mo.	8-10 mo		14 months
Stockdale River Ranch Master Park Planning & Design	--	2019	7, 12	-	-	8-12 mo.	-	6-12 mo.	-	12-18 mo.	3 +/- years

Funding Source Key

- 1 = Grants-LWCF
- 2 = Grants, Federal
- 3 = Grants-CDBG
- 4 = Prop. 218 Maint. Fund, NM
- 5 = Prop. 218 Maint. Fund, NOR
- 6 = Unfunded

- 7 = In Kind
- 8 = Public-Private Partnership
- 9 = Insurance
- 10 = Financing
- 11 = Not Used
- 12 = Developer Contributions

- A = In Lieu/Quimby
- B = Development Fee

Capital Improvement/Planning

- Fruitvale Norris Booster Pump Replacement
Prop 68 Per Cap
Dec. 2021 deadline
- FY 2022-2023 CIP Workshop Jan. 2022
Prep. Nov/Dec. 2021
- McCray Drinking Fountain
Prop 68 Per Cap
deadline extended
- North Beardsley Fencing
Prop 68 Per Cap
deadline extended
- Standard Park Renovation
LWCF Grant
- Stockdale River Ranch Park
Pending SPR/Civil base
CDs start Feb/Mar 2022
- District Residential Development
Uptick in correspondence
More ADUs, more questions
- NOR Pool Claim
Outcome of Investigation
- 2022 Legislative Session
CSDA Legislative Committee
CARPD Legislative Committee

- NOR Master Plan
- ADA Self-Evaluation & Transition Plan/Section 504
Required by law
Assists in the development of the Major Maintenance Plan
- Impact Fee Increase/Nexus Study
Coordination with 10 agencies, 1 consultant
AB-602: website transparency
Updating 66000 reports, prep for January
- Habitat Conservation Plan Cost/Benefit Analysis
Potential future wildlife issues @ parks
Wraps ITP into comprehensive document
Greater future grant opportunities
- SGMA-Future Water Procurement
Working with LAFCo, how will this affect future residential development?
- County/City Ordinance/General Plan update
Pending census data
Required after nexus study
Review parks per 1,000
Address quality of life issue
- Long Term Maintenance Plan
How do we maintain what we have
How do we take on new sites
Backlog of maintenance projects/ADA

Finance

- Annual Gov. Code 66000 reports
AB-602: required to be posted to website
Balance/close out of Quimby/impact fee spreadsheet
Training AR clerk + future tax assessment assistance reports to City/County
- NOR Park Maintenance District Annual Assessment
- North Meadows Maintenance District Annual Assessment

Major Maintenance

- Greenacres Comm. Center Roof Replacement
- Greenacres Pool Replastering
- Riverview Maintenance Yard--ITP for kit fox natal den

Creative Services

- Print Shop Production Machine Resolution
- Get back to regular radio show appearances- set schedule
- NOR Foundation By-laws

2022-2023 Capital Improvement Projects Workshop

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Community Wants/Needs **(based on workshop input, no precise order)**

- Shade Trees
- Skatepark & Pump Track
- All Inclusive/Unlimited/Rope Playgrounds
- Outdoor Training Equipment & Walking Paths
- Dog Park
- Community Centers & Meeting Rooms
- Outdoor Amphitheater/Plaza
- Picnic Shelters
- Softball and Batting Cages
- Pickleball

The
Process

Design
Development

District Accountability

- Health, safety & welfare of constituents
- Financial- in both expenditures & revenue
- Growth, planning & maintenance for the future
- Sustainability

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Stockdale River Ranch Community Park
 CONCEPTUAL LANDSCAPE PLAN

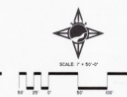
© 2014 North of the River Park District. All rights reserved. This plan is a conceptual landscape plan and is not a final design. It is subject to change without notice.

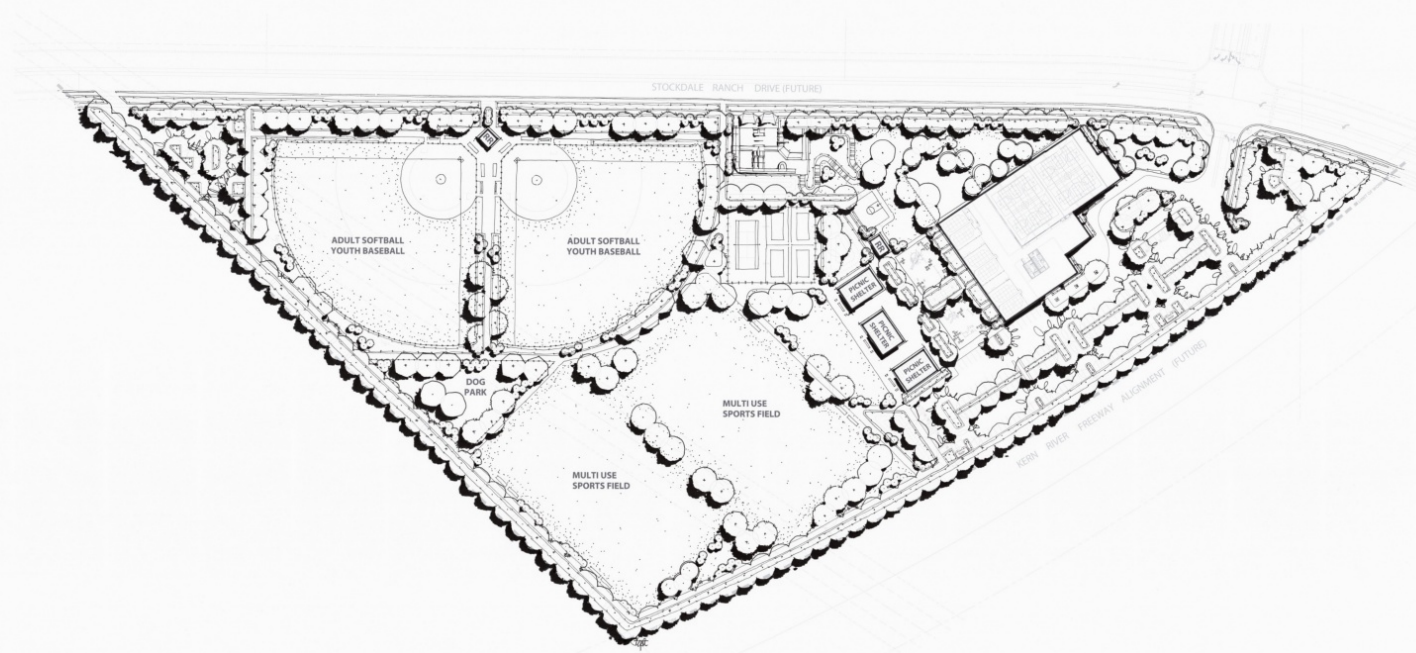
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NOR
 RECREATION & PARK DISTRICT
 Department of Planning and Construction
 1000 North 1st Street, Suite 1000
 North Platte, NE 68901
 Phone: 402.281.2004
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 Website: www.northoftheriver.org



Stockdale River Ranch Community Park
 CONCEPTUAL LANDSCAPE PLAN

© 2012 NOR
 Prepared for the City of Stockdale, California by NOR





Stockdale River Ranch Community Park
 CONCEPTUAL LANDSCAPE PLAN

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