



Town Council Agenda Report

Date: January 14, 2020 Item No. 17

To: Honorable Mayor and Town Council

Subject: DISCUSSION OF QUIMBY ACT FUND USE

From: Douglas Robertson, Town Manager

Submitted by: David Coleman, Parks and Recreation Manager
Parks and Recreation Department

Budgeted Item: Yes No N/A

RECOMMENDED ACTION

Council discussion and input and adoption of the project list.

BACKGROUND

In 1965 California adopted the Quimby Act, which allows local governments the ability to collect park impact fees for new development. Quimby Act fees must be used only for the purpose of developing new or expanding existing neighborhood or community park or recreation facilities. Park and recreation facilities include, but are not limited to, land area used for active and passive recreational purposes such as baseball, softball, football, and soccer fields, tennis, basketball, and volleyball courts, aquatic areas, play and exercise equipment, and pedestrian and equestrian trails. Quimby fees cannot be used for ongoing maintenance projects. The use of Quimby fees must be spread across the entire population and cannot be used for one or two large regional projects.

ANALYSIS

As of 1-8-2020 the Town has a working Quimby fund balance of \$1,106,922. Staff concurs with the following projects from the Parks and Recreation Commission Resolution, and has added additional recommendations and requests that the Town Council consider these for the budgeting purposes of the available and future Quimby Fees. The explanations below identify the potential costs and alternate funding sources that should be considered as part of the budget planning process. The total costs of the recommended projects exceed the funds available. Unfunded projects and projects seeking matching or additional funding will remain a priority for future funding opportunities. If the Council concurs with this recommendation, the projects that can be

funded will require formal budget approval by the Council either through separate approvals or inclusion of the project in the 2020-2021 Fiscal Year budget.

- 1. Hilltop Trail improvements.** Anticipated Costs: \$380,000. Description of Project: Providing public access to the trail by formalizing a safe egress. Improving the road leading to the top by patching existing asphalt, repairing and modifying a swinging gate to allow pedestrian access when closed. Adding additional safety features when necessary and providing resting benches. Securing the Hilltop House to stop public access. Add historical markers and provide ADA access.

Recommendation: This part of the project, when combined with the restoration of a Hilltop platform feature will require multiple funding sources and cannot rely solely on Quimby funds to complete. Moreover, separating the trail from the Hilltop restoration will require additional funding. Staff recommends setting aside some Quimby funds for this project as we continue to acquire additional funding.

- 2. Central Building at Brewster for restrooms, snack bar, storage, etc.** Anticipated costs: \$350,000. This project would bring much needed improvements to Brewster Park, attracting the use of the fields for additional tournaments, which increases revenue and economic development for the Town.

Recommendation: The project is a good match for Quimby funds. Move to request for proposals (RFP) and include this project in the 2020-2021 fiscal year budget

- 3. Acquire Parkland surrounding Hilltop.** Anticipated cost: \$700,000. Property would provide multiple access to Hilltop along with expanded recreation opportunities. Would require almost all available Quimby funds available and to implement the Hilltop project would need to be completed.

Recommendation: Search for alternative funding.

- 4. Add a Youth Center.** Anticipated cost: \$200,000 - 500,000. A stand-alone youth and teen center would require purchasing a desirable location, which would increase cost. Retrofitting possible existing facilities adjacent or near Town parks, would drop the cost considerably.

Recommendation: Set some Quimby funds aside while additional funding is located.

- 5. Add baseball diamonds to Sycamore Rocks Park.** Anticipated cost: \$65,000. Adding fields would help with overcrowding, especially on game days.

Recommendation: Move to request for proposals (RFP) and prepare budget amendment.

6. **Shade Structure at Civic Center Park.** Anticipated cost: \$151,922. Having a large shade structure would help increase numbers attending the day camp program and add areas for public rentals.

Recommendation: Move to request for proposals (RFP) and prepare budget amendment

7. **Splash Pad Feature at pool.** Anticipated cost: \$600,000. Adding a new and exciting feature to our pool would increase enjoyment and attendance. Utilizing \$100,000 from the aquatic development impact fee (DIF), and searching for matching funds (\$250k) to reduce impact on current Quimby funds.

Recommendation: Allow use of Aquatic DIF and search for additional funds.

8. **Equestrian Improvements at Horsemen's Center Park.** Anticipated Costs: \$100,000. Staff will work with the equestrian group to repair and upgrade existing features as well as add new features.

Recommendation: Move to request budget amendment.

FISCAL IMPACT

Fiscal impact will be limited to using existing Quimby funds, and other Development Impact Fees (Aquatic Facilities, Government Facilities, Park Development, and Storm Drainage). Community Block Grant funds other grant opportunities and partnership funding sources will also be considered.

ATTACHMENTS

- A. Project worksheet

Quimby Funds Worksheet

| # | Item | PR Com | Location | Notes | Estimated Cost | Funded Total | Amt still needed | Quimby Fund Amt <u>\$1,106,922</u> | Aquatic DIF* <u>\$100,000</u> | Other Fund 1 |
|--------------------------|-----------------------------------|--------|-------------------|-------|--------------------|-------------------------------|------------------|---------------------------------------|----------------------------------|--------------|
| 1 | Hilltop Trail Improvements | 1 | Hilltop | b | 380,000 | \$190,000 | \$190,000 | \$190,000 | | \$0 |
| 2 | Snackbar, Meeting Rooms, restroom | 2 | Brewster | | 350,000 | \$350,000 | \$0 | \$350,000 | | |
| 3 | Acquire parkland | 3 | Hilltop | | 700,000 | \$0 | \$700,000 | | | |
| 4 | Add a Youth Center | 4 | Civic Center Park | c | 250,000 | \$0 | \$250,000 | | | |
| 5 | add baseball fields | 5 | Sycamore | | 65,000 | \$65,000 | \$0 | \$65,000 | | |
| 6 | Shade Structure | | Civic Center Park | e | 151,922 | \$151,922 | \$0 | \$151,922 | | |
| 7 | Water Line | | Horsemen's | a | 200,000 | \$0 | \$200,000 | | | |
| 8 | Splash Pad | | Civic Center Park | | 600,000 | \$350,000 | \$250,000 | \$250,000 | \$100,000 | \$0 |
| 9 | Equestrian Improvements | | Horsemen's | d | 100,000 | \$100,000 | \$0 | \$100,000 | | |
| 10 | | | | | | \$0 | | | | |
| 11 | | | | | | | | | | |
| 12 | | | | | | \$1,206,922 | \$1,590,000 | | | |
| 13 | | | | | | | | | | |
| Total Amount of projects | | | | | \$2,796,922 | Remaining Fund Balance | | \$0 | \$0 | \$0 |

Notes

- a 4" line to existing well
- b based on hiking only, patchwork of trail, fixing gate, addition pedestrian opening, ADA accessibility
- c new maintenance yard next to police, not counting land purchase, retrofit existing maintenance building for youth and teen center
- d shade, water, revamp deteriorating items
- e large shade structure by playground plus amenities like tables, etc