



AGENDA

REGULAR MEETING OF THE LAKEPORT CITY COUNCIL

(ALSO MEETS AS THE CITY OF LAKEPORT MUNICIPAL SEWER DISTRICT, THE LAKEPORT INDUSTRIAL DEVELOPMENT AUTHORITY, THE MUNICIPAL FINANCING AGENCY OF LAKEPORT and THE SUCCESSOR AGENCY TO THE FORMER LAKEPORT REDEVELOPMENT AGENCY)

Tuesday, August 3, 2021 6:00 p.m.

City Council Chambers, 225 Park Street, Lakeport, California 95453

See Teleconferencing Instructions Below

In accordance with updated guidelines from the State of California and revised Cal OSHA Emergency Temporary Standards, persons that are NOT fully vaccinated for COVID-19 are required to wear a face covering at this meeting.

Pursuant to Section 3 of Executive Order N-08-21, issued by Governor Newsom on June 11, 2021, the regular meeting of the City Council for **August 3, 2021** will be conducted both in person, and telephonically through Zoom.

If you cannot attend in person, and would like to speak on an agenda item, you can access the **Zoom** meeting remotely:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://zoom.us/j/97368201787?pwd=a2NvVnN6MEFjQ2Exc2pTZkpldU1sQT09>

Passcode: 477973

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 973 6820 1787

Passcode: 477973

International numbers available: <https://zoom.us/u/abNyiaqY1I>

The City wants you to know that you can also submit your comments by email to virtualhost@cityoflakeport.com.

To give the City Clerk adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to **3:30 p.m. on Tuesday, August 3, 2021.**

Please indicate in the email Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on.

Comments that you want read to the Council will be subject to the three minute time limitation (approximately 350 words).

Written comments that are only to be provided to Council and not read at the meeting will be distributed to the Council prior to the meeting.

The City of Lakeport thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.



AGENDA

REGULAR MEETING OF THE LAKEPORT CITY COUNCIL (ALSO MEETS AS THE CITY OF LAKEPORT MUNICIPAL SEWER DISTRICT, THE LAKEPORT INDUSTRIAL DEVELOPMENT AUTHORITY, THE MUNICIPAL FINANCING AGENCY OF LAKEPORT and THE SUCCESSOR AGENCY TO THE FORMER LAKEPORT REDEVELOPMENT AGENCY)

Tuesday, August 3, 2021, 6:00 p.m.

City Council Chambers, 225 Park Street, Lakeport, California 95453

6:00 p.m.

- I. CALL TO ORDER & ROLL CALL:**
- II. PLEDGE OF ALLEGIANCE:**
- III. ACCEPTANCE OF AGENDA/ URGENCY ITEMS:**
- Move to accept agenda as posted, or move to add or delete items.
- To add item, Council is required to make a majority decision that an urgency exists (as defined in the Brown Act) and a 2/3rds determination that the need to take action arose subsequent to the Agenda being posted.*
- The following Consent Agenda items are expected to be routine and noncontroversial. They will be acted upon by the Council at one time without any discussion. Any Council Member may request that any item be removed from the Consent Agenda for discussion under the regular Agenda. Removed items will be considered following the Consent Calendar portion of this agenda.*
- IV. CONSENT AGENDA:**
- A. Ordinances: Waive reading except by title, of any ordinances under consideration at this meeting for either introduction or passage per *Government Code* Section 36934.
- B. Minutes: Approve minutes of the City Council regular meeting of July 20, 2021.
- C. Renew Emergency Resolution: COVID-19 Confirm the continuing existence of a local emergency for the COVID-19 Public Health Emergency.
- D. Measure Z Advisory Committee (MZAC): Review and file the draft minutes of the July 21, 2021 MZAC meeting.
- E. Out of State Travel Request: Authorize the out of state travel as requested by the City Manager for Council Member Turner to attend the National League of Cities' City Summit to be held in Salt Lake City, Utah, November 18-20, 2021.
- V. PUBLIC PRESENTATIONS/REQUESTS:**
- A. Public Input: *Any person may speak for 3 minutes about any subject within the authority of the City Council, provided that the subject is not already on tonight's agenda. Per Government Code §54954.3(a), the City Council cannot take action or express a consensus of approval or disapproval on any public comments regarding matters which do not appear on the printed agenda*
- B. Introduction: Introduce new Police K-9 Olin to the Council and community.
- C. Presentation: Presentation of donation check for the annual Fourth of July Fireworks Show by Bruno's Shop Smart and the Lake County Chamber of Commerce.
- D. Presentation: Update on the All Children Thrive (ACT) Youth Governance Council.
- E. Presentation: Update from County of Lake Health Services on cyanobacteria in Clear Lake.
- VI. PUBLIC HEARINGS:**
- A. Delinquent Utility User Accounts: Hold a public hearing and adopt the resolution to confirm and approve the utility billing delinquency list and the associated resolution and direct staff to submit the list to the County Auditor-Controller for inclusion on the property tax roll.
- VII. COUNCIL BUSINESS:**

A. Assistant City Manager

1. Recreation Center
Feasibility Study:

Authorize the City Manager to execute a PSA with Studio W for the completion of a recreation feasibility study and approve the recommended budget adjustment in the amount of \$31,000.

B. Police Chief

1. Vicious Animal Abatement:

Receive and discuss report regarding the current procedures for release of a vicious animal after an abatement order and seizure by the Animal Control Director.

VIII. CITY COUNCIL COMMUNICATIONS:A. Travel, Calendar, and
Miscellaneous Reports, if any:**IX. ADJOURNMENT:**

Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 225 Park Street, Lakeport, California, during normal business hours. Such documents are also available on the City of Lakeport's website, www.cityoflakeport.com, subject to staff's ability to post the documents before the meeting.

The City of Lakeport, in complying with the *Americans with Disabilities Act (ADA)*, requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office, (707) 263-5615, 72 hours prior to the scheduled meeting to ensure reasonable accommodations are provided.

Hilary Britton, Deputy City Clerk



MINUTES

REGULAR MEETING OF THE LAKEPORT CITY COUNCIL (ALSO MEETS AS THE CITY OF LAKEPORT MUNICIPAL SEWER DISTRICT, THE LAKEPORT INDUSTRIAL DEVELOPMENT AUTHORITY, THE MUNICIPAL FINANCING AGENCY OF LAKEPORT and THE SUCCESSOR AGENCY TO THE FORMER LAKEPORT REDEVELOPMENT AGENCY)

Tuesday, July 20, 2021, 6:00 p.m.

City Council Chambers, 225 Park Street, Lakeport, California 95453

Mayor Parlet called the meeting to order at 6:00 p.m., with Council Members Froio, Green, Mattina, Turner present in the Council Chamber, and Mayor Parlet present via Zoom.

Mayor Parlet commented about his participation via Zoom due to masking and vaccination requirements.

The Pledge of Allegiance was led by Stacey Mattina.

City Clerk Buendia advised that Item V.B. Introduce new Police K-9 Olin to the Council and community, has been pulled from the agenda.

A motion was made by Council Member Mattina, seconded by Council Member Turner, and passed 5-0-0-0 by the following roll call vote: Froio – aye; Green – aye; Mattina – aye; Turner – aye; Parlet – aye to accept agenda as amended.

The following Consent Agenda items are expected to be routine and noncontroversial. They will be acted upon by the Council at one time without any discussion. Any Council Member may request that any item be removed from the Consent Agenda for discussion under the regular Agenda. Removed items will be considered following the Consent Calendar portion of this agenda.

I. CALL TO ORDER & ROLL CALL:

II. PLEDGE OF ALLEGIANCE:

III. ACCEPTANCE OF AGENDA/ URGENCY ITEMS:

IV. CONSENT AGENDA:

- A. Ordinances: Waive reading except by title, of any ordinances under consideration at this meeting for either introduction or passage per *Government Code* Section 36934.
 - B. Minutes: Approve minutes of the City Council regular meeting of June 15, 2021, and the special meeting of June 29, 2021.
 - C. Ordinance Introduction: Introduce the proposed ordinance to the Lakeport Municipal Code and schedule a public hearing for August 17, 2021.
 - D. Third Quarter Financial Statement: Review and file the 3rd Quarter 2020-21 financial statements
 - E. Delinquent Utility Bills: Adopt the resolution to cause a written report to be prepared and filed with the City Clerk regarding delinquent water and sewer user charges, fees, and penalties for the period of June 1, 2020 through May 31, 2021 and setting a public hearing on the written report prior to collection on the tax roll.
 - F. Contract Amendment: Authorize the Mayor to sign the first amendment to the 2019 PEG Agreement extending the term of the agreement through 2023.
- Vote on Consent Agenda: A motion was made by Council Member Froio, seconded by Council Member Turner, and passed 5-0-0-0 by the following roll call vote: Froio – aye; Green – aye; Mattina – absent; Turner – aye; Parlet – aye to approve the Consent Agenda, items A-F.

V. PUBLIC PRESENTATIONS/REQUESTS:

- A. Public Input: Tina Scott reported that the Board of Supervisors had approved an item urging the public to wear masks due to raising rates of COVID in Lake County.
- B. Presentation: The introduction of new Police K-9 Olin was pulled from the agenda to be agendized at a future meeting.

VI. PUBLIC HEARINGS:

A. Community Development Block Grant Close-Out:

The staff report was presented by Assistant City Manager Walker.

Mayor Parlet opened the public hearing at 6:10 p.m. With no comment offered from the public, Mayor Parlet closed the public hearing at 6:10 p.m.

A motion was made by Council Member Mattina, seconded by Council Member Green, and passed 5-0-0-0 by the following roll call vote: Froio – aye; Green – aye; Mattina – aye; Turner – aye; Parlet – aye to approve the close out of grant contract 14-CDBG-9883, and direct staff to submit the final close out documents to the State.

VII. COUNCIL BUSINESS:

A. Community Development Director

1. Safety Element Amendment:

The staff report was presented by Community Development Director Byers.

A motion was made by Council Member Froio, seconded by Council Member Turner, and passed 5-0-0-0 by the following roll call vote: Froio – aye; Green – aye; Mattina – aye; Turner – aye; Parlet – aye to adopt the proposed Resolution to approve an Amendment to the Safety Element of the General Plan.

B. Police Chief

1. Use of Force Analysis Report:

The staff report was presented by Police Chief Rasmussen.

A motion was made by Council Member Turner, seconded by Council Member Mattina, and passed 5-0-0-0 by the following roll call vote: Froio – aye; Green – aye; Mattina – aye; Turner – aye; Parlet – aye to receive and file the 2021 Use of Force Analysis Report.

C. City Manager

1. League of California Cities Annual Conference:

The staff report was presented by City Manager Ingram.

A motion was made by Council Member Green, seconded by Council Member Froio, and passed 5-0-0-0 by the following roll call vote: Froio – aye; Green – aye; Mattina – aye; Turner – aye; Parlet – aye to appoint Council Member Turner as the voting delegate, Council Member Mattina as the first alternate, and Council Member Froio as the second alternate voting delegate for the League of California Cities Annual Conference to be held September 22-24, 2021.

VIII. CITY COUNCIL COMMUNICATIONS:

A. Travel, Calendar, and Miscellaneous Reports, if any:

Council Member Froio had no report.

Council Member Mattina advised that LAFCo will be meeting tomorrow.

Mayor Parlet advised that in 2019 there was \$51 billion lost through shoplifting; in 2020, after the passage of Prop 57, shoplifting went up 20%.

Council Member Turner reminded the public that the Shakespeare at the Lake production is this weekend.

Council Member Green thanked Supervisor Scott for the mask update. He expressed concern for amount of illegal fireworks that were present during the 4th of July.

Administrative Services Director Buendia advised that the change of the Miscellaneous Reports item agenda subtitle to include travel and calendar reports is to reflect that state law and the City's Travel Expense policy requires that Council report out on their City funded travel at City Council meetings.

City Attorney Ruderman had no report.

City Manager Ingram thanked the public and Council members for attending the in person meeting.

Community Development Director Byers advised that the Planning Commission will be holding their first in person meeting since 2020 on August 4th. Consultants Mintier Harnish will give a presentation on the objective design standards for a multi-family housing ordinance amendment.

Assistant City Manager Walker had no report.

Police Chief Rasmussen had no report.

Mayor Parlet adjourned the meeting at 6:42 p.m.

IX. ADJOURNMENT:

Kenneth Parlet II, Mayor

Attest:

Kelly Buendia, City Clerk



CITY OF LAKEPORT

- City Council
- City of Lakeport Municipal Sewer District
- Lakeport Redevelopment Successor Agency
- Lakeport Industrial Development Authority
- Municipal Financing Agency of Lakeport

STAFF REPORT	
RE: Continuation of Local Emergency Declaration – COVID-19	MEETING DATE: 08/03/2021
SUBMITTED BY: Kevin Ingram, City Manager	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to review the need to continue the proclamation declaring a Local State of Emergency due to the State of Emergency declared by Governor Newsome on March 4, 2020, and the Public Health Emergency declared by the Lake County Health Officer on March 9, 2020 as a result of the COVID-19 virus pandemic.

BACKGROUND/DISCUSSION:

On March 11, 2020, the Director of Emergency Services for the City of Lakeport declared a local State of Emergency in connection with the conditions of extreme peril to the safety of persons and property within the city as a result of the State of Emergency due to the threat of COVID-19 as declared by the Governor of the State of California on March 4, 2020; and the Local Public Health Emergency due to the threat of COVID-19 as declared by the Lake County Public Health Officer on March 9, 2020, in accordance with the Emergency Services Act Section 8630(b) and Lakeport Municipal Code section 2.28.130, the City Council ratified the declared emergency on March 17, 2020, under Resolution 2747 (2020). Under Lakeport Municipal Code section 2.28.150, the City Council shall review, at least every 60 days, the need for continuing the emergency declaration until the local emergency is terminated.

The City Council, at a special meeting on March 17, 2020, ratified the emergency declaration via Resolution 2747 (2020). The City Council subsequently continued the emergency declaration on April 7, 2020, April 21, 2020, May 5, 2020, May 19, 2020, June 2, 2020, June 16, 2020, July 7, 2020, July 21, 2020, August 4, 2020, August 18, 2020, September 1, 2020, September 15, 2020, October 6, 2020, October 20, 2020, November 3, 2020, January 5, 2021, March 2, 2021, April 20, 2021, and June 15, 2021.

Since a need still exists for the declaration, Council is asked to review and continue the declaration. Should the need continue, staff will return this item at the next regularly scheduled City Council meeting.

OPTIONS:

Approve the need for the continuation of the proclamation declaring a Local State of Emergency due to the COVID-19 virus pandemic; or proclaim the termination of the Local State of Emergency.

FISCAL IMPACT:

None \$ Budgeted Item? Yes No

Budget Adjustment Needed? Yes No If yes, amount of appropriation increase: \$

Affected fund(s): General Fund Water OM Fund Sewer OM Fund Other:

Comments:

SUGGESTED MOTIONS: Move to confirm the continuing existence of a local emergency in the City of Lakeport due to COVID-19

- Attachments:**
1. Resolution No. 2747 (2020)
 2. Emergency Proclamation

RESOLUTION NO. 2747 (2020)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEPORT,
CALIFORNIA, PROCLAIMING A LOCAL EMERGENCY DUE TO THE OUTBREAK
OF COVID-19**

WHEREAS, in December 2019, a novel coronavirus known as SARS-CoV-2 was first detected in Wuhan, Hubei Province, People's Republic of China, causing outbreaks of the coronavirus disease COVID-19 that has now spread globally;

WHEREAS, on January 31, 2020, the United States Secretary of Health and Human Services declared a public health emergency in response to COVID-19;

WHEREAS, on March 4, 2020, Governor Gavin Newsom declared a state of emergency to exist in California as a result of COVID-19;

WHEREAS, on March 9, 2020, the Lake County Health Officer declared a local health emergency, respectively, as a result of COVID-19;

WHEREAS, the Director of Emergency Services of the City of Lakeport did proclaim the existence of a local emergency within the City on the 11th day of March, 2020; and

WHEREAS, on March 12, 2020, Governor Gavin Newsom's signed Executive Order N-25-20 giving state and local public health officials the authority to issue guidance limiting or recommending limitations upon attendance at public assemblies, conferences or other mass events;

WHEREAS, on March 13, 2020, President Donald Trump declared a national emergency as a result of COVID-19;

WHEREAS, on March 15, 2020, Governor Gavin Newsom called for the closure of all bars, pubs, and wineries in the State and restrictions on restaurants;

WHEREAS, despite sustained efforts, COVID-19 remains a threat, and further efforts to control the spread of the virus to reduce and minimize the risk of infection are needed;

WHEREAS, the spread of COVID-19 and its consequences are or are likely to be beyond the control of the services, personnel, equipment, and facilities of the City of Lakeport;

WHEREAS, the mobilization of local resources, the ability to coordinate interagency response, accelerate procurement of vital supplies, use mutual aid, and allow for future reimbursement by the state and federal governments will be critical to successfully respond to COVID-19;

WHEREAS, these conditions warrant and necessitate that the City proclaim the existence of a local emergency.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEPORT, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. Recitals. The City Council finds that all of the preceding recitals are true and correct and are hereby incorporated and adopted as findings and determinations by the City Council as if fully set forth herein.

SECTION 2. Proclamation. Pursuant to Government Code section 8630, subdivision (a), the City Council proclaims a local emergency due to the outbreak of COVID-19.

SECTION 3. Regulation of Public Gatherings. Commencing immediately, all City departments are directed to postpone or cancel all non-essential public community events or group activities in City-owned properties that require close contact and involve ten or more participants.

SECTION 4. Regulation of Public Facilities. Commencing immediately, all City departments are directed to close all non-essential City-owned facilities that require close contact of vulnerable individuals, including those over 60 years old or with compromised immune systems.

SECTION 5. Emergency Authority. Pursuant to Government Code section 8634, the City Council authorizes the City Manager to take any measures necessary to protect and preserve public health and safety, including activation of the Emergency Operations Center.

SECTION 6. Public Health Officials. The City Council authorizes the City Manager to implement any guidance, recommendations, or requirements imposed by state and local public health officials.

SECTION 7. Termination. Pursuant to Government Code section 8630, subdivision (d), the City Council will proclaim the termination of the emergency at the earliest possible date that conditions warrant.

SECTION 8. Review. Pursuant to Government Code section 8630, subdivision (c), the City Council will review the need for continuing the local emergency at each City Council meeting following this Resolution, but in no event later than 14 days from the previous declaration or review, until the City Council terminates the local emergency.

SECTION 9. Cost Accounting. City staff will begin accounting for their time and expenses related to addressing the local emergency caused by COVID-19.

SECTION 10. Cost Recovery. The City will seek recovery for the cost of responding to COVID-19, as this proclamation is made within 10 days of the Governor's Executive Order N-25-20 and the President's declaration of a national emergency, qualifying the City for

assistance under the California Disaster Assistance Act and for reimbursement from the Federal Emergency Management Agency.

SECTION 11. Submissions. The City Clerk will transmit a copy of this Resolution at the earliest opportunity to the the California Governor's Office of Emergency Services.

SECTION 12. Certification. The City Clerk will certify to the passage and adoption of this Resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

PASSED, APPROVED AND ADOPTED on this 17th day of March, 2020.


George Spurr, Mayor

ATTEST:


Hilary Britton, Deputy City Clerk

I HEREBY CERTIFY the foregoing resolution was duly adopted by the City Council of the City of Lakeport, California, at a regular meeting held on the 17th day of March, 2020, by the following vote:

AYES: Mayor Spurr, Council Members Barnes, Mattina, and Turner

NOES: Council Member Parlet

ABSENT: None

ABSTAINED: None


Hilary Britton, Deputy City Clerk

**PROCLAMATION BY THE
DIRECTOR OF EMERGENCY SERVICES
DECLARING A LOCAL EMERGENCY**

WHEREAS, Chapter 2.28 of the Lakeport Municipal Code, adopted as Ordinance Number 832 of the City of Lakeport empowers the Director of Emergency Services to proclaim the existence or threatened existence of a local emergency when the City of Lakeport is affected or likely to be affected by a public calamity and the City Council is not in session; and

WHEREAS, the Director of Emergency Services of the City of Lakeport does hereby find:

THAT conditions of extreme peril to the safety of persons and property have arisen within this City as a result of the local State of Emergency due to the threat of COVID-19 declared by the Governor of the State of California on March 4, 2020; and the Local Public Health Emergency due to the threat of COVID-19 declared by the Lake County Public Health Officer on March 9, 2020.

THAT the City Council of the City of Lakeport is not in session; and

NOW, THEREFORE, IT IS HEREBY PROCLAIMED that a local emergency now exists throughout the City of Lakeport, California; and

IT IS FURTHER PROCLAIMED AND ORDERED that during the existence of said local emergency that powers, functions and duties of the emergency organization of this City shall be prescribed by state law, by ordinances, and resolutions of this City, and by Chapter 2.28 of the Lakeport Municipal Code.

Dated: March 11, 2020



MARGARET SILVEIRA
Director of Emergency Services
City Manager, City of Lakeport



MINUTES
MEASURE Z ADVISORY COMMITTEE
REGULAR MEETING
City Council Chamber, City Hall, 225 Park Street, Lakeport, CA
July 21, 2021

- 1. CALL TO ORDER**

Chair Rollins opened the meeting at 5:30 p.m. with Committee Members Harper, Jordan, King, Schaffer and Rollins present. Staff present: City Manager Kevin Ingram; Assistant City Manager Nick Walker; Police Chief Brad Rasmussen and Administrative Services Director Kelly Buendia
- 2. APPROVAL OF MINUTES**

Committee member King made a motion; seconded by Committee member Harper to approve minutes of the April 21, 2021 meeting. The motion was carried 5-0.
- 3. PUBLIC INPUT**

There was no input offered from the public.
- 4. DISCUSSION/ACTION ITEMS**
 - A. 2021-22 Budget**

Assistant City Manager Walker and City Manager Ingram presented a review the 2021-22 Budget adopted by the City Council on June 15, 2021 and answered questions of the Committee.
- 5. ADJOURNMENT**

Chair Rollins adjourned the meeting at 6:13 p.m. with the next meeting scheduled for Wednesday, October 20, 2021 at 5:30 p.m.

Kelly Buendia, City Clerk



CITY OF LAKEPORT

- City Council
- City of Lakeport Municipal Sewer District
- Lakeport Redevelopment Successor Agency
- Lakeport Industrial Development Authority
- Municipal Financing Agency of Lakeport

STAFF REPORT	
RE: Request for Out of State Travel	MEETING DATE: 08/03/2021
SUBMITTED BY: Kevin M. Ingram, City Manager	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to authorize Council Member Turner to attend the 2021 National League of Cities (NLC) City Summit Conference to be held in Salt Lake City, Utah November 18-20, 2021. Under current city policy, only the City Council has the authority to authorize out of state travel by city employees and/or officials.

BACKGROUND/DISCUSSION:

The City Summit is the annual conference event for the National League of Cities (NLC). The City Summit is designed to help local leaders gain real tools to create change in their communities. At the conference, city officials will hear directly from policymakers and thought leaders about the important issue to cities, discover the latest funding opportunities to support economic growth and learn emerging practices to strengthen local communities.

Council Member Turner currently serves as the liaison to NLC for the Redwood Empire Division of the League of Cities. Additionally, Council Member Turner is an appointed member to three NLC committees:

- Community & Economic Development Committee
- Small Cities Council
- Race, Equity And Leadership (REAL) Council

Council Member Turner’s participation in the NLC City Summit event is a benefit to both the City of Lakeport and the wider region of cities within the Redwood Empire Division of the California League of Cities.

OPTIONS:

Authorize the out of state travel as requested by the City Manager.

Do not authorize request.

FISCAL IMPACT:

None \$3100.00 Budgeted Item? Yes No

Budget Adjustment Needed? Yes No If yes, amount of appropriation increase: \$3100.00

Affected fund(s): General Fund Water OM Fund Sewer OM Fund Other:

Comments:

SUGGESTED MOTIONS:

Move to authorize the out of state travel as requested by the City Manager for Council Member Turner to attend the National League of Cities' City Summit to be held in Salt Lake City, Utah, November 18-20, 2021.

Attachments:



CITY OF LAKEPORT

City Council
City of Lakeport Municipal Sewer District
Lakeport Redevelopment Successor Agency

STAFF REPORT

RE: Delinquent Utility User Accounts

MEETING DATE: 08/03/2021

SUBMITTED BY: Nicholas Walker, Finance Director

PURPOSE OF REPORT: Information only Discussion Action Item

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to hold a public hearing on delinquent utility accounts and review and approve a Resolution identifying delinquent utility accounts for submission of the list to the Lake County Auditor-Controller for inclusion on the property tax roll.

BACKGROUND/DISCUSSION:

California Health and Safety Code, sections 5473 et seq; and Chapters 13.20 and 13.04 of the Lakeport Municipal Code authorize the City to have the delinquent charges collected by means of inclusion on the property tax roll by Lake County. A requirement of doing so is a public hearing at which the city council shall hear any objections or protests of landowners liable to be assessed for delinquent fees, charges and/or penalties, and Council's approval of a resolution identifying the accounts in question and confirming their delinquency.

The accounts included herein have been identified by the Finance Department as delinquent as of May 31, 2021. The Delinquent Utilities Account List attached to the resolution details these accounts. In order to collect on these accounts, the City is required to notify the delinquent account holders and give them an opportunity to bring their account current. The City provided this notice, which provides account holders until 4:30 pm on August 3rd to bring their account current. Therefore, a current Delinquent Utilities Account List will be provided at the time of the meeting with any accounts for which payment has been made removed.

Utility bills and delinquency notices are mailed monthly. Final notice to delinquent accounts, as of May 31, 2021, were sent to property owners on July 16, 2021.

Approval of the resolution requires a 2/3 vote of the members of the legislative body.

OPTIONS:

1. Confirm the list of delinquent utility accounts and approve the proposed Resolution.
2. Do not approve but provide direction to staff.

FISCAL IMPACT:

None \$ Budgeted Item? Yes No

Budget Adjustment Needed? Yes No If yes, amount of appropriation increase: \$

Affected fund(s): General Fund Water OM Fund Sewer OM Fund Other:

Comments:

SUGGESTED MOTIONS:

Move to adopt the resolution to confirm and approve the utility billing delinquency list and the associated resolution and direct staff to submit the list to the County Auditor-Controller for inclusion on the property tax roll.

- Attachments:** 1. Tax Roll Resolution

RESOLUTION NO. _____ (2021)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEPORT AND THE BOARD OF DIRECTORS OF THE CITY OF LAKEPORT MUNICIPAL SEWER DISTRICT APPROVING AND CONFIRMING THE REPORT OF DELINQUENT UTILITIES CHARGES AND REQUESTING LAKE COUNTY TO COLLECT SUCH CHARGES ON THE TAX ROLL

WHEREAS, the City of Lakeport (the “City”) and the City of Lakeport Municipal Sewer District (“CLMSD”) provide certain water, and sewer services to its residents and occupants; and

WHEREAS, *California Health and Safety Code* sections 5473 *et seq.* and Chapters 13.04 and 13.20 of the *Lakeport Municipal Code* authorize the City and CLMSD to have the delinquent charges for the above services (the “Charges”) collected on the tax roll by Lake County on the relevant parcels; and

WHEREAS, City staff has prepared a Delinquent Utilities Charge Report (the “Report”), attached hereto as Exhibit A, identifying the delinquent charges by Assessor’s Parcel Number; and

WHEREAS, City staff provided notice of the delinquent utility charges to relevant property owners as required by law by publishing notice in the Lake County Record-Bee, a newspaper of general circulation printed and published once a week for two consecutive weeks in the City and CLMSD, pursuant to section 6066 of the Government Code prior to the date of said hearing, and by mailing said notice to each person present on the report; and

WHEREAS, a public hearing was held on August 3, 2021, at which the City Council and CLMSD Board reviewed and considered the Report and any protests related thereto.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakeport and Board of Director of the City of Lakeport Municipal Sewer District:

1. Findings. In reviewing and considering the delinquent Charges and the Report, the City Council hereby makes the following findings:

a. Notice of the public hearing before the City Council was mailed to each affected property owners at addresses as shown on the latest equalized assessment roll or as known to the City;

b. Notice of the public hearing before the City Council included the date, time, and place of the public hearing, the identity of the hearing body, and a general explanation of the matter to be considered; and

c. Upon considering all objections and protests received at the time of the hearing on this matter, the City Council/Board of Directors finds that protest by owners of a majority of the parcels of property described in the Report does not exist.

2. Confirming the Report. The City Council/Board of Directors hereby approves, confirms, and adopts the Report, as directed and attached hereto as Exhibit A and incorporated herein by reference, and determines that the Charges are proper and correct. The City Council/Board of Directors directs the Finance Director to make any amendments to the Report as were directed by the City Council/Board of Directors and as necessary to remove parcels from the Report for which payment has been made before transfer of the amounts to Lake County for collection on the tax roll, subject to the same penalties, procedure, and sale in case of delinquency as provided for those taxes.

3. Authorization. The City Council/Board of Directors hereby authorizes and directs the City Clerk to deliver a certified copy of the finalized Report to the Lake County Auditor-Controller Division and to submit a certified copy of this Resolution and Report to the County Recorder for recordation.

4. Services of Lake County. The office of the Lake County Auditor-Controller Division is requested for the placement of the Charges on the Annual Secured property tax roll with the Ad Valorem taxes.

5. General Authorization. The City Manager, City Finance Director, City Clerk, City Attorney, and the other officers and agents of the City are hereby authorized and directed, individually and collectively, to do any and all things and to execute, deliver, and perform any and all agreements and documents that they deem necessary or advisable in order to effectuate the purposes of this Resolution. All actions heretofore taken by the officers and agents of the City that are in conformity with the purposes and intent of this Resolution are hereby ratified, confirmed, and approved in all respects.

6. Effective Date. This resolution shall take effect immediately upon its passage.

The foregoing Resolution was passed and adopted at a regular joint meeting of the City Council and CLMSD Board of Directors on the 3rd day of August, 2021, by the following vote:

AYES:

NOES:

ABSTAINING:

ABSENT:

KENNETH PARLET II, MAYOR & CHAIRMAN

ATTEST:

KELLY BUENDIA, Clerk
City of Lakeport & CLMSD



CITY OF LAKEPORT

- City Council
- City of Lakeport Municipal Sewer District
- Lakeport Redevelopment Successor Agency
- Lakeport Industrial Development Agency
- Municipal Financing Agency of Lakeport

STAFF REPORT	
RE: Lake County Recreation Task Force Recreation Feasibility Study	MEETING DATE: 08/03/2021
SUBMITTED BY: Nicholas Walker, ACM/ Finance Director	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to receive a presentation for Studio W and authorize the City Manager to execute a PSA with Studio W Architects (Studio W) for the completion of Phase 2 of a recreation feasibility study.

BACKGROUND/DISCUSSION:

Around July, 2020 a group of interested parties began meeting regularly to discuss the possibilities of improving recreational opportunities in Lakeport. Through the challenges posed by COVID 19, the group continued to meet virtually and the interest expanded to include interested parties county-wide. This group has become the Lake County Recreation Task Force (LCRTF).

After many discussions it became apparent professional services would be necessary to thoroughly evaluate the regions recreation opportunities.

Last October, the City assisted the LCRTF in issuing a Request for Proposal (RFP) from qualified consulting firms to conduct and prepare a needs assessment and feasibility study so the LCRTF can determine whether to proceed with planning, funding and creating an indoor/outdoor Multi-generational Recreation Center or Centers.

The objectives for the study are as follows:

1. Engage the community and conduct necessary research and analysis to identify and evaluate community need for a recreation facility, including evaluating current recreational facilities in and around the Westshore communities and determining the geographic draw area of the Center(s); (engagement to include but not be limited to: review of survey results on this issue, interviews with local stake holders, key staff, a community open house, and/or other alternative engagement as proposed and recommended);
2. Assess partnership opportunities, including identification of collaborative partners in the public, private and not-for-profit sectors, and how such partnerships impact the funding and operation of the facility;
3. If a recreation facility is needed, determine several scoping options regarding facility and program scope, size, features and amenities, and prepare an initial cost estimate for each option, broken down by facility features and amenities; (scoping options should include a comprehensive community/recreation center and a minimal center as “book-ends” along with two or three other scoping options in between)

4. Prepare an operating pro forma detailing anticipated center programming issues and costs for several programming options, considering viable partnership opportunities;
5. Prepare an operating pro forma detailing anticipated operational and maintenance issues and costs for several operations and maintenance options, considering viable partnership opportunities. The pro forma should also include an analysis of attendance estimates, fee structures (drop in, annual passes, rentals, etc.), revenue generation projections, operation cost projections, and long-term capital replacements/improvements;
6. Evaluate the potential site(s) and provide recommendations for site characteristics and options.
7. Recommend and detail possible funding mechanisms and partnerships to build, operate and maintain the facility.
8. A final report to the Committee, including a joint work session with key staff.

The scope of services for this project is limited to performing a needs assessment and determining whether the facility is feasible for the Lake County community, and, if so, the size and amenities to include in such a facility and how the Center(s) may be funded and operated. The project is not expanded beyond the need's assessment and feasibility study; thus, at this point, there is no request for architectural renderings or other information beyond a feasibility study as detailed herein. At this time, there is no commitment by the Committee to build a facility/facilities.

On January 19, 2021 the City Manager was authorized to execute a contract with Studio W for the completion of Phase 1 of the feasibility study. The City also entered into cost sharing agreements with the County of Lake and City of Clearlake to share the cost of Phase 1 three ways.

The study will be conducted in two phases. The first phase includes performing a project overview, market analysis, generating a citizen participation plan, determining partnerships and reviewing findings with the LCRTF. The Studio W team has joined us tonight to present Phase 1 of the report.

The findings of Phase 1 indicate that continuing with the study and completing Phase 2 will provide additional useful information for the viability of the project. Phase 2 tasks include public outreach, site selection, conceptual layout and design, project capital cost estimates, operational analysis and a final report. The LCRTF supports moving forward with Phase 2.

The City of Lakeport would contract the consultant, collect contributions from the partners and track contributions as equity sharing in the development of this project. Staff feels confident additional partners will contribute in the equity sharing program to fund phase 2.

The proposed budget adjustment is in an amount equal to approximately one-third of the proposed amount for Phase 2. Staff believes this would be the maximum contribution necessary by the City for the completion of the study.

This action represents a starting point for the development of a strategic plan creating a City Parks and Recreation Department consistent with City Council 2021-22 stated goal.

OPTIONS:

1. Authorize the City Manager to execute a PSA with Studio W.
2. Do not authorized and provide staff direction.

FISCAL IMPACT:

None \$31,000 Budgeted Item? Yes No

Budget Adjustment Needed? Yes No If yes, amount of appropriation increase: \$31,000

Affected fund(s): General Fund Water OM Fund Sewer OM Fund Other:

Comments:

SUGGESTED MOTIONS:

Move to authorize the City Manager to execute a PSA with Studio W for the completion of a recreation feasibility study and approve the recommended budget adjustment in the amount of \$31,000.



Attachments:

1. Lakeport City Council Presentation
2. Lakeport Feasibility Study



CITY OF
Lakeport
CALIFORNIA

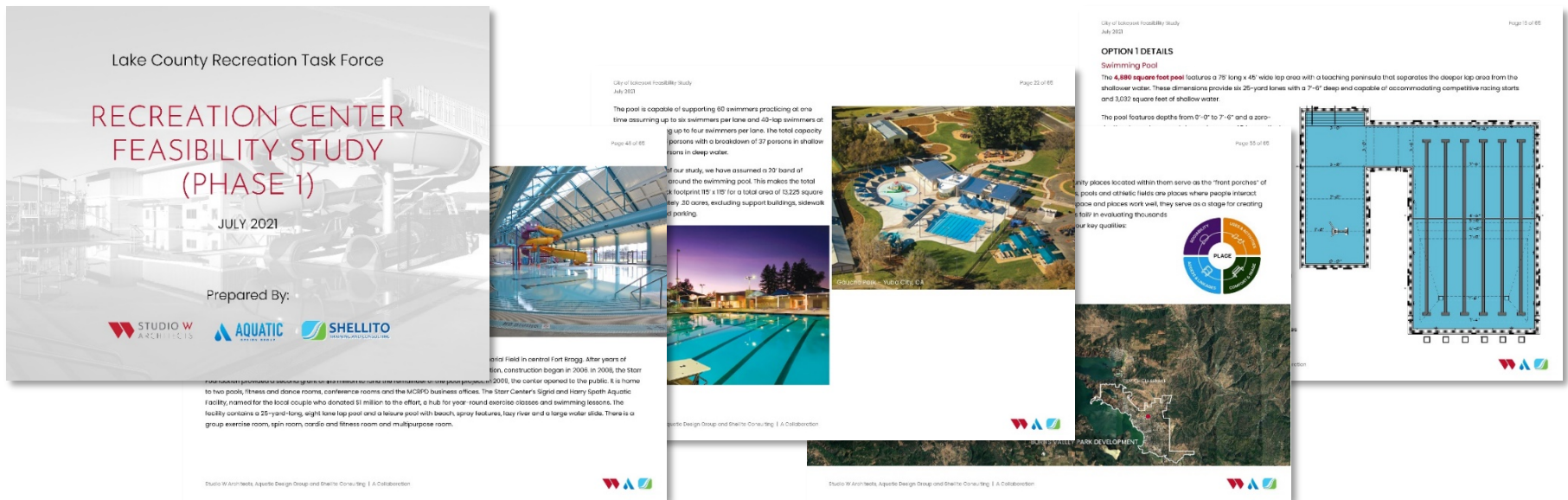
LAKE COUNTY

Phase 1 – Recreation Center
Feasibility Study
August 3, 2021



AGENDA

- » Purpose/Process
- » Lake County Recreation Taskforce & Resources
- » Program Overview
- » Capital Cost Estimates & Cost Recovery Trends
- » Management Structure Opportunities
- » Funding Opportunities
- » Project Location Opportunities
- » Next Steps



PURPOSE/PROCESS

PURPOSE OF THE PHASE 1 STUDY

- » Explore the feasibility of recreation/aquatics center(s) in Lake County
- » Identify the marketability of the facility (need)
- » Identify programmatic features (capital cost/cost recovery)
- » Identify management structure, funding and location opportunities

PROCESS

- » Process began on March 24, 2021
- » Held regular meetings with LCRTF
- » Facilitated site tours on April 13, 2021
- » Scheduled Presentations
 - City of Clear Lake on July 15, 2021
 - City of Lakeport on August 3, 2021
 - County of Lake on August 10, 2021



LAKE COUNTY RECREATION TASK FORCE

LOCAL GOVERNMENT AGENCIES

- » Lake County
- » City of Lakeport
- » City of Clearlake
- » Lake County Office of Education



LOCAL SCHOOL DISTRICTS

- » Lakeport USD
- » Konocti USD
- » Upper Lake USD
- » Mendocino College
- » Woodland Community College



LAKE COUNTY RECREATION TASK FORCE

LOCAL COMMUNITY ORGANIZATIONS

- » First 5 Lake County
- » Lake Family Resource Center
- » Lake County Channel Cats
- » Hope Rising
- » Westside Park Committee
- » Redwood Community Services



HEALTH CARE PROVIDERS

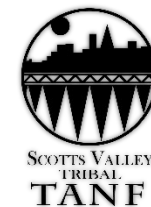
- » Sutter Health
- » Adventist Health
- » Tribal Health



ADDITIONAL RESOURCES

LOCAL TRIBES

- » Elem Indian Colony
- » Habematolel Pomo of Upper Lake
- » Big Valley Band of Pomo Indians
- » Scotts Valley Band of Pomo Indians
- » Koi Nation of Northern California
- » Middletown Rancheria of Pomo Indians of California
- » Robinson Rancheria



PROGRAM OVERVIEW

RECREATION CENTER

» Program based upon LCRTF desires identified in the meetings

Conceptual Recreation Center Program

Building Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
Entry/Reception	500	1	500	Inc. lobby area
Multi-use Court	6,200	1	6,200	84'x50' main court with cross courts (basketball/volleyball)
Racket Ball Court(s)	800	2	1,600	20'x40' court
Cardio/Weights Area	1,000	1	1,000	General exercise
Training Room(s)	600	3	1,800	Yoga, aerobics, etc.
Game Area	300	1	300	Multi-generational area
Restrooms	150	2	300	Men, women & staff
Locker Rooms	200	2	400	Inc. family changing areas
Custodial	60	2	120	Janitor storage, mop sink, etc.
Storage	100	4	400	Sports/rec equipment
Equipment	60	4	240	Fire, electrical, mechanical
Circulation	1,929	n/a	1,929	15% of overall area
Total Area Desired			14,789 SF	.34 acres



PROGRAM OVERVIEW

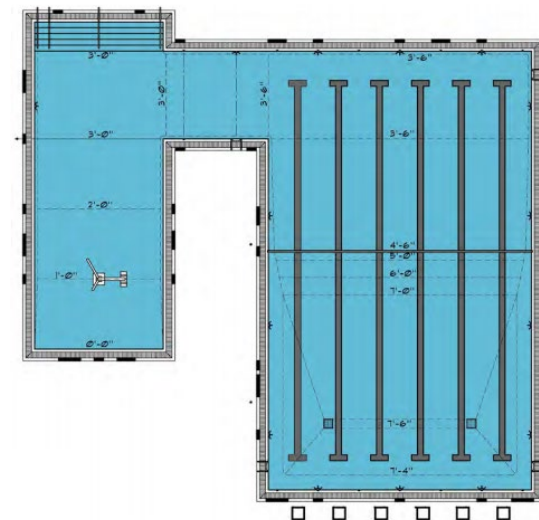
AQUATICS CENTER

» Program based upon LCRTF desires identified in the meetings (4 options)

Option 1 Conceptual Aquatics Facility Program

Pool/Building/Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
4,880 SF Pool	4,880	1	4,880	See ADG's Concept Design herein
Sprayground	2,000	1	2,000	See ADG's Concept Design herein
Bathhouse/Support Building	7,578	1	7,578	See ADG's Concept Design herein
Pool Deck Area	10,304	1	9,495	Inc. area for 5-tier movable bleachers
Total Area Desired			24,762 SF	.57 acres

» 4,880 SF pool featuring a 75' long x 45' wide lap area with a teaching peninsula



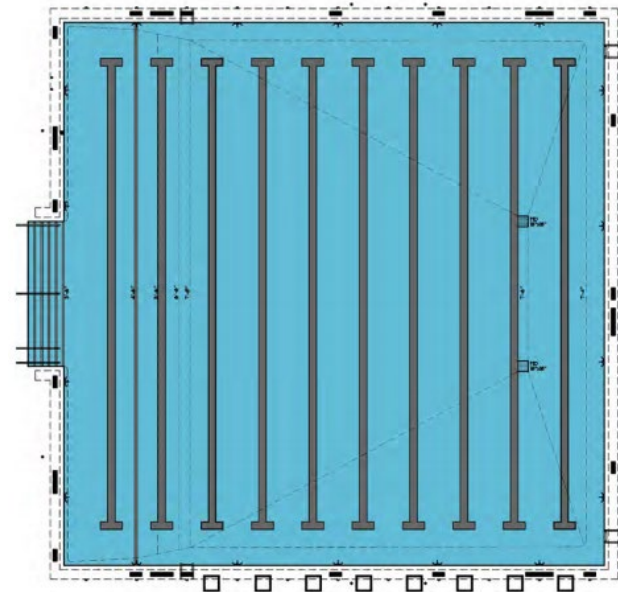
PROGRAM OVERVIEW

AQUATICS CENTER

Option 2 Conceptual Aquatics Facility Program

Pool/Building/Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
5,737 SF Pool	5,737	1	5,737	See ADG's Concept Design herein
Sprayground	2,000	1	2,000	See ADG's Concept Design herein
Bathhouse/Support Building	7,753	1	7,753	See ADG's Concept Design herein
Pool Deck Area	8,297	1	8,297	Inc. area for 5-tier movable bleachers
Total Area Desired			23,787 SF	.55 acres

» 5,737 SF Pool featuring a 75' long x 75' wide lap area for (10) 25y lanes



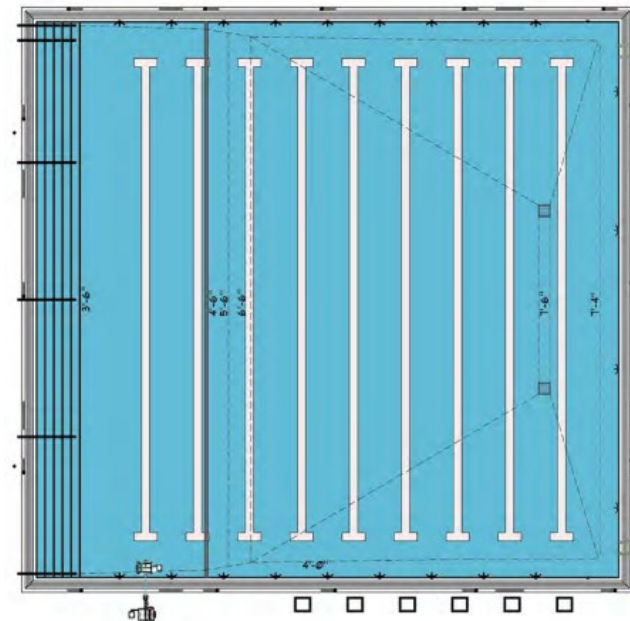
PROGRAM OVERVIEW

AQUATICS CENTER

Option 3 Conceptual Aquatics Facility Program

Pool/Building/Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
5,881 SF Pool	5,881	1	5,881	See ADG's Concept Design herein
Sprayground	2,000	1	2,000	See ADG's Concept Design herein
Bathhouse/Support Building	7,778	1	7,778	See ADG's Concept Design herein
Pool Deck Area	8,692	1	8,692	Inc. area for 5-tier movable bleachers
Total Area Desired			24,351 SF	.56 acres

» 5,881 SF pool featuring a 78' long x 45' wide lap area for (9) 25y lanes (6' deep)



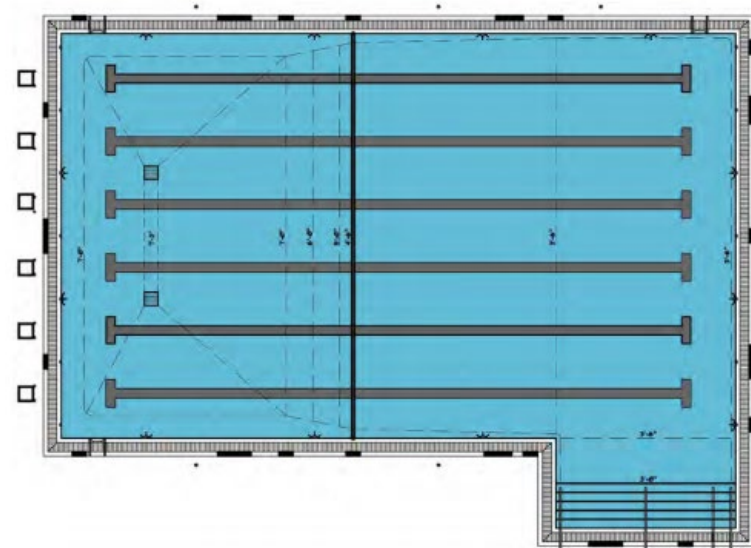
PROGRAM OVERVIEW

AQUATICS CENTER

Option 4 Conceptual Aquatics Facility Program

Pool/Building/Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
3,575 SF Pool	3,575	1	3,575	See ADG's Concept Design herein
Sprayground	2,000	1	2,000	See ADG's Concept Design herein
Bathhouse/Support Building	7,200	1	7,200	See ADG's Concept Design herein
Pool Deck Area	7,009	1	7,009	Inc. area for 5-tier movable bleachers
Total Area Desired			19,784 SF	.45 acres

» 3,575 SF pool featuring a 75' long x 45' wide lap area for (6) 25y lanes



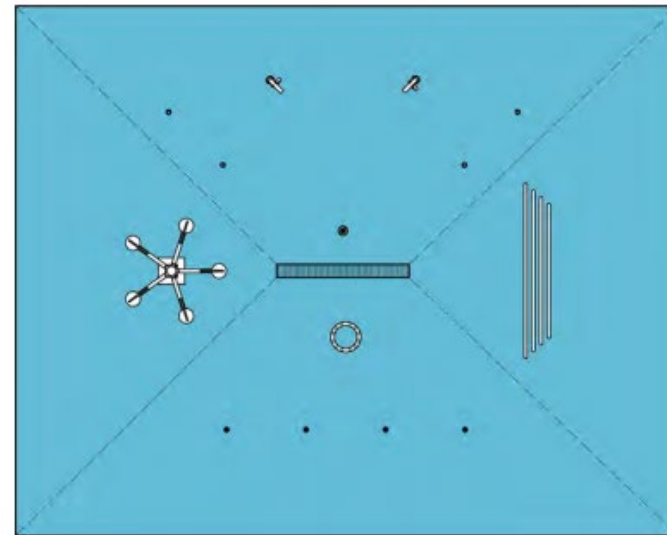
PROGRAM OVERVIEW

AQUATICS CENTER

- » All options include a 2,000 SF sprayground (50' long x 40' wide)



Mayfair Park Spraypark – San Jose, CA



- » Parking is dictated by the size of the pool and deck areas

Conceptual Site Program Options

Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
Option 1 Parking (81 spaces)	28,350	1	28,530	Dictated by pool size, ADA drop off & circulation
Option 2 Parking (96 spaces)	33,600	1	33,600	Dictated by pool size, ADA drop off & circulation
Option 3 Parking (98 spaces)	34,300	1	34,300	Dictated by pool size, ADA drop off & circulation
Option 4 Parking (60 spaces)	21,000	1	21,000	Dictated by pool size, ADA drop off & circulation



CAPITAL COST ESTIMATES/ COST RECOVERY

ESTIMATED CAPITAL COSTS

» Based on high level cost modeling of similar facilities

Option 1 (4,880 SF Pool)

Description	Area (SF)	Unit Cost (\$/SF)	Total Cost
Recreation Center	14,789	\$500	\$7,394,500
4,880 SF Pool	4,880	\$215	\$1,049,200
Sprayground	2,000	\$125	\$250,000
Bathhouse/Support Building	7,578	\$500	\$3,789,000
Pool Deck Area	10,304	\$45	\$463,680
Parking Area	28,350	\$25	\$708,750
Site/Pool Equipment	n/a	Lump Sum	\$375,000
Site Infrastructure	n/a	Lump Sum	\$500,000
Subtotal Construction Costs			\$14,530,130
Contingency (10%)			\$1,453,013
Escalation (4%/yr - 3 years)			\$1,917,977
Soft Costs (25%)			\$4,475,280
Total Estimated Capital Cost			\$22,376,400

Option 2 (5,737 SF Pool)

Description	Area (SF)	Unit Cost (\$/SF)	Total Cost
Recreation Center	14,789	\$500	\$7,394,500
5,737 SF Pool	5,737	\$215	\$1,233,455
Sprayground	2,000	\$125	\$250,000
Bathhouse/Support Building	7,753	\$500	\$3,876,500
Pool Deck Area	7,488	\$45	\$336,960
Parking Area	33,600	\$25	\$840,000
Site/Pool Equipment	n/a	Lump Sum	\$375,000
Site Infrastructure	n/a	Lump Sum	\$500,000
Subtotal Construction Costs			\$14,806,415
Contingency (10%)			\$1,480,642
Escalation (4%/yr - 3 years)			\$1,954,447
Soft Costs (25%)			\$4,560,376
Total Estimated Capital Cost			\$22,801,879



CAPITAL COST ESTIMATES/ COST RECOVERY

ESTIMATED CAPITAL COSTS

» Based on high level cost modeling of similar facilities

Option 3 (5,881 SF Pool)

Description	Area (SF)	Unit Cost (\$/SF)	Total Cost
Recreation Center	14,789	\$500	\$7,394,500
5,881 SF Pool	5,881	\$215	\$1,264,415
Sprayground	2,000	\$125	\$250,000
Bathhouse/Support Building	7,778	\$500	\$3,889,000
Pool Deck Area	7,833	\$45	\$352,485
Parking Area	34,300	\$25	\$857,500
Site/Pool Equipment	n/a	Lump Sum	\$375,000
Site Infrastructure	n/a	Lump Sum	\$500,000
Subtotal Construction Costs			\$14,882,900
Contingency (10%)			\$1,488,290
Escalation (4%/yr - 3 years)			\$1,964,543
Soft Costs (25%)			\$4,583,933
Total Estimated Capital Cost			\$22,919,666

Option 4 (3,575 SF Pool)

Description	Area (SF)	Unit Cost (\$/SF)	Total Cost
Recreation Center	14,789	\$500	\$7,394,500
5,737 SF Pool	3,575	\$215	\$768,625
Sprayground	2,000	\$125	\$250,000
Bathhouse/Support Building	7,240	\$500	\$3,620,000
Pool Deck Area	6,200	\$45	\$279,000
Parking Area	21,000	\$25	\$525,000
Site/Pool Equipment	n/a	Lump Sum	\$375,000
Site Infrastructure	n/a	Lump Sum	\$500,000
Subtotal Construction Costs			\$13,712,125
Contingency (10%)			\$1,371,213
Escalation (4%/yr - 3 years)			\$1,810,001
Soft Costs (25%)			\$4,223,335
Total Estimated Capital Cost			\$21,116,673



CAPITAL COST ESTIMATES/ COST RECOVERY

ESTIMATED CAPITAL COSTS

- » Based on high level cost modeling of similar facilities
(for the purposes of Clear Lake)

Option 5 (Recreation Center Only)

Description	Area (SF)	Unit Cost (\$/SF)	Total Cost
Recreation Center	14,789	\$500	\$7,394,500
Parking Area	21,000	\$25	\$525,000
Site Infrastructure	n/a	Lump Sum	\$500,000
Subtotal Construction Costs			\$8,419,500
Contingency (10%)			\$841,950
Escalation (4%/yr - 3 years)			\$1,051,292
Soft Costs (25%)			\$2,104,875
Total Estimated Capital Cost			\$12,417,617



CAPITAL COST ESTIMATES/ COST RECOVERY

COST RECOVERY TRENDS

» Based on understanding of similar facility operation

RECREATION CENTER OPERATIONAL BENCHMARKS						
Recreation Center	Building Size (SF)	Expense	Revenue	Funding Subsidy	Cost Recovery	Budget Date
Roseville Sports Center	23,000	\$818,535	\$710,127	\$108,408	87%	2018
Mill Valley Community Center & Indoor Pool	35,000	\$1,940,085	\$1,596,988 *	\$343,097	82%	2017
Agoura Hills & Calabasas Community Center	30,000	\$1,339,208	\$1,236,250	\$102,958	92%	2015
Incline Village Recreation Center & Indoor Pool	37,000	\$1,167,666	\$1,194,884	\$27,218	102%	2021
CV Starr Community Center & Indoor Pool	41,800	\$1,595,418	\$594,383	\$1,001,423 **	37%	2015
Red Morton Community Center	34,820	\$1,421,288	\$987,608	\$433,680	69%	2021
Average	33,603 SF	\$1,380,367	\$1,053,373	\$336,131	78%	-
* Mill Valley expenses and revenues includes fee-based recreation programs, but does not include rental expense & income						
** CV Starr Community Center and Pool has dedicated funding subsidy of \$795,304 from the City of Fort Bragg via a ½ cent sales tax measure						



MANAGEMENT STRUCTURES

JOINT DEVELOPMENT & USE AGREEMENT

- » Case Study: ROSEVILLE AQUATICS CENTER
- » Two or more agencies
- » Landowner typically lead agency
- » Use agreement by both agencies



JOINT POWERS AUTHORITY (JPA)

- » Case Study: AGOURA HILLS CALABASAS COMMUNITY CENTER
- » Legally created entity
- » Two or more entities
- » JEP Act allows for common powers or separate legal entity



MANAGEMENT STRUCTURES

JOINT-USE AGREEMENT

- » Case Study: C.V. STARR COMM. CENTER & SPATH AQUATIC CENTER
- » Two or more agencies
- » Operating agreement for M&O
- » May or may not contribute to capital costs



SPECIAL DISTRICT FOR RECREATION

- » Case Study: TDRPD COMMUNITY REC CENTER & SWIMMING POOL
- » Separate Local Government
- » Authorized by statutes
- » Created by public referendum



FUNDING OPPORTUNITIES

CURRENTLY OR REASONABLY AVAILABLE

- » General Funds (all entities)
- » Quimby (Lake County)
- » State grants (Lake County & local school districts)
- » Neighboring housing development funds (City of Clearlake)
- » School district bonds (Lakeport & Konocti USD)
- » Remaining Rescue Act funds (Konocti USD)
- » Property/asset sale (Lakeport USD)

OTHER POTENTIAL SOURCES (FUTURE)

- » Tax assessments
- » Development funding
- » State bond funding (Prop 68)
- » Federal funding (Amer. Recovery Act)
- » JPA funding
- » Land deed
- » "One time" funding
- » Cannabis industry related funding



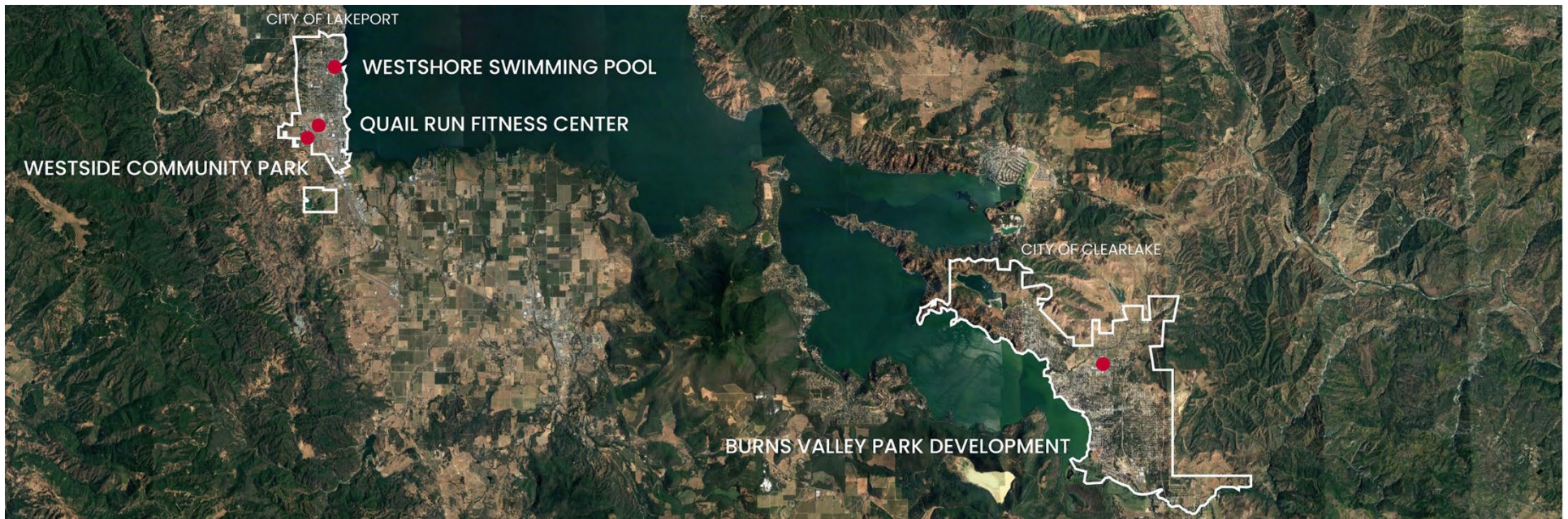
PROJECT LOCATION OPPORTUNITIES

SITE SELECTION CRITERIA

- » Community park proximity
- » Shared parking
- » Co-location of libraries/centers/schools/pools
- » “Place making” principles



POSSIBLE LOCATIONS



PROJECT LOCATION OPPORTUNITIES

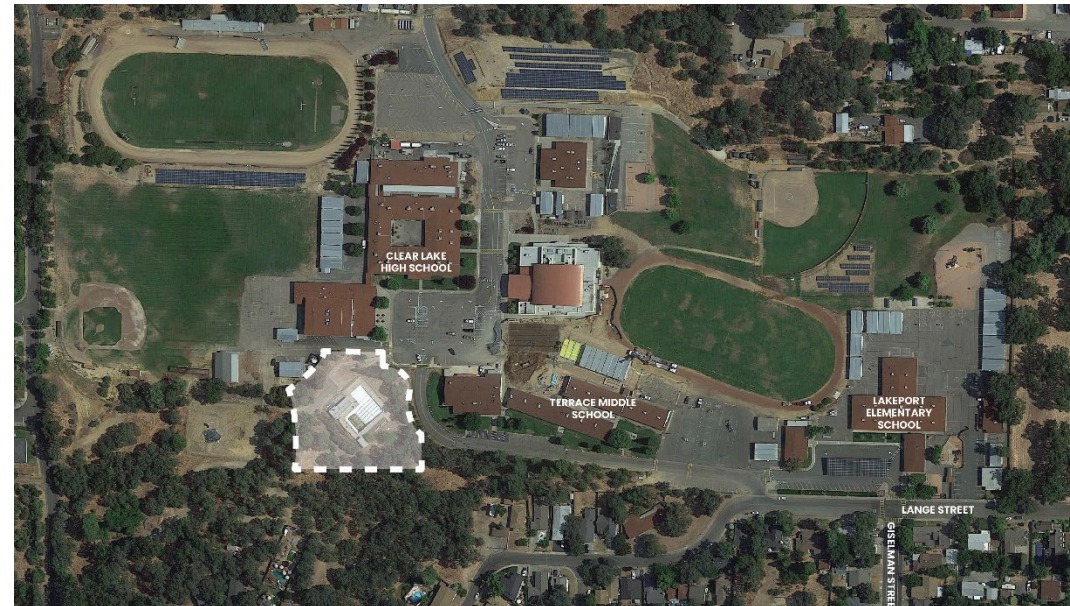
WESTSHORE SWIMMING POOL

» **Pros:**

- Co-location on the Lakeport USD site could allow for ease of joint-use
- Possible underground infrastructure and pool shell re-use

» **Cons:**

- Co-location also presents concerns for shared public and student use



PROJECT LOCATION OPPORTUNITIES

QUAIL RUN FITNESS CENTER

» **Pros:**

- Pre-existing facility and site allow for savings of capital costs through renovation/improvement
- Proximity to the highway is ideal for public access
- Proximity is ideal for synergies among athletics and access to overflow parking for special events

» **Cons:**

- Extensive remodel would be required of the facility and site/ pool(s) to facilitate LCRTF needs
- Sale price may be cost prohibitive to capital cost outlay



PROJECT LOCATION OPPORTUNITIES

WESTSIDE COMMUNITY PARK

» **Pros:**

- Already part of the City of Lakeport designated park area
- Several synergies with park amenities as well as parking and utilities
- Proximity to the Highway is ideal for public access

» **Cons:**

- Ground-up build requires significant capital cost investment



PROJECT LOCATION OPPORTUNITIES

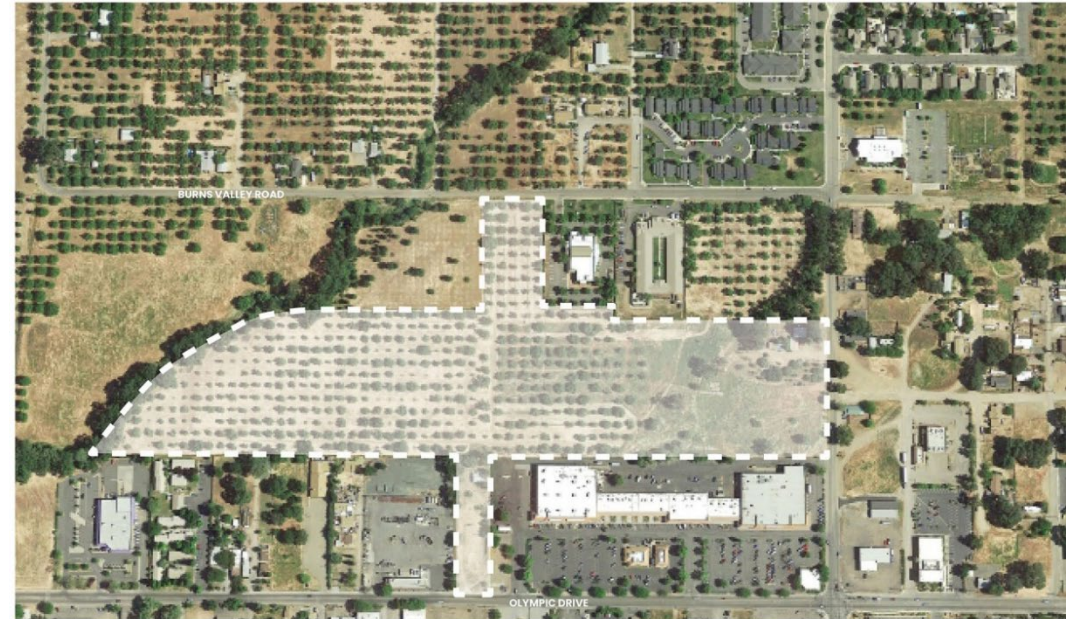
CITY OF CLEARLAKE "BURNS VALLEY PARK" DEVELOPMENT

» **Pros:**

- Already part of designated park area
- Many synergies exist with future parking, utilities, athletic fields and neighboring library and senior center
- Close proximity to major arterial connections

» **Cons:**

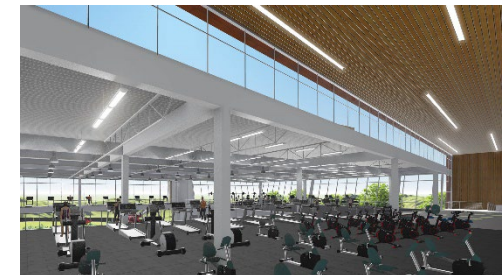
- "Ground-up" build requires significant capital cost



NEXT STEPS

RECOMMENDATIONS MOVING FORWARD

- » Facilitate a STRATEGIC MARKET ANALYSIS utilizing surveys conducted via social media
- » Narrow down LOCATION & FUNDING OPPORTUNITIES to provide a road map for the future recreation and aquatic facilities
- » Embark on PHASE 2 of the report which includes:
 - Conceptual layout & design of the facility
 - Capital cost estimate (based on the concept design)
 - Operational analysis (based on the concept design)
 - Finalize the report





Q & A

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Lake County Recreation Task Force

RECREATION CENTER FEASIBILITY STUDY (PHASE 1)

JULY 2021

Prepared By:



TABLE OF CONTENTS

PARTNERS/TASK FORCE MEMBERS..... 4

INTRODUCTION/MARKET ANALYSIS 8
 Purpose of the Phase 1 Feasibility & Marketability of the Facility 9

PROCESS 11
 Meetings, Tours & Presentations.....11

PROGRAM NARRATIVE..... 12
 Program Overview12
 Option 1 Details.....16
 Option 2 Details21
 Option 3 Details26
 Option 4 Details31
 Sprayground Details.....36

CONCEPTUAL RANGE OF CAPITAL & MAINTENANCE COSTS 39
 Benchmark of Recreation/Aquatics Center Capital Costs.....39
 Benchmark of Recreation/Aquatics Center Operating Expenses/Revenue.....42
 Revenue & Operational Assumptions43
 Lakeport Recreation Center Operational Costs & Revenue.....43



MANAGEMENT STRUCTURE/PARTNERSHIP OPPORTUNITIES44
Joint Development & Use Agreement44
Joint Powers Authority (JPA).....45
Joint-Use Agreement.....48
Special District FOR Recreation & Parks.....50

FUNDING OPPORTUNITIES 52
Potential Funding Sources (Currently or Reasonably Available).....52
Other Potential Sources (Future Availability).....53

PROJECT LOCATION OPPORTUNITIES54
Site Selection for Recreation & Aquatic Centers..... 54
Possible Locations..... 55
Westshore Swimming Pool..... 56
Quail Run Fitness Center..... 57
Westside Community Park..... 59
City of Clearlake “Burns Valley Park” Development..... 61
Additional Site Considerations.....63

REPORT SUMMARY.....65



PARTNERS/TASK FORCE MEMBERS

LOCAL GOVERNMENT AGENCIES



City of Lakeport

Acting Government Agency over the City of Lakeport, CA

cityoflakeport.com

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Mireya Turner, Council Member

mturner@cityoflakeport.com



Lake County

Acting Government Agency over Lake County, CA

lakecountyca.gov

Contacts:

Tina Scott, County Supervisor

(also former Lakeport USD Board Member)

tinascott@aol.com

Lars Ewing, Public Services Director

lars.ewing@lakecountyca.gov



City of Clearlake

Acting Government Agency over the City of Clearlake, CA

clearlake.ca.us

Contact:

Alan Flora, City Manager

aflora@clearlake.ca.us



Lake County Office of Education

Public County Office of Education serving the Lake County, CA region

lakecoe.org

Contact:

Brock Falkenberg, Superintendent of Schools

bfalkenberg@lakecoe.org



LOCAL SCHOOL DISTRICTS



Lakeport USD

Public K-12 School District serving the western
Clear Lake region
lakeport.k12.ca.us

Contacts:

Dan Buffalo, Board Member
danbuffalo@sbcglobal.net

Mathew Bullard, Superintendent
mbullard@lakeport.k12.ca.us

Dan Camacho, Facilities Director
danthewaterman@att.net



Konocti USD

Public K-12 School District serving the eastern
Clear Lake region
konoctiusd.org

Contact:

Becky Salato, Superintendent
becky.salato@konoctiusd.org



Upper Lake USD

Public K-12 School District serving the northern
Clear Lake region
ulusd.org

Contact:

Diane Plante, Board Member
dplante101@gmail.com



Mendocino College

Operates a public community college in
Ukiah, CA
mendocino.edu

Contact:

Tim Karas, President
tkaras@mendocino.edu



Woodland Community College

Operates a public community college in
Woodland, CA as part of the Yuba Community
College District
wcc.yccd.edu

Contact:

Cirilo Cortez, Dean
ccortez@yccd.edu



LOCAL COMMUNITY ORGANIZATIONS



First 5 Lake County

Builds Early Childhood Education Systems
firstfivelake.org

Contact:

Carla Ritz, Director
critz.first5@lakecountyca.gov



Lake Family Resource Center

Collaboration with Sutter Lakeside Hospital
to provide community benefit through
non-medical programs
lakefrc.org

Contact:

Lisa Morrow, Director
lisam@lakefrc.org



Lake County Channel Cats

Operates a regional swim team in the
Clear Lake region
facebook.com/LakeCountyChannelCats

Contact:

Jennifer Hanson, Member (also Lakeport USD
Board Member and Yuba CCD Staff Person)
jhanson@yccd.edu



Hope Rising

Organizer of Lake County leaders and systems
to improve health and wellness
hoperisinglc.org

Contact:

Faith Hornby, Director
faith@hoperisinglc.org

WESTSIDE COMMUNITY PARK

Westside Park Committee

Committee serving over Westside Park in
Lakeport, CA
westsidecommunitypark.org/

Contact:

Wayne Yahnke, West Side Park Committee
Member
konoctisoccerpresident@gmail.com



Redwood Community Services, Inc.

Organization dedicated to serving foster youth
redwoodcommunityservices.org

Contact:

Jolene Treadway, Lake County Director
treadwayj@redoowdcommunityservices.org



HEALTH CARE PROVIDERS



Sutter Health

Operates Sutter Lakeside Hospital locally
sutterhealth.org

Contact:

Rachel Walsh, Patient Access Manager
Walshr2@sutterhealth.org



Adventist Health Clear Lake

Operates Saint Helena Hospital Clear Lake locally
adventisthealth.org

Contact:

Rachelle Damiata, Grants & Community
Development Manager
damiatrd@ah.org



TRIBAL RESOURCES



Elem Indian Colony

Lower Lake, CA

elemindiancolony.org



Big Valley Band of Pomo Indians

Lakeport, CA

bvrancheria.com



KOI NATION

Koi Nation of Northern California

Clear Lake Area

koination.com



Habematolel Pomo of Upper Lake

Upper Lake, CA

hpultribe-nsn.gov



SCOTT'S VALLEY TRIBAL TANF

Scotts Valley Band of Pomo Indians

Lakeport, CA

svtribaltanf.org



Middletown Rancheria of Pomo Indians of California

Middletown, CA

middletownrancheria-nsn.gov



Robinson Rancheria

Nice, CA

rrrc.com

INTRODUCTION/MARKET ANALYSIS

PURPOSE OF THE PHASE 1 FEASIBILITY & MARKETABILITY OF THE FACILITY

Purpose

Lake County and the Cities of Lakeport and Clearlake serve the region surrounding Clear Lake in Northern California. Since their inception, these communities have served as both economic and recreation hubs for the Lake, providing numerous services, community support and leisure. With the exception of a community pool once housed at the high school in Lakeport, and privately-operated recreation facilities and pools like the facility at Quail Run, the communities lack municipal lead facilities for fitness, recreation and athletics with the exception of numerous parks, community centers and athletic fields.

On the surface, the need to provide a community pool facility for water safety and recreation as well as a recreation center (or multiple centers) is strong. The community lacks these amenities, and the need is high considering their proximity to the lake and the synergies associated with swimming, boating, fishing and other activities that demand water knowledge, safety and competition.

Market Analysis/Citizen Participation Plan

In the meetings conducted through the process of Phase 1, the Studio W Architects, Aquatic Design Group and Shellito Consulting team initially looked for like facilities to compare and contrast to the needs identified by the Lake County Recreation Task Force (LCRTF). With the exception of the high school pool facility (no longer in operation) and the Quail Run facility, there were no like facilities in the immediate vicinity of Clear Lake. While this presents an opportunity for the region, it also begs the question of need – is there enough interest to support a facility of this kind and properly maintain it based upon regular use? The simple answer to this question lies in a citizen participation plan. Our team recommends that the County, Cities of Lakeport and Clearlake, along with partners from the task force (local school districts, community organizations and health care providers), conduct an online survey utilizing their websites and social media outlets to pose the following questions:

» **Is a recreation and pool facility necessary in the Clearlake region?**
» **If a recreation and pool facility were considered, what amenities are most important?**

- Multi-use gymnasium
- Fitness center (cardio/weights)
- Other athletic facilities (racquetball, billiards, etc.)
- Training, yoga, Pilates, exercise, etc.
- Recreational/competition pool
- Activity pool (splash zone, sprayground, etc.)

» **What would be your intended pattern of use?**

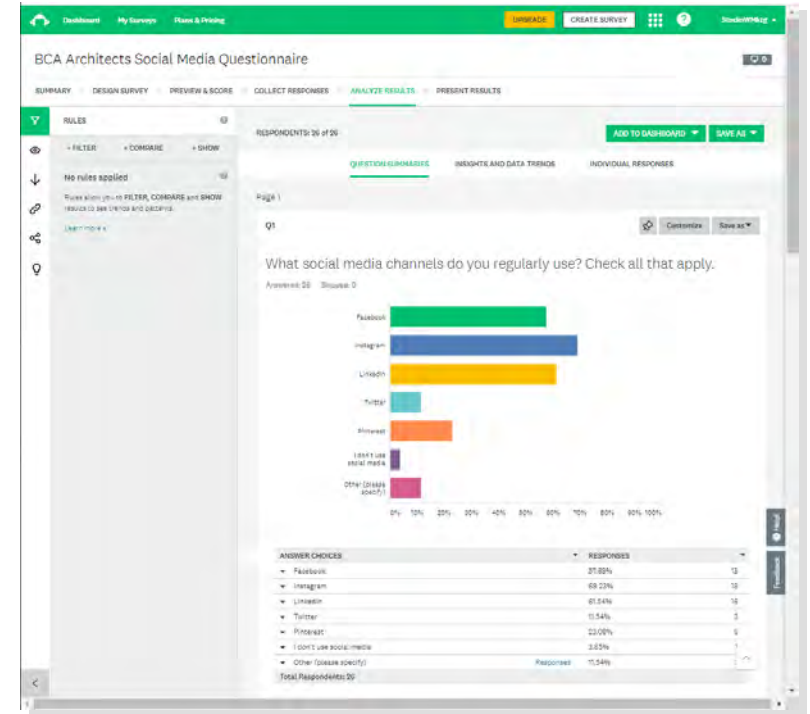
- Year round
- Seasonal

» **At what price structure would you consider utilizing a facility of this kind?**

- Daily rates
- Annual/seasonal rates

» **What other amenities would you like to see paired with a facility of this kind?**

- Overflow parking for special events
- Athletic fields
- Community center/library/meeting space
- Food service
- Outdoor events (concert, farmer's market, etc.)



Our team would help facilitate the Citizen Participation Plan, including collating results and providing a synopsis. An example of results from a recent social media questionnaire is identified herein.



PROCESS

MEETINGS, TOURS & PRESENTATIONS

Meetings

As part of the Phase 1 Feasibility Study, the Studio W Architects, Aquatic Design Group and Shellito Consulting team set out to gather information from the Lake County Recreation Task Force (LCRTF) through a series of regularly scheduled meetings beginning on 3.24.2021 and occurring roughly every two weeks through the summer of 2021. The purpose of these meetings was to solicit information regarding the marketability, desired program, funding opportunities and likely site locations for the recreation and aquatics facility. Due to COVID restrictions, all meetings were held virtually via GoToMeeting.

Tours

In order for the Studio W Architects, Aquatic Design Group and Shellito Consulting team to better acquaint itself with the possible site locations, on 4.13.2021, members of each firm facilitated a tour of sites in the Lakeport and Clearlake communities, including available sites and pre-existing facilities. This tour was guided by members of the LCRTF, including the Cities of Lakeport and Clearlake as well as Lake County.

Presentations

It is anticipated that the content and findings of this Phase 1 report be presented to the LCRTF virtually as well as to the respective governing bodies for the Cities of Lakeport and Clearlake, as well as Lake County. Presentations are anticipated to begin occurring in June/July of 2021 such that feedback can be solicited and a final report published in conjunction with or ahead of the implementation of the Citizen Participation Plan.

PROGRAM NARRATIVE

PROGRAM OVERVIEW

The Lake County Recreation Task Force (LCRTF) is interested in developing a new recreation and aquatic facility to provide the communities of Lakeport, Clearlake and Lake County with modern recreational and aquatic amenities and programs.

Based on information gathered at the Task Force meetings, LCRTF aims to provide a recreational facility with the following amenities:

Conceptual Recreation Center Program

Building Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
Entry/Reception	500	1	500	Inc. lobby area
Multi-use Court	6,200	1	6,200	84'x50' main court with cross courts (basketball/volleyball)
Racket Ball Court(s)	800	2	1,600	20'x40' court
Cardio/Weights Area	1,000	1	1,000	General exercise
Training Room(s)	600	3	1,800	Yoga, aerobics, etc.
Game Area	300	1	300	Multi-generational area
Restrooms	150	2	300	Men, women & staff
Locker Rooms	200	2	400	Inc. family changing areas
Custodial	60	2	120	Janitor storage, mop sink, etc.
Storage	100	4	400	Sports/rec equipment
Equipment	60	4	240	Fire, electrical, mechanical
Circulation	1,929	n/a	1,929	15% of overall area
Total Area Desired			14,789 SF	.34 acres



The LCRTF also aims to provide a new aquatic facility that can accommodate the following:

- » 6–8 lanes of 25–yard swimming with depths sufficient to support competitive swimming racing starts
- » Shallow water with adequate space for swim lessons, therapy classes, group exercise classes and general recreational swimming
- » A sprayground for added recreational play value

Suggested support amenities for a modern aquatic center include:

- » Locker/restrooms for male and female users
- » Two family/gender-neutral locker/restrooms
- » A central office with check-in and cash control
- » A separate guard/staff break room
- » A party/event wet/dry classroom

The above program and features have been conceptualized in four options, which will hereinafter be referred to as Options 1, 2, 3 and 4. The sprayground has been conceptualized as an addition to any of the options. Each option takes a slightly different approach and assumes differing costs. This document provides pool and sprayground layouts, program information and cost estimates in effort to help LCRTF make the best choice for future aquatic needs.

Option 1 Conceptual Aquatics Facility Program

Pool/Building/Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
4,880 SF Pool	4,880	1	4,880	See ADG’s Concept Design herein
Sprayground	2,000	1	2,000	See ADG’s Concept Design herein
Bathhouse/Support Building	7,578	1	7,578	See ADG’s Concept Design herein
Pool Deck Area	10,304	1	9,495	Inc. area for 5–tier movable bleachers
Total Area Desired			24,762 SF	.57 acres



Option 2 Conceptual Aquatics Facility Program

Pool/Building/Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
5,737 SF Pool	5,737	1	5,737	See ADG's Concept Design herein
Sprayground	2,000	1	2,000	See ADG's Concept Design herein
Bathhouse/Support Building	7,753	1	7,753	See ADG's Concept Design herein
Pool Deck Area	8,297	1	8,297	Inc. area for 5-tier movable bleachers
Total Area Desired			23,787 SF	.55 acres

Option 3 Conceptual Aquatics Facility Program

Pool/Building/Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
5,881 SF Pool	5,881	1	5,881	See ADG's Concept Design herein
Sprayground	2,000	1	2,000	See ADG's Concept Design herein
Bathhouse/Support Building	7,778	1	7,778	See ADG's Concept Design herein
Pool Deck Area	8,692	1	8,692	Inc. area for 5-tier movable bleachers
Total Area Desired			24,351 SF	.56 acres

Option 4 Conceptual Aquatics Facility Program

Pool/Building/Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
3,575 SF Pool	3,575	1	3,575	See ADG's Concept Design herein
Sprayground	2,000	1	2,000	See ADG's Concept Design herein
Bathhouse/Support Building	7,200	1	7,200	See ADG's Concept Design herein
Pool Deck Area	7,009	1	7,009	Inc. area for 5-tier movable bleachers
Total Area Desired			19,784 SF	.45 acres



Furthermore, in order to support the recreation and aquatics center, site parking, drop off and circulation must be maintained to provide access and egress to the facilities. For special events, ideally overflow parking can be shared with other neighboring amenities through joint use.

Conceptual Site Program Options

Site Area	Area Allocation (SF)	No. of Spaces	Total Area (SF)	Notes
Option 1 Parking (81 spaces)	28,350	1	28,530	Dictated by pool size, ADA drop off & circulation
Option 2 Parking (96 spaces)	33,600	1	33,600	Dictated by pool size, ADA drop off & circulation
Option 3 Parking (98 spaces)	34,300	1	34,300	Dictated by pool size, ADA drop off & circulation
Option 4 Parking (60 spaces)	21,000	1	21,000	Dictated by pool size, ADA drop off & circulation

Option 1 Total Building & Site Area: **1.56 acres**

Option 2 Total Building & Site Area: **1.66 acres**

Option 3 Total Building & Site Area: **1.68 acres**

Option 4 Total Building & Site Area: **1.27acres**

*Does not include path of travel and landscape, assume approximately **1.5 - 2 acres** total for all options.



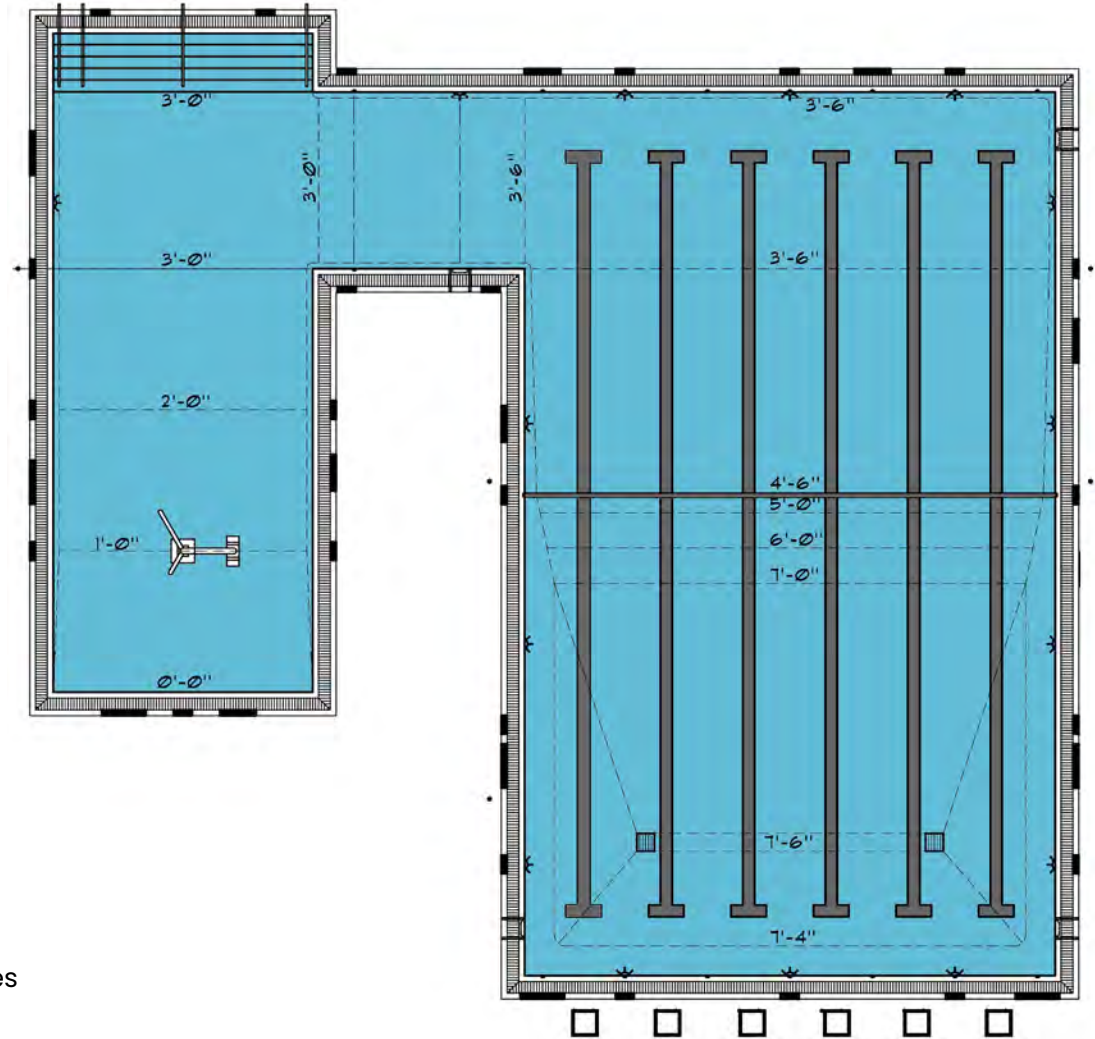
OPTION 1 DETAILS

Swimming Pool

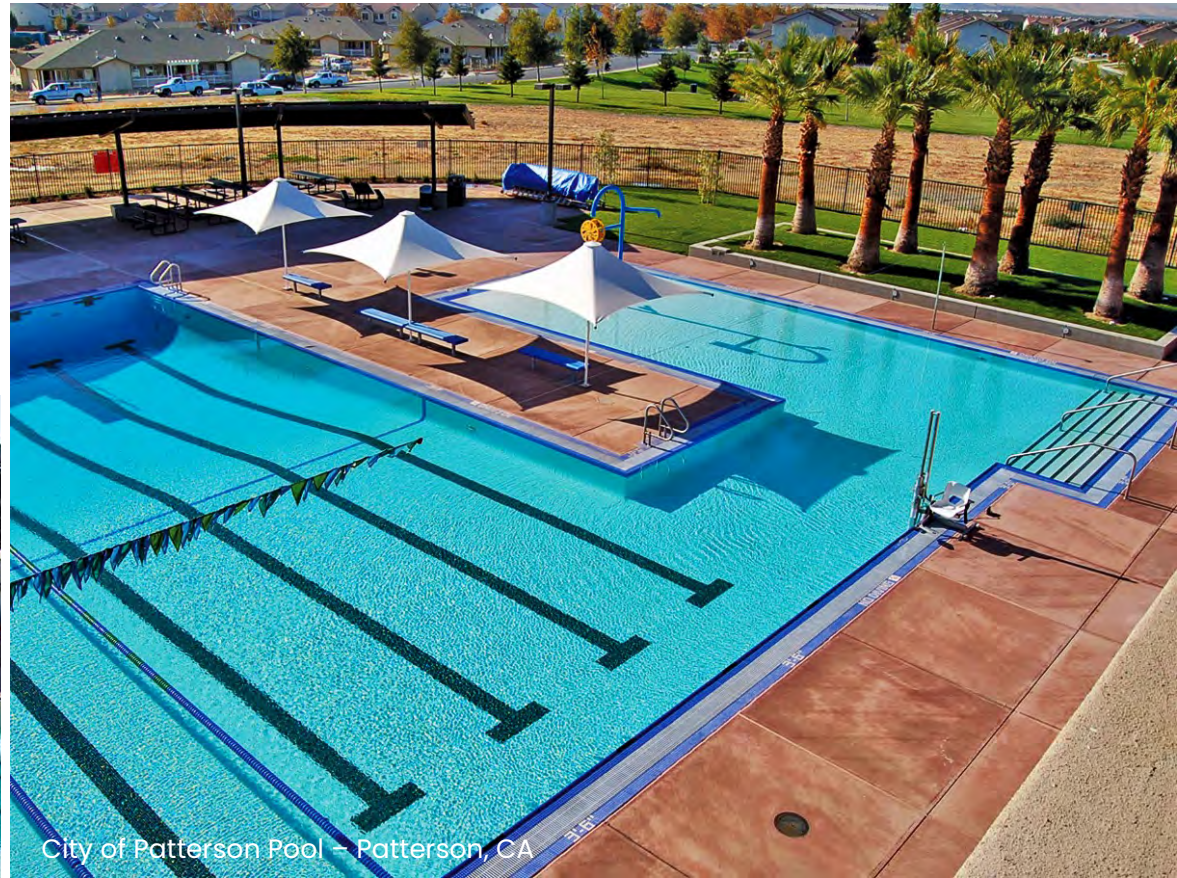
The **4,880 square foot pool** features a 75' long x 45' wide lap area with a teaching peninsula that separates the deeper lap area from the shallower water. These dimensions provide six 25-yard lanes with a 7'-6" deep end capable of accommodating competitive racing starts and 3,032 square feet of shallow water.

The pool features depths from 0'-0" to 7'-6" and a zero-depth entry and access stairs serving as an ADA compliant secondary means of access. The pool also features an ADA compliant lift for unassisted access capable of being permanently affixed to the pool deck. The pool has two distinct zones: a shallow water zone where the zero-depth entry and stairs enter the pool, and a lap area where competitive programs are held. The pool supports a 25-yard fixed goal recreational water polo field of play. Depths in the shallow zone range from 0'-0" to 3'-6". Depths in the lap area range from 3'-6" at the turning end to 7'-6" deep at the starting end. Typical programs that can be accommodated in this pool include:

- | | |
|--|-------------------------------|
| » Competitive Swimming | » Red Cross Training |
| » Fitness Swimming | » Public Safety Training |
| » Lap/Recreational Swimming | » Deep Water Therapy Programs |
| » Masters Swimming | » Fitness Classes |
| » Recreational Water Polo | » Small Group Classes |
| » Learn-to-Swim Programs | » Medium Group Classes |
| » Lifeguard and Swim Instructor Training | » Large Group Classes |



Competitive water polo is a program this pool will not support as it requires a large area dedicated to deep water. The pool is capable of supporting 36 swimmers practicing at one time assuming up to six swimmers per lane and 24 lap swimmers at one time assuming up to four swimmers per lane. The total capacity for the pool is 244 persons with a breakdown of 151 persons in shallow water and 93 persons in deep water.



City of Patterson Pool – Patterson, CA

For the purposes of our study, we have assumed a 20-foot band of concrete decking around the swimming pool. This makes the total pool and pool deck footprint 125' by 115' for a total area of 14,375 square feet or approximately .33 acres excluding support buildings, sidewalk paths of travel and parking.

Bathhouse/Support Building

California Building Code requires a public swimming pool have a minimum number of bathroom fixtures to support public use. The formula to determine the minimum number of bathroom fixtures is based upon the surface area of the swimming pool. Therefore, the larger the swimming pool the greater the number of bathroom fixtures. These bathrooms must be located within 300' of the swimming pool. Code requires minimum bathroom areas and mechanical equipment storage, but municipal pool operations require other spaces such as offices, lifeguard and staff areas. The following assumes a fully built-out building offering all desired spaces and necessary space for pool mechanical equipment. Based upon the assumptions of this new bathhouse/support building below we estimate the building to approximate 7,578 square feet. The current bathhouse square footage includes the following amenities to satisfy minimum California Building Code fixture counts and typical aquatic programming needs.

Description	Quantity		Square Footage
	Women's	Men's	
Toilets	3	3	120
Lavatories	2	2	40
Urinals	0	2	20
Showers	3	3	90
Lockers/Dressing	50	50	750
Subtotal			1,020 SF
Lobby	1		800
Entry Vestibule	1		200
Control Desk	1		200
Cash Control	1		100
Inclusive Changing Rooms	2		400
Operator's Office	1		150
Classroom/Team Meeting	1		800
Lifeguard/First Aid/Training	1		500
Timing Booth	1		300
Subtotal			3,450 SF
Indoor Pool Storage	1		200
Pool Mechanical Equipment Room	1		1200
Chemical Storage Rooms	2		128
Custodial	1		64
Subtotal			1,592 SF
Building Space- Gross Square Footage			7,578 SF



Utility & Chemical Expense Estimates

Option 1 pool's utility and chemical expenses, based on 350 days per year of operation and the assumed operating criteria, are shown in the following table.

Design Criteria:

- » Surface Area (square feet): 4,880
- » Minimum Depth (feet): 0.0
- » Maximum Depth (feet): 7.5
- » Volume (gallons): 157,036
- » Turnover (hours): 4
- » Circulation Flow Rate (gallons per minute): 654

Assumptions

1. Annual cost based upon 350 days of operation.
2. Analysis does not include maintenance/operations labor costs.
3. Water usage based upon 60" annual evaporative loss and filter backwash averaging once weekly.
4. Electrical usage based upon 18 hours per day operation.
5. Propane usage based upon air velocity of 5 feet per second, 82-degree water and 60-degree air temperature.
6. Chemical usage based upon maintaining 1.0 PPM chlorine and pH of 7.2-7.4.

Category	Average Daily Usage	Unit	Unit Price	Daily Cost	Annual Cost
Water	967.4	GAL	\$0.01	\$9.67	\$3,385.91
Sewer	467.4	GAL	\$0.01	\$4.67	\$1,635.79
Electricity	241.2	KWH	\$0.18	\$43.41	\$15,194.90
Propane	98.4	THRM	\$1.14	\$112.15	\$39,253.94
Sodium Hypochlorite	6.7	GAL	\$2.50	\$16.83	\$5,888.85
Muriatic Acid	1.7	GAL	\$3.00	\$5.05	\$1,766.66
TOTAL				\$191.79	\$67,126.04



Proforma Budget

The proforma budget below provides estimated capital costs for new construction of the Option 1 swimming pool with a bathhouse/support building and parking.

Summary

Option 1 was conceptualized around providing the minimum desired program, for both the swimming pool and bathhouse/support building.

Option 1 Highlights:

- » 4,880 SF swimming pool with six 25-yard lanes and a shallow area
- » 9,495 SF deck
- » 7,578 SF bathhouse/support building
- » 28,350 SF of parking (81 spaces)
- » 0.33-acre pool & deck footprint
- » 1.15-acre total site footprint (pool, deck, bathhouse/support building and parking)
- » \$67,126.04 annual pool utility/chemical expenses
- » \$9,588,871.75 estimated capital cost (pool and related site/bathhouse costs only in 2021 dollars)

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSIONS
1.0	CONSTRUCTION COSTS				
1.1	Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00
1.2	Site Preparation/Demolition	1	LS	\$ 100,000.00	\$ 100,000.00
1.3	Utility Allowance	1	LS	\$ 100,000.00	\$ 100,000.00
1.4	Soil Preparation	1	LS	\$ 50,000.00	\$ 50,000.00
1.5	25-Yard Pool & Mech. Equip.	4,880	SF	\$ 215.00	\$ 1,049,200.00
1.6	25-Yard Pool Surge Tank	1	LS	\$ 40,000.00	\$ 40,000.00
1.7	Pool Decks	9,495	SF	\$ 45.00	\$ 427,275.00
1.8	Shade Structures	1	LS	\$ 100,000.00	\$ 100,000.00
1.9	Pool Area Fencing	365	LF	\$ 250.00	\$ 91,250.00
1.10	Site Lighting	1	LS	\$ 100,000.00	\$ 100,000.00
1.11	New Bathhouse/Mechanical Building	7,578	SF	\$ 500.00	\$ 3,789,000.00
1.12	Landscape/Site	1	LS	\$ 100,000.00	\$ 100,000.00
1.13	Parking Spaces	81	EA	\$ 3,000.00	\$ 243,000.00
1.14	TOTAL CONSTRUCTION COSTS				\$ 6,239,725.00
2.0	EQUIPMENT COSTS (FF&E)				
2.1	Deck Equipment	1	LS	\$ 57,510.00	\$ 57,510.00
2.2	Competitive Equipment	1	LS	\$ 240,000.00	\$ 240,000.00
2.3	Building FF&E	2%			\$ 75,780.00
2.4	TOTAL EQUIPMENT COSTS				\$ 373,290.00
3.0	SOFT COSTS				
3.1	General Contractor Mark-Up/Overhead	15%			\$ 991,952.25
3.2	Construction Contingency Costs	10%			\$ 661,301.50
3.3	Permits and Fees	5%			\$ 330,650.75
3.4	Time/Inflation Escalation Index (3 Years)	5%			\$ 991,952.25
3.5	TOTAL SOFT COSTS				\$ 2,975,856.75
4.0	TOTAL ESTIMATED PROJECT COST				\$ 9,588,871.75
5.0	TOTAL UTILITIES COST PER YEAR				\$ 67,126.04



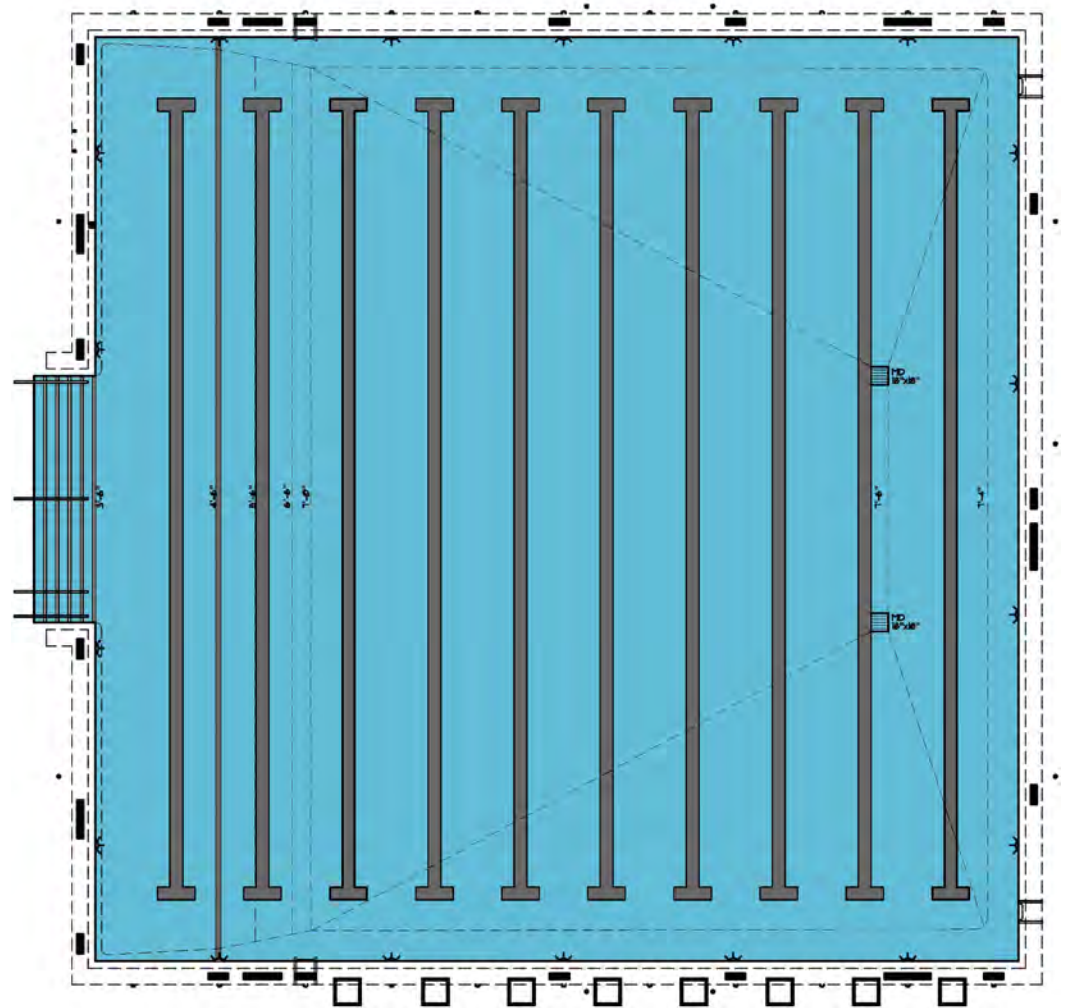
OPTION 2 DETAILS

Swimming Pool

The **5,737 square foot pool** is 75' long x 75' wide, providing a total of ten 25-yard lanes. Eight of the lanes are in deep water capable of accommodating competitive racing starts and a legal water polo field of play. The pool has 750 square feet of shallow water.

The pool features assumed depths from 3'-6" to 7'-6", which could be increased to a depth of 12'-0" if a diving board is desired. It has ADA compliant access stairs. The pool also features an ADA compliant lift for unassisted access capable of being permanently affixed to the pool deck. The pool has 10' of shallow water that slopes to deep water where competitive programs are held. The pool supports local swim meets and a 25-yard fixed goal water polo field of play. Typical programs that can be accommodated in this pool include:

- » Competitive Swimming
- » Fitness Swimming
- » Lap/Recreational Swimming
- » Masters Swimming
- » Competitive Water Polo
- » Recreational Water Polo
- » Learn-to-Swim Programs
- » Lifeguard and Swim Instructor Training
- » Red Cross Training
- » Public Safety Training
- » Deep Water Therapy Programs
- » Fitness Classes
- » Small Group Classes
- » Medium Group Classes
- » Large Group Classes



The pool is capable of supporting 60 swimmers practicing at one time assuming up to six swimmers per lane and 40-lap swimmers at one time assuming up to four swimmers per lane. The total capacity for the pool is 286 persons with a breakdown of 37 persons in shallow water and 249 persons in deep water.

For the purposes of our study, we have assumed a 20' band of concrete decking around the swimming pool. This makes the total pool and pool deck footprint 115' x 115' for a total area of 13,225 square feet or approximately .30 acres, excluding support buildings, sidewalk paths of travel and parking.



Gauche Park – Yuba City, CA

Bathhouse/Support Building

California Building Code requires a public swimming pool have a minimum number of bathroom fixtures to support public use. The formula to determine the minimum number of bathroom fixtures is based upon the surface area of the swimming pool. Therefore, the larger the swimming pool the greater the number of bathroom fixtures. These bathrooms must be located within 300' of the swimming pool. Code requires minimum bathroom areas and mechanical equipment storage, but municipal pool operations require other spaces such as offices, lifeguard and staff areas. The following assumes a fully built-out building offering all desired spaces and necessary space for pool mechanical equipment. Based upon the assumptions of this new bathhouse/support building below we estimate the building to approximate 7,753 square feet. The current bathhouse square footage includes the following amenities to satisfy minimum California Building Code fixture counts and typical aquatic programming needs.

Description	Quantity		Square Footage
	Women's	Men's	
Toilets	3	3	120
Lavatories	2	2	40
Urinals	0	3	30
Showers	4	4	120
Lockers/Dressing	50	50	750
Subtotal			1,060 SF
Lobby	1		800
Entry Vestibule	1		200
Control Desk	1		200
Cash Control	1		100
Inclusive Changing Rooms	2		400
Operator's Office	1		150
Classroom/Team Meeting	1		800
Lifeguard/First Aid/Training	1		500
Timing Booth	1		300
Subtotal			3,450 SF
Indoor Pool Storage	1		200
Pool Mechanical Equipment Room	1		1300
Chemical Storage Rooms	2		128
Custodial	1		64
Subtotal			1,692 SF
Building Space- Gross Square Footage			7,753 SF



Utility & Chemical Expense Estimates

Option 2 pool's utility and chemical expenses, based on 350 days per year of operation and the assumed operating criteria, are shown in the following table.

Design Criteria:

- » Surface Area (square feet): 5,737
- » Minimum Depth (feet): 3.5
- » Maximum Depth (feet): 7.5
- » Volume (gallons): 231,412
- » Turnover (hours): 6
- » Circulation Flow Rate (gallons per minute): 643

Assumptions

1. Annual cost based upon 350 days of operation.
2. Analysis does not include maintenance/operations labor costs.
3. Water usage based upon 60" annual evaporative loss and filter backwash averaging once weekly.
4. Electrical usage based upon 18 hours per day operation.
5. Propane usage based upon air velocity of 5 feet per second, 82-degree water and 60-degree air temperature.
6. Chemical usage based upon maintaining 1.0 PPM chlorine and pH of 7.2-7.4.

Category	Average Daily Usage	Unit	Unit Price	Daily Cost	Annual Cost
Water	1,047	GAL	\$0.01	\$10.47	\$3,664.49
Sewer	459.2	GAL	\$0.01	\$4.59	\$1,607.03
Electricity	236.9	KWH	\$0.18	\$42.65	\$14,927.71
Propane	115.7	THRM	\$1.14	\$131.85	\$46,147.51
Sodium Hypochlorite	9.9	GAL	\$2.50	\$24.79	\$8,677.95
Muriatic Acid	2.5	GAL	\$3.00	\$7.44	\$2,603.39
TOTAL				\$221.79	\$77,628.07



Proforma Budget

The proforma budget below provides estimated capital costs for new construction of the Option 2 swimming pool with a bathhouse/support building and parking.

Summary

Option 2 was conceptualized around providing the desired program for the swimming pool and the minimum desired program for the bathhouse/support building.

Option 2 Highlights:

- » 5,737 SF swimming pool with ten 25-yard lanes
- » Shallow water and deep water
- » 7,488 SF deck
- » 7,753 SF bathhouse/support building
- » 33,600 SF of parking (96 spaces)
- » 0.30-acre pool & deck footprint
- » 1.25-acre total site footprint (pool, deck, bathhouse/support building and parking)
- » \$77,628.07 annual pool utility/chemical expenses
- » \$9,967,959.75 estimated capital cost (pool and related site/bathhouse costs only in 2021 dollars)

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSIONS
1.0	CONSTRUCTION COSTS				
1.1	Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00
1.2	Site Preparation/Demolition	1	LS	\$ 100,000.00	\$ 100,000.00
1.3	Utility Allowance	1	LS	\$ 100,000.00	\$ 100,000.00
1.4	Soil Preparation	1	LS	\$ 50,000.00	\$ 50,000.00
1.5	25-Yard Pool & Mech. Equip.	5,737	SF	\$ 215.00	\$ 1,233,455.00
1.6	25-Yard Pool Surge Tank	1	LS	\$ 40,000.00	\$ 40,000.00
1.7	Pool Decks	7,488	SF	\$ 45.00	\$ 336,960.00
1.8	Shade Structures	1	LS	\$ 100,000.00	\$ 100,000.00
1.9	Pool Area Fencing	351	LF	\$ 250.00	\$ 87,750.00
1.10	Site Lighting	1	LS	\$ 100,000.00	\$ 100,000.00
1.11	New Bathhouse/Mechanical Building	7,753	SF	\$ 500.00	\$ 3,876,500.00
1.12	Landscape/Site	1	LS	\$ 100,000.00	\$ 100,000.00
1.13	Parking Spaces	96	EA	\$ 3,000.00	\$ 288,000.00
1.14	TOTAL CONSTRUCTION COSTS				\$ 6,462,665.00
2.0	EQUIPMENT COSTS (FF&E)				
2.1	Deck Equipment	1	LS	\$ 83,260.00	\$ 83,260.00
2.2	Competitive Equipment	1	LS	\$ 251,000.00	\$ 251,000.00
2.3	Building FF&E	2%			\$ 77,530.00
2.4	TOTAL EQUIPMENT COSTS				\$ 411,790.00
3.0	SOFT COSTS				
3.1	General Contractor Mark-Up/Overhead	15%			\$ 1,031,168.25
3.2	Construction Contingency Costs	10%			\$ 687,445.50
3.3	Permits and Fees	5%			\$ 343,722.75
3.4	Time/Inflation Escalation Index (3 Years)	5%			\$ 1,031,168.25
3.5	TOTAL SOFT COSTS				\$ 3,093,504.75
4.0	TOTAL ESTIMATED PROJECT COST				\$ 9,967,959.75
5.0	TOTAL UTILITIES COST PER YEAR				\$ 77,628.07



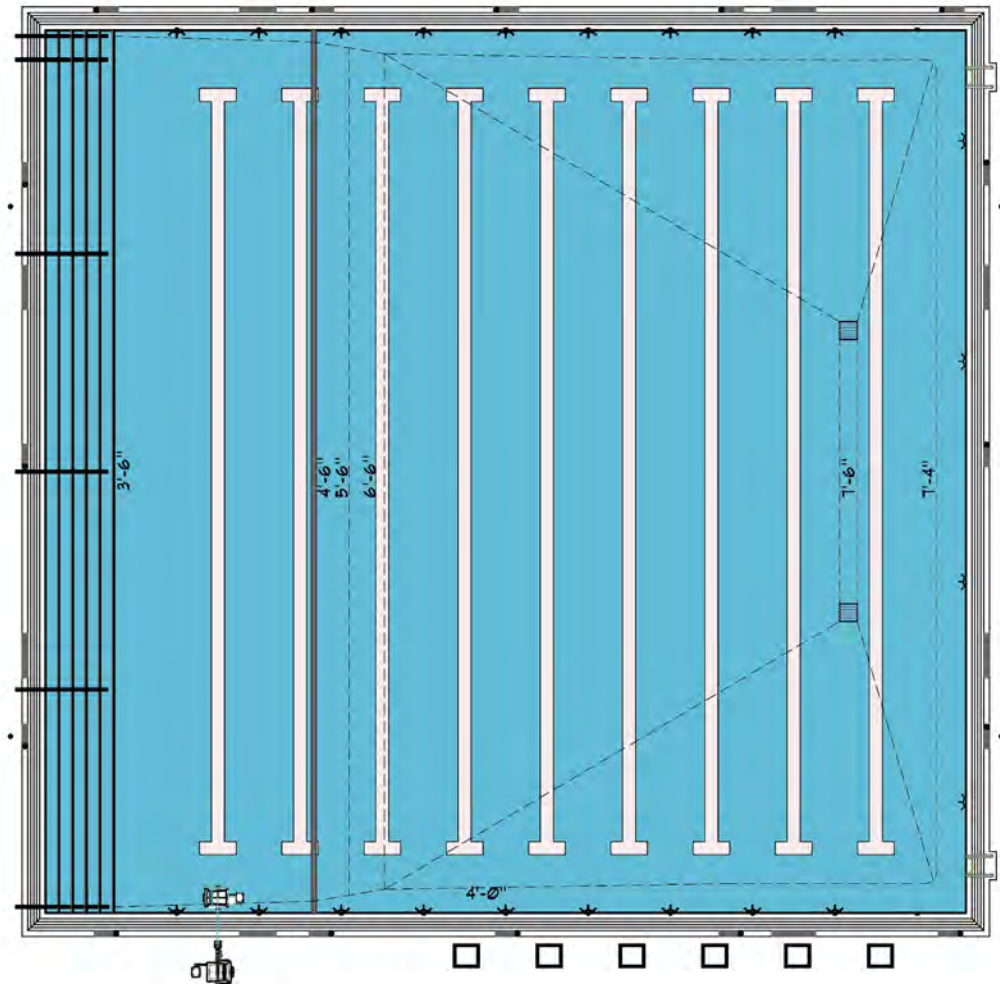
OPTION 3 DETAILS

Swimming Pool

The **5,881 square foot pool** is 78' long x 75' wide. These dimensions provide a total of nine 25-yard lanes with six of the lanes in deep water capable of accommodating competitive racing starts. The pool has 2,535 square feet of shallow water.

The pool features depths from 3'-6" to 7'-6" and has ADA compliant access stairs. The pool also features an ADA compliant lift for unassisted access capable of being permanently affixed to the pool deck. The pool has shallow water that slopes to deep water where competitive programs are held. The pool supports local swim meets and a 25-yard fixed goal water polo field of play. Typical programs that can be accommodated in this pool include:

- » Competitive Swimming
- » Fitness Swimming
- » Lap/Recreational Swimming
- » Masters Swimming
- » Competitive Water Polo
- » Recreational Water Polo
- » Learn-to-Swim Programs
- » Lifeguard and Swim Instructor Training
- » Red Cross Training
- » Public Safety Training
- » Deep Water Therapy Programs
- » Fitness Classes
- » Small Group Classes
- » Medium Group Classes
- » Large Group Classes



The pool is capable of supporting 54 swimmers practicing at one time assuming up to six swimmers per lane and 36 lap swimmers at one time assuming up to four swimmers per lane. The total capacity for the pool is 294 persons with a breakdown of 126 persons in shallow water and 168 persons in deep water.

For the purposes of our study, we have assumed a 20' band of concrete decking around the swimming pool. This makes the total pool and pool deck footprint 118' x 115' for a total area of 13,570 square feet or approximately .31 acres, excluding support buildings, sidewalk paths of travel and parking.



North Natomas Aquatics Complex & Community Center – Sacramento, CA

Bathhouse/Support Building

California Building Code requires a public swimming pool have a minimum number of bathroom fixtures to support public use. The formula to determine the minimum number of bathroom fixtures is based upon the surface area of the swimming pool. Therefore, the larger the swimming pool the greater the number of bathroom fixtures. These bathrooms must be located within 300' of the swimming pool. Code requires minimum bathroom areas and mechanical equipment storage, but municipal pool operations require other spaces such as offices, lifeguard and staff areas. The following assumes a fully built-out building offering all desired spaces and necessary space for pool mechanical equipment. Based upon the assumptions of this new bathhouse/support building below we estimate the building to approximate 7,778 square feet. The current bathhouse square footage includes the following amenities to satisfy minimum California Building Code fixture counts and typical aquatic programming needs.

Description	Quantity		Square Footage
	Women's	Men's	
Toilets	3	3	120
Lavatories	3	3	60
Urinals	0	3	30
Showers	4	4	120
Lockers/Dressing	50	50	750
Subtotal			1,080 SF
Lobby	1		800
Entry Vestibule	1		200
Control Desk	1		200
Cash Control	1		100
Inclusive Changing Rooms	2		400
Operator's Office	1		150
Classroom/Team Meeting	1		800
Lifeguard/First Aid/Training	1		500
Timing Booth	1		300
Subtotal			3,450 SF
Indoor Pool Storage	1		200
Pool Mechanical Equipment Room	1		1300
Chemical Storage Rooms	2		128
Custodial	1		64
Subtotal			1,692 SF
Building Space- Gross Square Footage			7,778 SF



Utility & Chemical Expense Estimates

Option 3 pool's utility and chemical expenses, based on 350 days per year of operation and the assumed operating criteria, are shown in the following table.

Design Criteria:

- » Surface Area (square feet): 5,881
- » Minimum Depth (feet): 3.5
- » Maximum Depth (feet): 7.5
- » Volume (gallons): 240,669
- » Turnover (hours): 6
- » Circulation Flow Rate (gallons per minute): 669

Assumptions

1. Annual cost based upon 350 days of operation.
2. Analysis does not include maintenance/operations labor costs.
3. Water usage based upon 60" annual evaporative loss and filter backwash averaging once weekly.
4. Electrical usage based upon 18 hours per day operation.
5. Propane usage based upon air velocity of 5 feet per second, 82-degree water and 60-degree air temperature.
6. Chemical usage based upon maintaining 1.0 PPM chlorine and pH of 7.2-7.4.

Category	Average Daily Usage	Unit	Unit Price	Daily Cost	Annual Cost
Water	1,080.1	GAL	\$0.01	\$10.80	\$3,780.42
Sewer	477.5	GAL	\$0.01	\$4.78	\$1,671.31
Electricity	246.4	KWH	\$0.18	\$44.36	\$15,524.85
Propane	118.6	THRM	\$1.14	\$135.16	\$47,305.82
Sodium Hypochlorite	10.3	GAL	\$2.50	\$25.79	\$9,025.09
Muriatic Acid	2.6	GAL	\$3.00	\$7.74	\$2,707.53
TOTAL				\$228.61	\$77,628.07



Proforma Budget

The proforma budget below provides estimated capital costs for new construction of the Option 3 swimming pool with a bathhouse/support building and parking.

Summary

Option 3 was conceptualized around providing the desired program for the swimming pool and the minimum desired program for the bathhouse/support building.

Option 3 Highlights:

- » 5,881 SF swimming pool with nine 25-yard lanes
- » Shallow water and deep water
- » 7,833 SF deck
- » 7,778 SF bathhouse/support building
- » 34,300 SF of parking (98 spaces)
- » 0.31-acre pool & deck footprint
- » 1.28-acre total site footprint (pool, deck, bathhouse/support building and parking)
- » \$80,015.01 annual pool utility/chemical expenses
- » \$10,050,588.00 estimated capital cost (pool and related site/bathhouse costs only in 2021 dollars)

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSIONS
1.0	CONSTRUCTION COSTS				
1.1	Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00
1.2	Site Preparation/Demolition	1	LS	\$ 100,000.00	\$ 100,000.00
1.3	Utility Allowance	1	LS	\$ 100,000.00	\$ 100,000.00
1.4	Soil Preparation	1	LS	\$ 50,000.00	\$ 50,000.00
1.5	25-Yard Pool & Mech. Equip.	5,881	SF	\$ 215.00	\$ 1,264,415.00
1.6	25-Yard Pool Surge Tank	1	LS	\$ 40,000.00	\$ 40,000.00
1.7	Pool Decks	7,833	SF	\$ 45.00	\$ 352,485.00
1.8	Shade Structures	1	LS	\$ 100,000.00	\$ 100,000.00
1.9	Pool Area Fencing	365	LF	\$ 250.00	\$ 91,250.00
1.10	Site Lighting	1	LS	\$ 100,000.00	\$ 100,000.00
1.11	New Bathhouse/Mechanical Building	7,778	SF	\$ 500.00	\$ 3,889,000.00
1.12	Landscape/Site	1	LS	\$ 100,000.00	\$ 100,000.00
1.13	Parking Spaces	98	EA	\$ 3,000.00	\$ 294,000.00
1.14	TOTAL CONSTRUCTION COSTS				
					\$ 6,531,150.00
2.0	EQUIPMENT COSTS (FF&E)				
2.1	Deck Equipment	1	LS	\$ 82,510.00	\$ 82,510.00
2.2	Competitive Equipment	1	LS	\$ 240,000.00	\$ 240,000.00
2.3	Building FF&E	2%			\$ 77,780.00
2.4	TOTAL EQUIPMENT COSTS				
					\$ 400,290.00
3.0	SOFT COSTS				
3.1	General Contractor Mark-Up/Overhead	15%			\$ 1,039,716.00
3.2	Construction Contingency Costs	10%			\$ 693,144.00
3.3	Permits and Fees	5%			\$ 346,572.00
3.4	Time/Inflation Escalation Index (3 Years)	5%			\$ 1,039,716.00
3.5	TOTAL SOFT COSTS				
					\$ 3,119,148.00
4.0	TOTAL ESTIMATED PROJECT COST				
					\$ 10,050,588.00
5.0	TOTAL UTILITIES COST PER YEAR				
					\$ 80,015.01



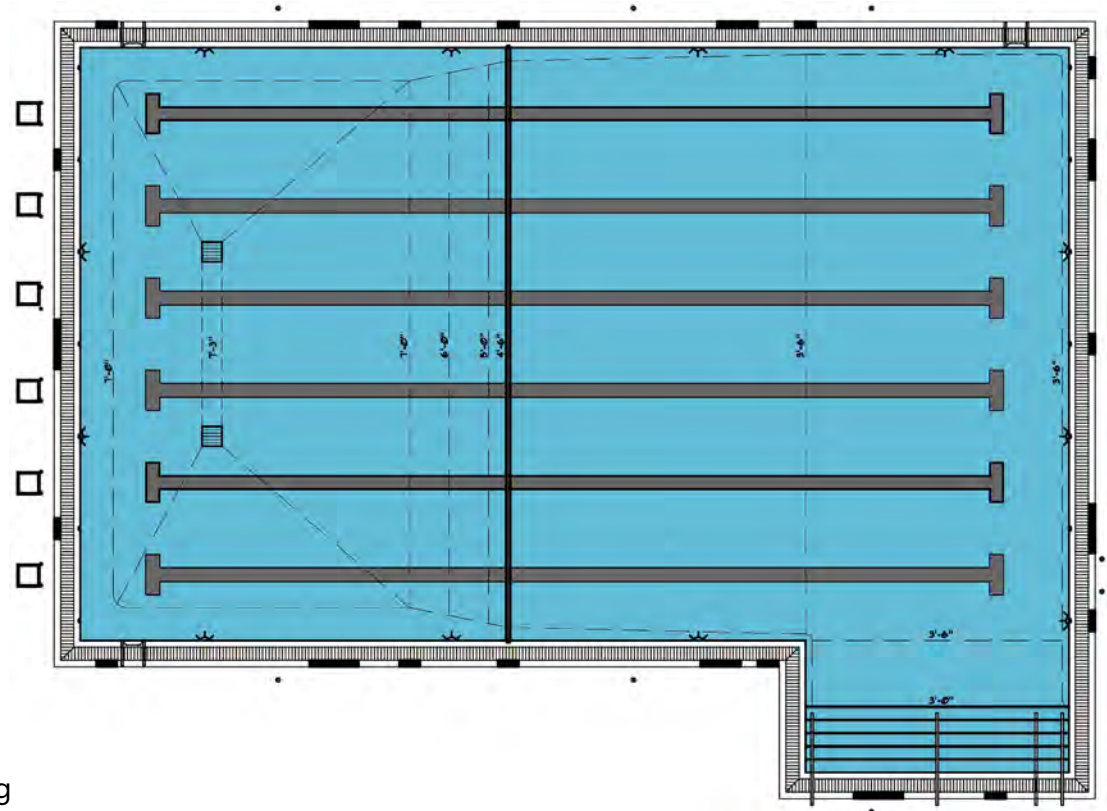
OPTION 4 DETAILS

Swimming Pool

The **3,575 square foot pool** is 75' long x 45' wide. These dimensions provide a total of six 25-yard lanes with all six of the lanes capable of accommodating competitive racing starts. The pool has 2,315 square feet of shallow water.

The pool features depths from 3'-6" to 7'-6" and has ADA compliant access stairs. The pool also features an ADA compliant lift for unassisted access capable of being permanently affixed to the pool deck. The pool has shallow water that slopes to deep water where competitive programs are held. The pool supports local swim meets and a 25-yard fixed goal recreational water polo field of play. Typical programs that can be accommodated in this pool include:

- » Competitive Swimming
- » Fitness Swimming
- » Lap/Recreational Swimming
- » Masters Swimming
- » Recreational Water Polo
- » Learn-to-Swim Programs
- » Lifeguard and Swim Instructor Training
- » Red Cross Training
- » Public Safety Training
- » Deep Water Therapy Programs
- » Fitness Classes
- » Small Group Classes
- » Medium Group Classes
- » Large Group Classes



Competitive water polo is a program this pool will not support as it requires a large area dedicated to deep water. The pool is capable of supporting 36 swimmers practicing at one time assuming up to six swimmers per lane and 24 lap swimmers at one time assuming up to four swimmers per lane. The total capacity for the pool is 178 persons with a breakdown of 115 persons in shallow water and 63 persons in deep water.

For the purposes of our study, we have assumed a 20' band of concrete decking around the swimming pool. This makes the total pool and pool deck footprint 115' x 85' for a total area of 9,977 square feet or approximately .22 acres, excluding support buildings, sidewalk paths of travel and parking. For the purposes of our study, we have assumed a 20' band of concrete decking around the swimming pool. This makes the total pool and pool deck footprint 118' x 115' for a total area of 13,570 square feet or approximately .31 acres, excluding support buildings, sidewalk paths of travel and parking.



Mayfair Park Pool – San Jose, CA

Bathhouse/Support Building

California Building Code requires a public swimming pool have a minimum number of bathroom fixtures to support public use. The formula to determine the minimum number of bathroom fixtures is based upon the surface area of the swimming pool. Therefore, the larger the swimming pool the greater the number of bathroom fixtures. These bathrooms must be located within 300' of the swimming pool. Code requires minimum bathroom areas and mechanical equipment storage, but municipal pool operations require other spaces such as offices, lifeguard and staff areas. The following assumes a fully built-out building offering all desired spaces and necessary space for pool mechanical equipment. Based upon the assumptions of this new bathhouse/support building below we estimate the building to approximate 7,240 square feet. The current bathhouse square footage includes the following amenities to satisfy minimum California Building Code fixture counts and typical aquatic programming needs.

Description	Quantity		Square Footage
	Women's	Men's	
Toilets	2	2	80
Lavatories	2	2	40
Urinals	0	2	20
Showers	2	2	60
Lockers/Dressing	50	50	750
Subtotal			950 SF
Lobby	1		800
Entry Vestibule	1		200
Control Desk	1		200
Cash Control	1		100
Inclusive Changing Rooms	2		400
Operator's Office	1		150
Classroom/Team Meeting	1		800
Lifeguard/First Aid/Training	1		500
Timing Booth	1		300
Subtotal			3,450 SF
Indoor Pool Storage	1		200
Pool Mechanical Equipment Room	1		1000
Chemical Storage Rooms	2		128
Custodial	1		64
Subtotal			1,392 SF
Building Space- Gross Square Footage			7,240 SF



Utility & Chemical Expense Estimates

Option 4 pool's utility and chemical expenses, based on 350 days per year of operation and the assumed operating criteria, are shown in the following table.

Design Criteria:

- » Surface Area (square feet): 3,575
- » Minimum Depth (feet): 3.5
- » Maximum Depth (feet): 7.5
- » Volume (gallons): 138,847
- » Turnover (hours): 6
- » Circulation Flow Rate (gallons per minute): 386

Assumptions

1. Annual cost based upon 350 days of operation.
2. Analysis does not include maintenance/operations labor costs.
3. Water usage based upon 60" annual evaporative loss and filter backwash averaging once weekly.
4. Electrical usage based upon 18 hours per day operation.
5. Propane usage based upon air velocity of 5 feet per second, 82-degree water and 60-degree air temperature.
6. Chemical usage based upon maintaining 1.0 PPM chlorine and pH of 7.2-7.4.

Category	Average Daily Usage	Unit	Unit Price	Daily Cost	Annual Cost
Water	641.8	GAL	\$0.01	\$6.42	\$2,246.32
Sewer	275.5	GAL	\$0.01	\$2.75	\$964.22
Electricity	142.2	KWH	\$0.18	\$25.59	\$8,956.61
Propane	72.1	THRM	\$1.14	\$82.16	\$28,756.73
Sodium Hypochlorite	6.0	GAL	\$2.50	\$14.88	\$5,206.76
Muriatic Acid	1.5	GAL	\$3.00	\$4.46	\$1,562.03
TOTAL				\$136.26	\$47,692.66



Proforma Budget

The proforma budget below provides estimated capital costs for new construction of the Option 4 swimming pool with a bathhouse/support building and parking.

Summary

Option 4 was conceptualized around providing the minimum desired program, for both the swimming pool and bathhouse/support building.

Option 4 Highlights:

- » 3,575 SF swimming pool with six 25-yard lanes
- » Shallow water and deep water
- » 6,200 SF deck
- » 7,240 SF bathhouse/support building
- » 21,000 SF of parking (60 spaces)
- » 0.22-acre pool & deck footprint
- » 0.87-acre total site footprint (pool, deck, bathhouse/support building and parking)
- » \$47,692.66 annual pool utility/chemical expenses
- » \$8,595,433.00 estimated capital cost (pool and related site/bathhouse costs only in 2021 dollars)

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSIONS
1.0	CONSTRUCTION COSTS				
1.1	Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00
1.2	Site Preparation/Demolition	1	LS	\$ 100,000.00	\$ 100,000.00
1.3	Utility Allowance	1	LS	\$ 100,000.00	\$ 100,000.00
1.4	Soil Preparation	1	LS	\$ 50,000.00	\$ 50,000.00
1.5	25-Yard Pool & Mech. Equip.	3,575	SF	\$ 215.00	\$ 768,625.00
1.6	25-Meter Pool Surge Tank	1	LS	\$ 40,000.00	\$ 40,000.00
1.7	Pool Decks	6,200	SF	\$ 45.00	\$ 279,000.00
1.8	Shade Structures	1	LS	\$ 100,000.00	\$ 100,000.00
1.9	Pool Area Fencing	285	LF	\$ 250.00	\$ 71,250.00
1.10	Site Lighting	1	LS	\$ 100,000.00	\$ 100,000.00
1.11	New Bathhouse/Mechanical Building	7,240	SF	\$ 500.00	\$ 3,620,000.00
1.12	Landscape/Site	1	LS	\$ 100,000.00	\$ 100,000.00
1.13	Parking Spaces	60	EA	\$ 3,000.00	\$ 180,000.00
1.14	TOTAL CONSTRUCTION COSTS				\$ 5,558,875.00
2.0	EQUIPMENT COSTS (FF&E)				
2.1	Deck Equipment	1	LS	\$ 56,610.00	\$ 56,610.00
2.2	Competitive Equipment	1	LS	\$ 240,000.00	\$ 240,000.00
2.3	Building FF&E	2%			\$ 72,400.00
2.4	TOTAL EQUIPMENT COSTS				\$ 369,010.00
3.0	SOFT COSTS				
3.1	General Contractor Mark-Up/Overhead	15%			\$ 889,182.75
3.2	Construction Contingency Costs	10%			\$ 592,788.50
3.3	Permits and Fees	5%			\$ 296,394.25
3.4	Time/Inflation Escalation Index (3 Years)	5%			\$ 889,182.75
3.5	TOTAL SOFT COSTS				\$ 2,667,548.25
4.0	TOTAL ESTIMATED PROJECT COST				\$ 8,595,433.25
5.0	TOTAL UTILITIES COST PER YEAR				\$ 47,692.66



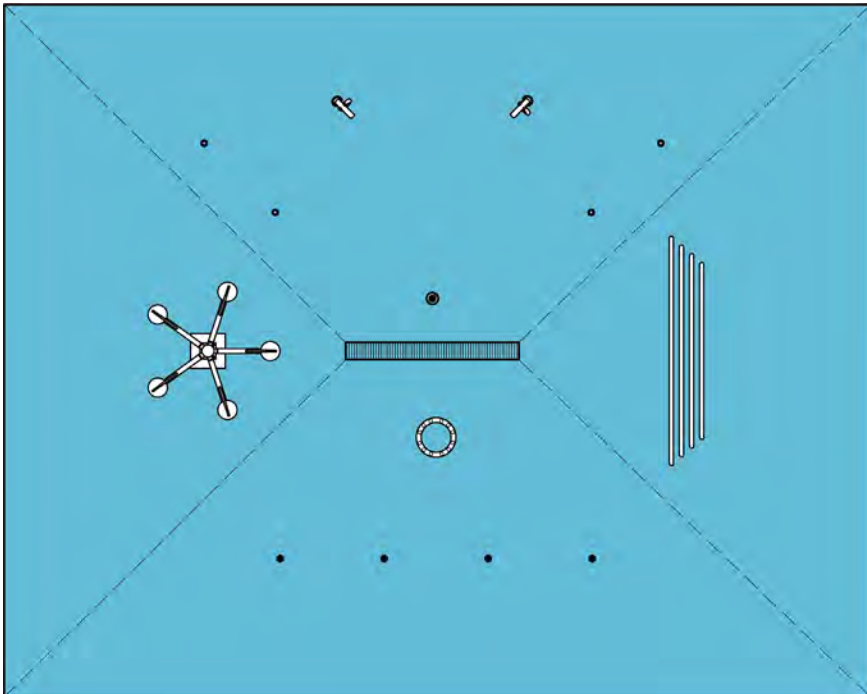
SPRAYGROUND DETAILS

Sprayground

The **2,000 square foot** recirculating sprayground is 50' long x 40' wide and has been conceptualized as an addition to any of the four swimming pool options. California Code requires an additional 4' of dry deck around the entire perimeter of the sprayground. The total capacity for the sprayground is 100 persons.

The recirculating sprayground, with interactive water features, can accommodate aquatic play for all ages or tailor to a specific age range. The City can identify the target sprayground user and influence the sprayground design choices accordingly. The sprayground can be designed to be universally accessible, if desired. Typical programs that can be accommodated in the sprayground include:

- » Open recreation
- » Rentals (ie. birthday parties, etc.)



Mayfair Park Spráypark – San Jose, CA

Utility & Chemical Expense Estimates

The sprayground’s utility and chemical expenses, based on 350 days per year of operation and the assumed operating criteria, are shown in the following table.

Design Criteria:

- » Surface Area (square feet): 2,000
- » Minimum Depth (feet): 0.0
- » Maximum Depth (feet): 0.0
- » Volume (gallons): 4,000
- » Turnover (hours): 1
- » Circulation Flow Rate (gallons per minute): 67

Assumptions

1. Annual cost based upon 350 days of operation.
2. Analysis does not include maintenance/operations labor costs.
3. Water usage based upon 60” annual evaporative loss and filter backwash averaging once weekly.
4. Electrical usage based upon 18 hours per day operation.
5. Propane usage based upon air velocity of 5 feet per second, 82-degree water and 60-degree air temperature.
6. Chemical usage based upon maintaining 1.0 PPM chlorine and pH of 7.2-7.4.

Category	Average Daily Usage	Unit	Unit Price	Daily Cost	Annual Cost
Water	252.6	GAL	\$0.01	\$2.53	\$883.93
Sewer	47.6	GAL	\$0.01	\$0.48	\$166.67
Electricity, Circulation Pump	24.6	KWH	\$0.18	\$4.42	\$1,548.17
Electricity, Booster Pump	52.7	KWH	\$0.18	\$9.48	\$1,421.79
Sodium Hypochlorite	0.6	GAL	\$2.50	\$1.43	\$500.00
Muriatic Acid	0.1	GAL	\$3.00	\$0.43	\$150.00
TOTAL				\$18.76	\$4,670.55



Proforma Budget

The proforma budget below provides estimated capital costs for new construction of the sprayground.

Summary

The sprayground was conceptualized around providing the minimum desired program that provides additional recreational play value beyond that of a swimming pool.

Option 3 Highlights:

- » 2,000 SF sprayground
- » 809 SF deck
- » 2,809 SF total sprayground & deck footprint
- » \$4,670.55 annual sprayground utility/chemical expenses
- » \$748,787.25 estimated capital cost (pool and related site costs only in 2021 dollars)

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSIONS
1.0	CONSTRUCTION COSTS				
1.1	Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00
1.2	Sprayground, Piping and Circulation Equip.	1	LS	\$ 250,000.00	\$ 250,000.00
1.3	Underground Surge Tank	1	LS	\$ 52,000.00	\$ 40,000.00
1.4	Pavement and Surfacing	2,809	SF	\$ 45.00	\$ 126,405.00
1.5	Site Features / Walls and Fencing	1	LS	\$ 25,000.00	\$ 25,000.00
1.6	Planting and Irrigation	1	LS	\$ 25,000.00	\$ 25,000.00
1.7	TOTAL CONSTRUCTION COSTS				\$ 516,405.00
2.0	EQUIPMENT COSTS (FF&E)				
2.1	Deck Equipment	0	LS		\$ -
2.2	Competitive Equipment	0	LS		\$ -
2.3	TOTAL EQUIPMENT COSTS				\$ -
3.0	SOFT COSTS				
3.1	General Contractor Mark-Up/Overhead	15%			\$ 77,460.75
3.2	Construction Contingency Costs	10%			\$ 51,640.50
3.3	Permits and Fees	5%			\$ 25,820.25
3.4	Time/Inflation Escalation Index (3 Years)	5%			\$ 77,460.75
3.5	TOTAL SOFT COSTS				\$ 232,382.25
4.0	TOTAL ESTIMATED PROJECT COST				\$ 748,787.25
5.0	TOTAL UTILITIES COST PER YEAR				\$ 4,670.55

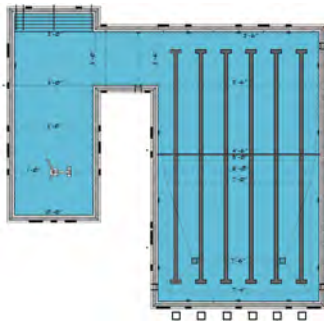


CONCEPTUAL RANGE OF CAPITAL COSTS & COST RECOVERY

BENCHMARK OF RECREATION/AQUATICS CENTER CAPITAL COSTS

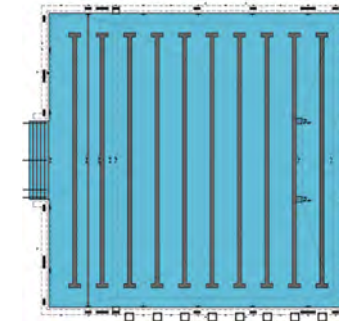
Option 1 (4,880 SF Pool)

Description	Area (SF)	Unit Cost (\$/SF)	Total Cost
Recreation Center	14,789	\$500	\$7,394,500
4,880 SF Pool	4,880	\$215	\$1,049,200
Sprayground	2,000	\$125	\$250,000
Bathhouse/Support Building	7,578	\$500	\$3,789,000
Pool Deck Area	10,304	\$45	\$463,680
Parking Area	28,350	\$25	\$708,750
Site/Pool Equipment	n/a	Lump Sum	\$375,000
Site Infrastructure	n/a	Lump Sum	\$500,000
Subtotal Construction Costs			\$14,530,130
Contingency (10%)			\$1,453,013
Escalation (4%/yr - 3 years)			\$1,917,977
Soft Costs (25%)			\$4,475,280
Total Estimated Capital Cost			\$22,376,400



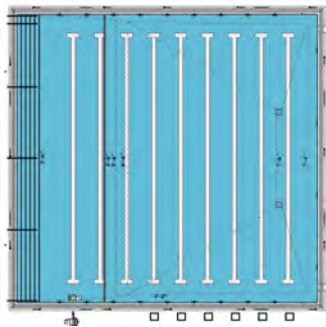
Option 2 (5,737 SF Pool)

Description	Area (SF)	Unit Cost (\$/SF)	Total Cost
Recreation Center	14,789	\$500	\$7,394,500
5,737 SF Pool	5,737	\$215	\$1,233,455
Sprayground	2,000	\$125	\$250,000
Bathhouse/Support Building	7,753	\$500	\$3,876,500
Pool Deck Area	7,488	\$45	\$336,960
Parking Area	33,600	\$25	\$840,000
Site/Pool Equipment	n/a	Lump Sum	\$375,000
Site Infrastructure	n/a	Lump Sum	\$500,000
Subtotal Construction Costs			\$14,806,415
Contingency (10%)			\$1,480,642
Escalation (4%/yr - 3 years)			\$1,954,447
Soft Costs (25%)			\$4,560,376
Total Estimated Capital Cost			\$22,801,879



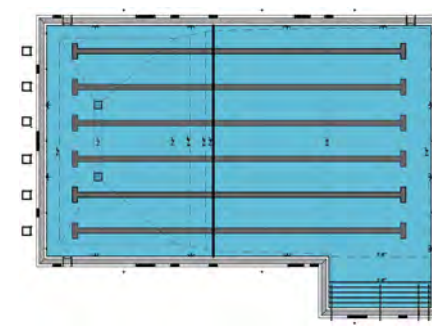
Option 3 (5,881 SF Pool)

Description	Area (SF)	Unit Cost (\$/SF)	Total Cost
Recreation Center	14,789	\$500	\$7,394,500
5,881 SF Pool	5,881	\$215	\$1,264,415
Sprayground	2,000	\$125	\$250,000
Bathhouse/Support Building	7,778	\$500	\$3,889,000
Pool Deck Area	7,833	\$45	\$352,485
Parking Area	34,300	\$25	\$857,500
Site/Pool Equipment	n/a	Lump Sum	\$375,000
Site Infrastructure	n/a	Lump Sum	\$500,000
Subtotal Construction Costs			\$14,882,900
Contingency (10%)			\$1,488,290
Escalation (4%/yr - 3 years)			\$1,964,543
Soft Costs (25%)			\$4,583,933
Total Estimated Capital Cost			\$22,919,666



Option 4 (3,575 SF Pool)

Description	Area (SF)	Unit Cost (\$/SF)	Total Cost
Recreation Center	14,789	\$500	\$7,394,500
5,737 SF Pool	3,575	\$215	\$768,625
Sprayground	2,000	\$125	\$250,000
Bathhouse/Support Building	7,240	\$500	\$3,620,000
Pool Deck Area	6,200	\$45	\$279,000
Parking Area	21,000	\$25	\$525,000
Site/Pool Equipment	n/a	Lump Sum	\$375,000
Site Infrastructure	n/a	Lump Sum	\$500,000
Subtotal Construction Costs			\$13,712,125
Contingency (10%)			\$1,371,213
Escalation (4%/yr - 3 years)			\$1,810,001
Soft Costs (25%)			\$4,223,335
Total Estimated Capital Cost			\$21,116,673



Total capital improvement costs for a new construction recreation and aquatics center range from **\$21.1M to \$22.3M** in "total cost" (construction and soft costs) depending on the size of the pool and related deck/bathhouse. This includes contingency (10%) and escalation to an assumed midpoint of construction of summer 2024.

Option 5 (Recreation Center Only)

Description	Area (SF)	Unit Cost (\$/SF)	Total Cost
Recreation Center	14,789	\$500	\$7,394,500
Parking Area	21,000	\$25	\$525,000
Site Infrastructure	n/a	Lump Sum	\$500,000
Subtotal Construction Costs			\$8,419,500
Contingency (10%)			\$841,950
Escalation (4%/yr - 3 years)			\$1,051,292
Soft Costs (25%)			\$2,104,875
Total Estimated Capital Cost			\$12,417,617



BENCHMARK OF RECREATION/AQUATICS CENTER OPERATING EXPENSES/REVENUE

The consultant team developed benchmark data on operating expenses and revenue of existing recreation centers. The benchmark data from the Mill Valley Community Center, CV Starr Community Center and Incline Village Recreation Center include expenses and revenue from both a center and indoor aquatic center. The Roseville Sports Center, the Agoura Hills & Calabasas Community Center and Red Morton Community Center in Redwood City include expenses and revenue for the center, but not a pool.

The recreation centers in this benchmark have similar facilities and building programs contemplated for the Lakeport Recreation Center. These program areas include gymnasium space, cardio and weight equipment rooms, multipurpose meeting rooms, dance/aerobic rooms, lobby areas, public counters and lobby areas, restrooms and changing facilities, storage and mechanical rooms. In some cases, the centers also have drop-in areas for teens and game rooms.

It is important to note that all of the recreation centers used in this benchmark study are larger than that contemplated for the Lakeport recreation center at approximately 15,000 square feet.

The expenses and revenue included in the benchmark are “as of” the date indicated in the tables. In some cases, the data for expenses and revenue are nearly 10 years old. However, percentage of cost recovery should be accurate today, although revenue and expense numbers would likely be higher due to inflation over time for salaries, materials and supplies. Additionally, the benchmark data assumes operations in a non-Covid year.

RECREATION CENTER OPERATIONAL BENCHMARKS						
Recreation Center	Building Size (SF)	Expense	Revenue	Funding Subsidy	Cost Recovery	Budget Date
Roseville Sports Center	23,000	\$818,535	\$710,127	\$108,408	87%	2018
Mill Valley Community Center & Indoor Pool	35,000	\$1,940,085	\$1,596,988 *	\$343,097	82%	2017
Agoura Hills & Calabasas Community Center	30,000	\$1,339,208	\$1,236,250	\$102,958	92%	2015
Incline Village Recreation Center & Indoor Pool	37,000	\$1,167,666	\$1,194,884	\$27,218	102%	2021
CV Starr Community Center & Indoor Pool	41,800	\$1,595,418	\$594,383	\$1,001,423 **	37%	2015
Red Morton Community Center	34,820	\$1,421,288	\$987,608	\$433,680	69%	2021
Average	33,603 SF	\$1,380,367	\$1,053,373	\$336,131	78%	-

* Mill Valley expenses and revenues includes fee-based recreation programs, but does not include rental expense & income
** CV Starr Community Center and Pool has dedicated funding subsidy of \$795,304 from the City of Fort Bragg via a ½ cent sales tax measure



REVENUE & OPERATIONAL ASSUMPTIONS

The recreation centers used in the operational benchmarks are operated in a manner to optimize utilization, revenue and cost recovery. All of these facilities include user fees for fitness and aquatics. These fees may include daily admission, multi-day punch cards, monthly dues and annual passes. Additionally, the programs, classes and activities offered at the recreation centers are designed to be either self-supporting or to generate income in excess of the direct operating costs of the activity. These programs typically include group exercise classes, dance, martial arts, spin cycle and various other fee based special interest classes. At recreation centers with gymnasiums, some youth and adult sports programs such as volleyball & basketball are offered with team or individual drop-in user fees. All of these facilities are open for rental to the public for meetings, receptions and other social gatherings such as banquets. Rental fees are established based on "market rate" for meeting spaces of similar size and quality.

Operational costs assume the use of both full-time salaried employees and part time/seasonal employees to supervise the staff and operate the center seven days per week, up to 14 hours per day. Full time staff would be salaried public employees with benefits. Part time staff would be hourly or seasonal employees working less than 1,000 hours per year. Maintenance and custodial services could be provided by public employees or by contract.

LAKEPORT RECREATION CENTER OPERATIONAL COSTS & REVENUE

Based on the size, facilities and program capabilities preliminarily developed for the Lakeport Recreation Center, it is feasible that the center could be operated in a manner that could offset most of its operating costs through user fees. Assuming the Lakeport Recreation Center was operated in similar fashion to the Roseville Sports Center, the Agoura Hills Calabasas CC and Red Morton CC, the Lakeport Recreation Center could potentially recover 65%-80% of its operating costs. This analysis is very preliminary and dependent on the final size and design of the Center, as well as an operating model designed to optimize use and revenue through fees, rental income and income generating programs and activities.

MANAGEMENT STRUCTURE/PARTNERSHIP OPPORTUNITIES

JOINT DEVELOPMENT & USE AGREEMENT

This model provides for joint development and operational funding from one or more agencies. Typically, the agency who is the owner of the land that the center and/or swimming pool will be built on will be the lead agency. The joint-use partner will have input on the design of the facility to ensure it meets the needs of the partnering agency as well as the “owner” of the property and the capital improvement on it. A joint development and use agreement will be entered into by both (or more) agencies that outlines their respective capital contribution to fund construction and ongoing annual funding for maintenance and operation. Additionally, the development and use agreement will outline terms and conditions for guaranteed use of the facility during specific days and times. Prior to commencing constructions, it is advisable for the prospective parties to the joint development and use agreement to agree to basic terms of use, financial contributions towards construction, annual contributions for basic maintenance and operation, and extraordinary contributions for capital outlay required for rehabilitation and replacement.

Case Study: Roseville Aquatics Complex



The City of Roseville and Roseville Joint Union High School District entered into a joint-development and joint-use agreement for the Roseville Aquatic Complex constructed at Mahany Park, which is a City-owned park site immediately adjacent to Woodcreek High School. Roseville JUHSD contributed \$1.2 million, with the overall construction cost of the 50-meter pool complex approximately \$4.5 million. The joint-use agreement provides the high school physical education and high school athletics teams in both water polo and swimming. The City and School District agreed to a \$600,000 “cash out” of ongoing maintenance contribution by the District and agreed to share extraordinary future capital expenditures for equipment, major facility infrastructure and building improvements on a proportional shared basis based on time of use.





Roseville Aquatics Complex

JOINT POWERS AUTHORITY (JPA)

Joint Powers Authorities are legally created entities that allow two or more public agencies to jointly exercise common powers. Forming such entities may not only provide a creative approach to the provision of public services, but also permit public agencies with the means to provide services more efficiently and in a cost-effective manner. The Joint Exercise of Powers Act (JEP Act), as codified in California Government Code section 6500, governs JPAs and restricts use to public agencies only.

The JEP Act authorizes two kinds of JPA arrangements. The first allows two or more public agencies to contract to jointly exercise common powers. The second allows two or more public agencies to form a separate legal entity. This new entity has independent

legal rights, including the ability to enter into contracts, hold property and sue or be sued. Forming a separate entity can be beneficial because the debts, liabilities and obligations of the JPA belong to that entity, not the contracting parties.

To enter into a JPA (either to jointly exercise common powers or to form a separate legal entity), the public agencies must enter into an agreement. This agreement must state both the powers of the JPA and the manner in which it will be exercised. The governing bodies of all the contracting public agencies must approve the agreement.



Agoura Hills/Calabasas Community Center



The Agoura Hills/Calabasas Community Center (AHCCC) is a state-of-the-art, 30,000 square foot facility that features: a gymnasium with tournament-level basketball, volleyball, badminton and pickleball courts; a full-service fitness studio with treadmills, elliptical machines, free weights and strength training machines; a dance & exercise studio, home to over 50 weekly group exercise classes, including muscle conditioning, yoga, Pilates, cycling and Zumba; a 35' realistic indoor rock climbing wall; a stunning banquet facility available for private rentals but also converts into multi-purpose rooms that are used for recreational classes, camps, programs & special events.

Funding for the \$4.5 million center came from a variety of sources. A 4.5-acre site was donated by Los Angeles County to the cities of Agoura Hills and Calabasas. Funding for the Center included \$1.4 million from each of the cities of Agoura Hills and Calabasas. This funding came from Proposition A, a State bond measure designed to give cities resources for parks and recreation. The Center also received \$1 million funding from the State of California. A Friends group helped solicit private funds from individuals and businesses, most notably a donation of \$100,000 from Country Wide Home Loans.

AHCCC is governed by a JPA Board of Directors which consists of seven voting members, and two non-voting student members. Authority members and alternate members are appointed by Agoura Hills and Calabasas City Councils, while the seventh member is reserved for the president of the Community Center Alliance. Two non-voting student board members are appointed annually by the JPA Board of Directors.

It is important to note that AHCCC is currently closed due to Covid 19 restrictions. During the temporary closure of AHCCC, the JPA Board of Directors, with the two cities and Center staff is currently working on a new business plan and restructure of the Center.



JOINT-USE AGREEMENT

This model provides for a joint-use and operating agreement between two or more agencies for ongoing maintenance and operation. In this model, the owner of the land is responsible for funding construction. The joint-use partner may or may not contribute funds for construction. Joint-use typically provides for an annual financial contribution towards maintenance and operation based on use of the facility. This financial contribution towards maintenance and operation is typically proportional to the use entitlements granted to the non-owner party.

C.V. Starr Community Center & Spath Aquatic Center



In 1978, using Park Bond Act monies, MCRPD obtained a five-acre parcel known as Green Memorial Field in central Fort Bragg. After years of fundraising and some major donations from local resident, Harry Spath, and the Starr Foundation, construction began in 2006. In 2008, the Starr Foundation provided a second grant of \$13 million to fund the remainder of the pool project. In 2009, the center opened to the public. It is home to two pools, fitness and dance rooms, conference rooms and the MCRPD business offices. The Starr Center's Sigrid and Harry Spath Aquatic Facility, named for the local couple who donated \$1 million to the effort, a hub for year-round exercise classes and swimming lessons. The facility contains a 25-yard-long, eight lane lap pool and a leisure pool with beach, spray features, lazy river and a large water slide. There is a group exercise room, spin room, cardio and fitness room and multipurpose room.



In 2012, the City of Fort Bragg partnered with MCRPD, and with the passage of Measure A, operation and maintenance was fully funded by the half-cent sales tax. The C.V. Starr Center is owned by the City of Fort Bragg and operated by the MCRPD in accordance with an operating agreement between the two entities. The District Administrator, an MCRPD employee who reports directly to the MCRPD Board, is responsible for day-to-day, and the MCRPD Board is responsible for key policy decisions. The Fort Bragg City Council adopts the annual operating budget for the Center and establishes the fee schedule. Together with the MCRPD, the City is responsible for ensuring that the center operates in a fiscally sustainable manner.

The City of Fort Bragg also receives teeter funds for the maintenance of the Starr Center. Fort Bragg receives all the teeter funds collected in the Fort Bragg School District area or 45% of the total teeter funds collected in all regions in MCRPD, whichever is greater. The City's share is remitted directly to Fort Bragg. This money is controlled by the City and is referred to as the enterprise fund. The enterprise fund pays 70% of the District Administrator's compensation. The remaining 30% is paid by MCRPD. There is one full-time recreational specialist serving all communities within MCRPD paid entirely from the MCRPD budget.

It is important to note that the C.V. Starr Community Center and Spath Aquatic Center has been closed due to Covid 19 restrictions but is planning to reopen late spring/early summer.



SPECIAL DISTRICT FOR RECREATION

Formed as an Independent Lead Agency

Special districts are local governments created by the people of a community to deliver specialized services essential to their health, safety, economy and well-being. A community forms a special district, which are political subdivisions established and authorized through a state's statutes, to provide specialized services that the local city or county do not provide. In most states, districts are created by public referendum, which includes petitions, hearings and a vote of the residents within the proposed new district's service area. Overseeing each special district is a board comprised of trustees, directors or commissioners elected by their constituents to govern the district operations. In certain circumstances, a city council or county executive board may appoint special district board members. Special districts are subject to the state's sunshine laws that apply to cities, counties and other forms of local government, as well as audits of district finances and regulatory compliance of its operations.

In California, the authority to establish a Special District for Recreation is provided for in CHAPTER 4 - Recreation and Park Districts, ARTICLE 1 - General Provisions, Section 5780 of the Public Resources Code and states, "The Legislature finds and declares that recreation, park and open-space facilities and services are important to improving and protecting the quality of life for all Californians. The Legislature further finds and declares that the provision of recreation, park, and open-space facilities and services are essential services which are important to the public peace, health and welfare of California residents." Local communities have provided these facilities and services through the creation and operation of recreation and park districts. For at least seven decades, state laws have authorized recreation districts to provide recreation programs, local parks and open spaces.

Recreation districts in California often serve incorporated cities and unincorporated areas of counties, providing parks, recreation facilities and programs that serve the cities and communities within its borders. In some cases, city or county recreation departments may overlap in providing parks, facilities and programs to joint residents.

It is very uncommon for a recreation district to be formed to provide a single facility, such as a recreation center or swimming pool. They are typically formed to address broad community needs. Forming a special district in California is an extensive and rigorous process that will involve application and approval of LAFCO and approval by the voters within the boundaries of proposed special district.



TDRPD Community Rec Center & Swimming Pool



The Truckee-Donner Recreation & Park District is a special district of Nevada County in the Sierra Nevada mountains of California. The District serves the Town of Truckee, the Tahoe Donner Homeowner Association and other unincorporated areas of Nevada County within its District boundaries. TDRPD has been providing recreation and park services for all members of its community since 1963 with a program participation rate of 75% amongst Truckee's 17,000 residents. TDRPD has a history of working with citizen groups to generate volunteers and funding for new facilities.

In 2009, the District opened its 45,000 square foot recreation center at a cost of \$18 million. Project was funded with a market loan. The Town of Truckee did not contribute any funds to the project nor does it contribute any money to the operation. The District pays debt service on a yearly basis for 30 years.

In 2016, the District opened its 25,000 square foot Community Swimming Pool at a cost of \$9 million, \$7 million under budget. The excess \$7 million was used for the construction of the pool. The District additionally raised \$2 million from a variety of sources. The Airport District contributed \$1 million to cover the cost of beefing up the roof in case of a plane crash. A private foundation donated \$500,000. The Town of Truckee waived traffic fees, as well as the Airport and School District which also waived fees. The Recreation and Park District did a "go fund me" campaign that raised approximately \$300,000 from community donations. The District was unsuccessful in passing Measure J, which was a funding bond measure for the Aquatic Center and Performing Arts Center. The measure narrowly failed in reaching the required 67% for passing with community support at 58%.



FUNDING OPPORTUNITIES

POTENTIAL FUNDING SOURCES (CURRENTLY OR REASONABLY AVAILABLE)

» **Lake County**

- General fund: \$150k +/- per year (for park improvements including occasional “one time” funds)
- Quimby: \$10k +/- per year
- State grants: varies

» **City of Lakeport**

- Potential future general fund commitments: unknown

» **Lakeport USD**

- Remaining Lakeport USD general obligation bond: \$500k +/-
- Lakeport USD property sale: \$650k +/-

» **City of Clearlake**

- General funds: \$3M +/- (for Burns Valley Park development)
- Infrastructure funding from neighboring housing development: \$2M +/-

» **Konocti USD**

- Remaining Konocti USD General Obligation Bond: \$2M +/-
- Remaining Rescue Act Funds: Unknown (District Received \$14M)

OTHER POTENTIAL SOURCES (FUTURE AVAILABILITY)

- » **Local (General Obligation) Bond:** Local municipalities such as public-school districts and special districts can offer a general obligation bond to voters in the district they serve. Typically, these occur on regular ballot years (next opportunity would be June of 2022) and are based on the property tax values realized in that district. Bond authority as dictated by the tax values is usually calculated each Fall with numerous consultants providing bond consulting throughout the State. An example includes **Lakeport USD General Obligation Bond (Measure T from November 2014)**.
 - **Pros:** can enable immediate funds (typically sold over multi-year series) to facilitate capital improvement; tax obligation for voters is relatively cost effective (\$35/\$100,000 assessment/year) with limited outlay from District to pursue bond
 - **Cons:** requires 55% (simple majority) vote by district participants, and may be affected by local politics/competing measures; may require partnership/joint use authority

- » **Property/Asset Sale(s):** Any municipality or private entity may consider surplus sale, bonding against the value of property or asset, or exchange for a value generating asset. Typically, a fully entitled property reduces risk for the buyer and increases value for the seller as opposed to an unentitled or “raw” property/asset sale. An example includes **Lakeport USD Property Sale**.
 - **Pros:** can enable immediate funds if escrow is reasonable; relatively low risk for unentitled (raw) land/asset sale
 - **Cons:** relatively high risk for entitled land/asset sale, may require long process or escrow; property/assets generally non-replaceable

- » **Tax Assessments**
- » **Development Funding**
- » **State Bond Funding (Proposition 68)**
- » **Federal Funding (American Recovery Act)**
- » **Joint Powers Agreement (JPA) Funding**

- » **Land Deed (Gift)**
- » **“One Time” Funding**
- » **Rural Recreation & Tourism Funding**
- » **Cannabis Industry Related Funding**

Depending on the source of funding, and its ability to provide initial or ongoing funds, would indicate whether or not the funding is more appropriate for capital improvements or operations/maintenance. Please refer to the benchmark for conceptual costs section of this report for range of anticipated capital and operational costs.



PROJECT LOCATION OPPORTUNITIES

SITE SELECTION FOR RECREATION & AQUATIC CENTERS

Community Parks

In evaluating optimal locations for building and operating either a recreation center or aquatic center, it is best to consider locating the facilities in larger community parks of 20+ acres or more. Community parks typically are designed to build facilities that serve the entire community or large areas of a city comprised of multiple neighborhoods. Typical community park amenities include baseball/softball complexes with multiple fields, multiple field soccer complexes, tennis complexes, large group picnic pavilions designed to seat 75-100 people, restroom facilities, large multi-age group playgrounds and other destination facilities. The typical “drive time” for visitors to community parks is 15-25 minutes, depending on the availability of these special purpose facilities.

Shared Parking Lots

One of the significant benefits of locating swimming pools and recreation centers in community park sites is the ability to develop and share large parking areas between the various park amenities. Parking lots large enough to serve sports field complexes, large group picnic areas, recreation centers and swimming pools often need to have parking capacity of 200+ cars.

Co-Locating Libraries, Centers, Schools & Pools

Co-locating recreation centers and swimming pools near public libraries, senior/community centers and middle or high schools is ideal. Recreation centers and swimming pools will often serve the same visitor base in relation to age groups and demographics. Co-locating optimizes ease of use from visitors. Additionally, synergy is created when visitors going to one place can discover and easily use another. This is especially important in generating revenue to offset operating costs. In designing parks with destination places that serve the community, design should triangulate those destinations to allow for each to support the other.

Recreation centers that have drop-in amenities such as game rooms, exercise equipment, multiple use floors for dance and aerobics, technology lab rooms and social space can be programmed and scheduled to serve multiple age groups. Additionally, co-locating recreation centers and swimming pools adjacent to existing libraries and senior/community center also has the advantage of sharing parking lots. Maintenance and custodial services are easier to coordinate between buildings and facilities.

Place Making Principles

According to the Project for Public Places (PPS.org), parks that have large community places located within them serve as the “front porches” of our cities and counties. Public places such as libraries, recreation centers, schools, pools and athletic fields are places where people interact with each other and their local government in a positive way. When community space and places work well, they serve as a stage for creating healthy and livable communities. What makes some places succeed while others fail? In evaluating thousands of public spaces around the world, PPS has found that the successful ones have four key qualities:

- » They are accessible – easy to get to and use.
- » There are lots of things to do once you get there.
- » They are sociable places that facilitate people interaction.
- » They are comfortable and have a good image.



POSSIBLE LOCATIONS



WESTSHORE SWIMMING POOL

250 Lange St, Lakeport, CA 95453
(Part of Clear Lake High School Campus)

Renovation Opportunity

The Westshore Swimming Pool site consists of property owned by Lakeport Unified School District, adjacent to Clear Lake High School and Terrace Middle School. The pool is currently non-operational and situated on a hillside with no accessible access to the school downslope. Property owned by the School District does extend to the west and includes land previously used for tennis with possible vehicle egress/access to the west. For consideration as a possible new Recreation and Aquatic Center site, it is likely that all facilities would require demo with possible reuse of the pool shell. Parking and access/egress would require extensive remodel and/or addition and building area for recreation would require siting.

Estimated Value:

Unknown



Pros:

- » Co-location on the Lakeport USD site could allow for ease of joint-use
- » Possible underground infrastructure and pool shell re-use

Cons:

- » Co-location also presents concerns for shared public and student use

Westshore Conditions



QUAIL RUN FITNESS CENTER

1279 Craig Ave, Lakeport, CA 95453

Renovation Opportunity

The Quail Run Fitness Center is a privately-operated fitness and aquatics facility nearby the Westside Community Park. The facility features an indoor and outdoor pool facility, racquetball courts and half basketball courts and general fitness/weight facilities. Parking area is substantial on the property, and it appears the property extends to the north on Craig Avenue (beyond a seasonal creek). Land to the immediate west is owned by the Lake Family Resource Center. The facility would require significant renovation/expansion to meet the needs of the LCRTF. As of the date of this report, it is understood that the owners of the facility may be open to a sale of the property.

Estimated Value:

\$2 million +



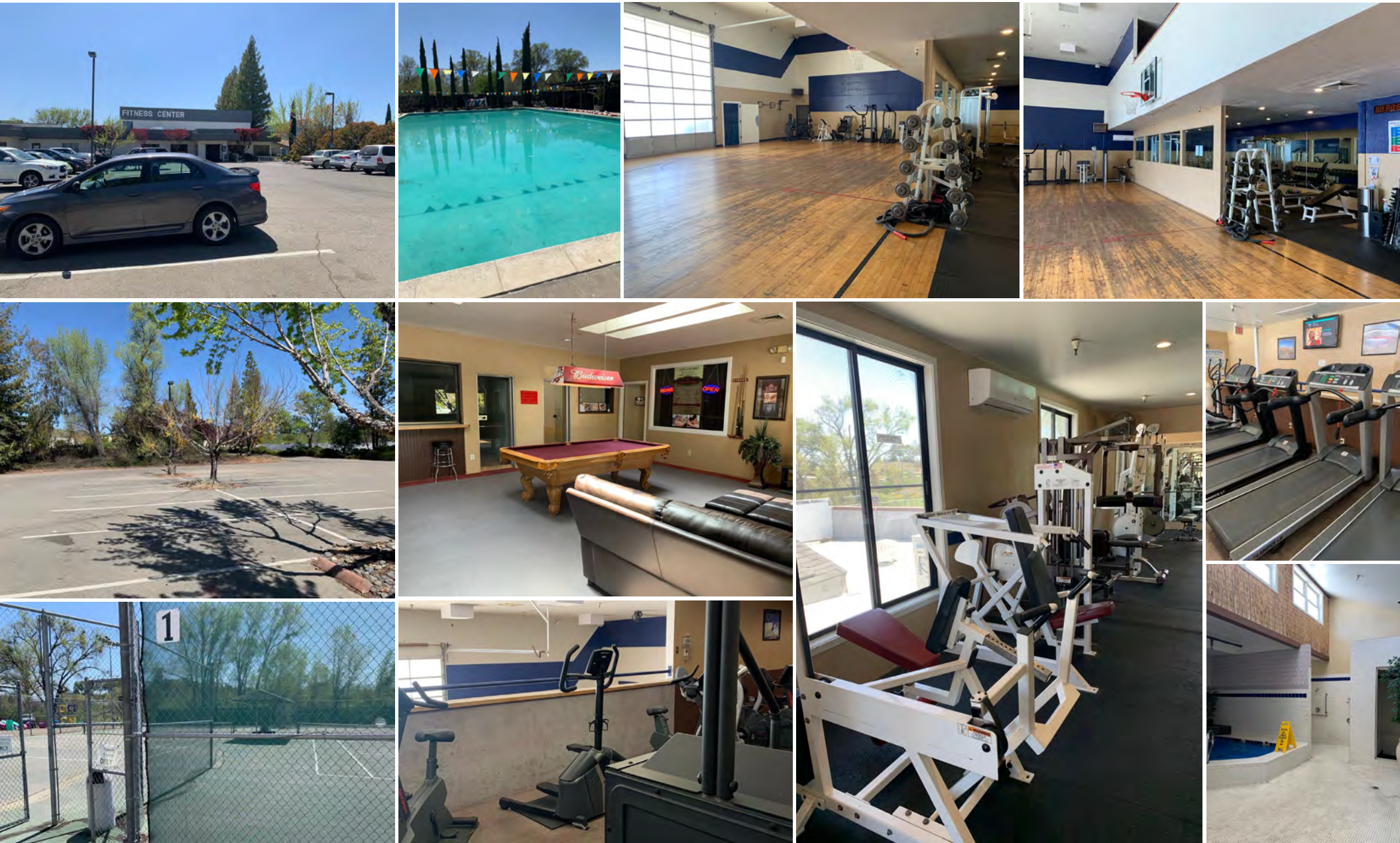
Pros:

- » Pre-existing facility and site allow for savings of capital costs through renovation/improvement
- » Proximity to the highway is ideal for public access
- » Proximity to the Westside Community Park is ideal for synergies among athletics and also access to overflow parking for special events (by possible pedestrian connection to the south)

Cons:

- » Extensive remodel would be required of the facility and site/pool(s) to facilitate LCRTF needs
- » Sale price may be cost prohibitive to capital cost outlay

Quail Run Conditions



WESTSIDE COMMUNITY PARK

1401 Westside Park Rd, Lakeport, CA 95453

New Construction Development Opportunity

The Westside Community Park is a public park facility in the City of Lakeport which offers a variety of public recreation and athletic amenities. This includes soccer and baseball fields as well as a dog park as part of the Phase 1 & 2 (eastern) development. The park encompasses several acres to the west and north of Westside Park Road, for which a master plan shows additional athletic fields and courts to eventually be developed. (Phase 3) Area to the southeast of Phase 3 development, closest to Westside Park Road, offers a relatively flat building area with access to utilities in the street and may be optimal for a future recreation and aquatic center build site.

Estimated Value:

Unknown



- » Already part of the City of Lakeport designated park area
- » Several synergies with park amenities as well as parking and utilities
- » Proximity to the Highway is ideal for public access

Cons:

- » Ground-up build requires significant capital cost investment

Westside Conditions



CITY OF CLEARLAKE "BURNS VALLEY PARK" DEVELOPMENT

14885 Burns Valley Road,
Clearlake, CA 95422

New Construction Development Opportunity

The Burns Valley Park site is a site recently acquired by the City of Clear Lake for the purposes of developing athletic fields and outdoor amenity space. It is proximity to the City library to the North and a local senior center to the north east. Plans developed for the park site include soccer and baseball facilities as well as an outdoor events space. The site is flat and has optimum opportunities for development of a recreation center in the middle of the development, proximate to planned parking and the neighboring library.

Estimated Value

Unknown



Pros:

- » Already part of the City of Clearlake designated park area
- » Several synergies with park amenities as well as parking, utilities and the neighboring library and senior center
- » Proximity to Olympic Drive to the south is ideal for public access

Cons:

- » Ground-up build requires significant capital cost investment

Burns Valley Park Conditions



ADDITIONAL SITE CONSIDERATIONS

Vista Point - 818 Lakeport Blvd, Lakeport, CA 95453



KMART - 2019 S Main St, Lakeport, CA 95453



Renovation Opportunities

Due to the nature of these two properties being existing commercial centers, with no apparent synergies amongst other neighboring amenities, the consulting team felt that they were not viable options for the purposes of renovation to a new recreation and aquatics center. Refer to the following section regarding the desirability of recreation and other public amenities for more information. Furthermore, the costs required to adapt an existing commercial center, or tear down and rebuild, would be cost prohibitive by comparison to other sites considered in this report.

REPORT SUMMARY

To summarize our findings from the Phase 1 Feasibility Study of a Recreation and Aquatic Center, it is the opinion of the consulting team that there is marketability and need for such a resource in the Lake County region, given the participation of the task force, the interest from a variety of different partners and the lack of a facility of this kind in the vicinity. This is an indication that a resource of this kind has the potential to be successful in the region.

The program needs are well defined and project locations exist with both new construction and renovation opportunities. This enables the consulting team to identify potential costs for both capital and operational expenditures. What remains less defined are the management structure (who takes the lead) and the primary funding source (how will it be financed) in order to bring this facility to completion. The consultant recommends the County of Lake and Cities of Lakeport and Clearlake refine the potential sites to 1-2 options and consider embarking on **Phase 2**, where conceptual design and more detailed estimates for capital and operational expenditures would be developed. This would enable the Lake County Recreation Task Force (LTCRTF) to determine the amount of funding needed and what management structure (if any) ought to be undertaken.



CITY OF LAKEPORT

- City Council
City of Lakeport Municipal Sewer District
Lakeport Redevelopment Successor Agency
Lakeport Industrial Development Authority
Municipal Financing Agency of Lakeport

STAFF REPORT	
RE: Vicious Animal Abatement Order Removal Procedures	MEETING DATE: 08/03/2021
SUBMITTED BY: Brad Rasmussen, Chief of Police	
PURPOSE OF REPORT: <input checked="" type="checkbox"/> Information only <input type="checkbox"/> Discussion <input type="checkbox"/> Action Item	

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to receive and/or discuss information about the current procedures for release of a vicious animal after an abatement order and seizure by the Animal Control Director.

BACKGROUND/DISCUSSION:

The Chief of Police currently serves as the Animal Control Director for the City of Lakeport, supplemented by a contract with Lake County Animal Control which also provides animal control authority to the County of Lake Animal Control Director to operate in the city.

Earlier this year under the direction of the Chief of Police and the County Animal Control Director, the Lakeport Police Department and Lake County Animal Care & Control Department conducted a vicious dog investigation, issued an abatement order and seized two dogs we identified as vicious under our authority as defined in Lakeport Municipal Code Chapter 6.32.

The owner of the dogs filed an appeal in this case and the appeal hearing was conducted with the City Council sitting as the hearing board. The City Council sustained the findings and upheld our order as issued. However, questions arose about how long the order remained, if there were procedures for releasing it later and what those procedures were.

Our animal control ordinances do not define procedures for release of the order after it is issued or sustained if appealed. Because there is no local ordinance on this issue, we defer apply general California State Laws which do define length of time and release criteria. In this case we apply California Food and Agricultural CHAPTER 9: Potentially Dangerous and Vicious Dogs, Code Section 31644 which states,

If there are no additional instances of the behavior described in Section 31602 within a 36-month period from the date of designation as a potentially dangerous dog, the dog shall be removed from the list of potentially dangerous dogs. The dog may, but is not required to be, removed from the list of potentially dangerous dogs prior to the expiration of the 36-month period if the owner or keeper of the dog demonstrates to the animal control department that changes in circumstances or measures taken by the owner or keeper, such as training of the dog, have mitigated the risk to the public safety.

Further, even though the Lakeport Municipal Code defines the dogs we've been dealing with as "vicious," those dogs' behavior would make them "potentially dangerous" under the Food and Agricultural Code section 31644 because they had "killed, seriously bitten, inflicted injury, or otherwise caused injury attacking a domestic animal off the property of the owner or keeper of the dog." (Food & Agr. Code, § 31602, subd. (c).) A "vicious dog" under the Food and Agriculture Code, by contrast, is one that "when unprovoked, in an aggressive manner, inflicts severe injury on or kills a human being," or a potentially dangerous dog that is a repeat offender or otherwise maintained in violation of law. (Food & Agr. Code, § 31603.)

No further rules need to be created to operate under the municipal code or state law as the aforementioned codes define a process under which Animal Control operates. It is thus the responsibility of the animal owner to file a request with the animal control department if seeking to have the vicious dog designation removed prior to the expiration of 36 months. Based on a review of available information or evidence presented, the Animal Control Director shall decide if changed circumstances or measures taken, such as training, have mitigated the risk to public safety as provided by Section 31644 of the Food and Agriculture Code.

Should the City Council wish to see different procedures than described above, the Lakeport Municipal Code will need to be modified.

Note: California Food and Agricultural code **31602**.

"Potentially dangerous dog" means any of the following:

(a) Any dog which, when unprovoked, on two separate occasions within the prior 36-month period, engages in any behavior that requires a defensive action by any person to prevent bodily injury when the person and the dog are off the property of the owner or keeper of the dog.

(b) Any dog which, when unprovoked, bites a person causing a less severe injury than as defined in Section 31604.

(c) Any dog which, when unprovoked, on two separate occasions within the prior 36-month period, has killed, seriously bitten, inflicted injury, or otherwise caused injury attacking a domestic animal off the property of the owner or keeper of the dog.

OPTIONS:

1. Receive information as presented
2. Request additional information brought back
3. Provide other direction to staff

FISCAL IMPACT:

None \$ Budgeted Item? Yes No

Budget Adjustment Needed? Yes No If yes, amount of appropriation increase: \$

Affected fund(s): General Fund Water OM Fund Sewer OM Fund Other:

Comments:

SUGGESTED MOTIONS:

Information and discussion item only.

Attachments: None