



# *City Council Agenda*

City of Campbell, 70 North First Street, Campbell, California

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## **CAMPBELL CITY COUNCIL STUDY SESSION**

**Tuesday, April 5, 2016 - 6:30 p.m.  
Council Chamber – 70 N. First Street**

**NOTE: No action may be taken on a matter under Study Session other than direction to staff to further review or prepare a report. Any proposed action regarding items on a Study Session must be agendized for a future Regular or Special City Council meeting.**

### **CALL TO ORDER, ROLL CALL**

### **NEW BUSINESS**

**1. Park Dedication Fund**

Recommended Action: Conduct Study Session and provide direction to staff.

### **PUBLIC COMMENT**

### **ADJOURN**

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the City Council Chambers. If you require accommodation, please contact the City Clerk's Office, (408) 866-2117, at least one week in advance of the meeting.

**MEMORANDUM****CITY OF CAMPBELL**

**Public Works Department  
Recreation & Community  
Services Department**

**To:** Honorable Mayor and City Council

**Date:** April 5, 2016

**From:** Natasha Bissell, Recreation Services Manager  
Regina Maurantonio, Recreation & Community Services Director  
Todd Capurso, Public Works Director

**Via:** Mark Linder, City Manager

**Subject:** Parkland Dedication Fund

**OVERVIEW**

The purpose of the Study Session is to discuss and understand the Parkland Dedication Fund, identify how the fund can be utilized, and obtain feedback from Council regarding the commitment of the funds to potential park projects and recreational facilities.

**BACKGROUND**

The Parkland Dedication Fund is comprised of revenue collected through park impact fees. These fees are paid by developers in Campbell in-lieu of constructing designated open spaces in the proposed developments in accordance with the Open Space Element of the General Plan. Park impact fees reduce the economic burden on the City's General Fund in response to population growth within a development area and assist the City in meeting its obligation to provide adequate access to open space for Campbell residents.

Park impact fees collected by the City are governed by the Quimby Act and must be allocated to the following types of projects:

- (1) Acquisition of land for new parks
- (2) Development of a park or recreational amenity
- (3) Rehabilitation of amenities at existing parks or recreational facilities

The park impact fees must be committed to projects within five years of the date when the fees were collected. While the fees collected are intended to benefit the development from where the fees originated, the fees can also be utilized to support parks and recreational facilities that provide a City-wide asset. There is not a "specified radius" adopted within ordinance 20.24.100 to require that the fees must be utilized within a particular service distance from the development. The wording of the ordinance is listed below:

20.24.100 – Use of fees and/or dedicate land

*The revenue raised by payment of the fees or dedication of land imposed by this chapter shall be used to provide the parks and park improvements specified in the general plan.*

- (a) *Use of Money.* The money collected under this chapter shall be placed in a special revenue fund which is created and which shall be known as the park dedication in-lieu fund. Moneys within this fund shall be used and expended solely for the acquisition, improvement, expansion or implementation of parks and recreational facilities of the city.
- (b) *Use of Dedicated Land.* Land dedicated pursuant to this chapter shall be used to provide the parks and park improvements specified in the general plan of the city.
- (Ord. 1905 § 2(part), 1994).

It is helpful to keep in mind the specific open space goals of the General Plan as related to the Parkland Dedication Fund. These goals outline the importance of maintaining and renovating existing open space as well as ensuring that new parks or facilities can be operated and maintained through General Fund revenue after completion. The text from the General Plan is included below:

**Goal OSP-2:** *Provide and maintain attractive, safe, clean and comfortable open space, park land and recreational facilities and programs for maximum community use, benefit and enjoyment.*

**Policy OSP-2.2:** Maintain and Renovate Existing Open Space, Park and Recreation Facilities: *Maintain and renovate existing open space, park and recreation facilities to improve their usefulness, safety and appearance.*

**Policy OSP-2.4:** Maintenance Funding: *Ensure that City financial resources will be available to operate and maintain open space and park sites prior to their acquisition or improvement.*

Parkland Dedication Fund

For the purpose of this discussion it is important to clarify that the revenues associated with the Parkland Dedication Fund are sometimes referred to as Park Impact Fees, Park in-lieu fees, and Park in-lieu fund. All of these terms refer to the same revenue source listed as the Parkland Dedication Fund (295) in the City’s fund balance account.

The current Parkland Dedication Fund balance is approximately \$3.9 million. The table below shows revenues and expenditures for this fund over the last two fiscal years according to the AB1600 report presented to Council on January 5, 2016 as well as year-to-date information for this current fiscal year.

	FY 14	FY 15	FY 16
Fund Balance, Beginning of Year	\$971,481	\$2,756,433	\$3,193,984
<b>Revenues</b>			
Park Dedication Fees	\$1,800,324	\$443,149	\$750,195
Investment Income	\$11,071	\$17,377	TBD
<b>Total Revenues</b>	<b>\$1,811,395</b>	<b>\$460,526</b>	<b>\$750,195</b>
<b>Expenditures</b>			
	(\$26,443)	(\$22,975)	TBD
<b>Fund Balance, End of Year</b>	<b>\$2,756,433</b>	<b>\$3,193,984</b>	<b>\$3,944,179</b>

Over the last few years, the City's Parkland Dedication Fund has seen a steady stream of revenue added to the fund with all the new development taking place in Campbell.

From FY 14 to present, the City collected approximately \$2.9 million in park impact fees mainly from the following developments: (Please note numbers listed below are rounded.)

- Penny Lane – 655 W. Hamilton – \$726,000
- Bay West (Revere) 1677 Bascom – \$1,660,000
- Merrill Gardens 2041/2043 Winchester – \$171,000
- 125 S. San Tomas Aquino Rd. – \$183,000
- 258 Union – \$9,700
- 233 E. Rincon – \$17,000
- 18 units – Kennedy – \$129,000
- Various new units – \$34,000

In the future, the Community Development department is estimating an additional \$2.17 million in revenue with the following projects that are currently underway:

- Railway (St. Anton Development) – \$1.085 million
- Phase II on Dillon (Robson Development) – \$412,000
- Paul Del Grande Property – \$623,000
- Redding Rd. Townhomes (five) – \$34,000
- 175 W. Rincon – \$16,000

#### Utilization of Parkland Dedication Fund

Information was presented at two Council Study Sessions regarding potential projects to be funded from the Parkland Dedication Fund. On October 29, 2015, the City Council and the Parks and Recreation Commission held a joint Study Session to learn about recommended improvements to the Community Center. As the Community Center is a City-wide asset, recreational projects associated with the Community Center can be proposed to be funded through the Parkland Dedication Fund.

At the November 17, 2015 City Council Study Session, staff presented Council with the Parks Maintenance Program Asset Management Plan. This report reviewed the City's current inventory of open space and amenities and identified 13% of the asset inventory as being "poor" or "unacceptable" condition. This report identified high priority projects that could be funded through the Parkland Dedication Fund. (Attachment 1 – Appendix B of Parks Maintenance Program Asset Management Plan.)

Staff also briefed the Parks and Recreation Commission on March 2, 2016 regarding the upcoming Council Study Session regarding the Parkland Dedication Fund. The Commission was supportive of using the funds for rehabilitating and expanding park and recreation amenities as well as developing new amenities at locations where current amenities are deficient. The Commission was also supportive of using the funds for an aquatics feasibility

study. The Commission expressed interest in developing an open space plan that would identify park deficient areas within Campbell and instituting a yearly process for review of the Parkland Dedication Fund and potential related projects.

As mentioned earlier in this report, ordinance 20.24.100 states, "*Moneys within this fund shall be used and expended solely for the acquisition, improvement, expansion or implementation of parks and recreational facilities of the city.*" The Parkland Dedication fund can be used for three different types of projects according to the ordinance. These projects include Acquisition, Development and Rehabilitation. Sample projects for each of these project areas are listed below.

### Acquisition

Acquisition of land in strategic areas that are park deficient is a long-term goal for the City. Challenges to acquisition include the extremely high cost for land and very few purchase opportunities within the City limits. An alternative to acquiring land may be to identify goals and strategies through Envision Campbell that revolve around joint use agreements as a means to expand available open space in park deficient areas. (Attachment 2 – Figure OSP-4)

### Development

A development project would be the installation of a new park amenity at an existing park location. An example of this would be the addition of a play structure for children ages 5-12 near the athletic fields at the Community Center. The development of this new amenity at the Community Center would fill a need for a variety of schools that lease space on campus, serve children throughout the neighborhood surrounding the Community Center, and provide an active play location for children before or after recreational activities that take place on campus.

Development projects can also be done through joint use agreements with other agencies. Sample projects include the San Tomas Aquino Creek Trail and the west side of the Los Gatos Creek Trail (between Hamilton and Campbell Ave.) where the land is owned by the Santa Clara Valley Water District. Development along these areas would positively impact the Campbell community and increase open space. Utilizing the Parkland Dedication Fund to support these types of projects provides residents with more recreational open space through a cooperative agreement with another agency.

There may also be an opportunity to explore options of developing recreational amenities on school district properties as another means of increasing open space options in park deficient areas. This idea could be explored further through the updating of the open space goals as part of the Envision Campbell process.

### Rehabilitation

Rehabilitation of existing open space, park amenities or recreational facilities is another option for appropriating the Parkland Dedication Fund. Removing existing park amenities,

and identifying better ways to utilize the space to expand the capacity or add play value, can greatly enhance the usability of a park. Through the Parks Maintenance Program Asset Management Plan high priority projects were identified as needing rehabilitation which equated to 13% of the inventory. The tot lots at a majority of parks in the City were identified as a high or moderate priority. An example of a park rehabilitation project would be the playground and recreational amenities at Campbell Park. This park is centrally located and near several of the new developments. Replacing existing amenities with new ones that maximize the space and better meet the needs of the community would add play value to the new residents in this area as well as benefit the entire community.

Future major rehabilitation projects at John D. Morgan Park and Jack Fischer Park have been identified as candidates for Parkland Dedication funding as well. As the Campbell community grows, and the neighborhood demographics change, rehabilitation provides an effective way to increase the level of service and expand capacity at existing parks.

Another project candidate under the rehabilitation category is to conduct an Aquatics Feasibility Study. The need to analyze the potential renovation of the pool and locker room buildings at the Community Center was discussed with City Council in October 2015. The feasibility study will audit the existing pool and mechanical equipment, provide a community needs assessment and offer design options based upon financial criteria.

#### **FISCAL IMPACT**

Council may commit existing funding from the Parkland Dedication Fund towards a number of park and recreational projects proposed in the Capital Improvement Program through the budget process or through a Council action outside of the budget process. In order to move forward with large scale rehabilitation projects in a timely manner, staff will request additional resources in the operations budget for a Project Manager position in the Public Works Department.

#### **NEXT STEPS**

Staff is requesting Council feedback on the commitment of Parkland Dedication Funds to potential parks and recreational facility projects. Staff would also like feedback on the development of a yearly process for review of potential projects funded through the Parkland Dedication Fund.

#### **Attachments:**

- 1 Appendix B of Parks Maintenance Program Asset Management Plan
- 2 Figure OSP-4 of City of Campbell General Plan

## Appendix B

### Park Condition Summary

The following list of parks is organized from high priority to low priority with regard to overall park condition.

Parks listed in red represent the parks staff believes are the most in need of rehabilitation or replacement. Parks facilities on this list experience high usage and as a result, older equipment is in poor condition and is a priority for rehabilitation or replacement.

Parks listed in Yellow include parks that staff has determined to have some outstanding assets requiring rehabilitation or replacement. Overall these parks have been judged to be in fair condition.

Parks listed in green are judged to be in good condition.

### High Priority Park Rehabilitation Projects



#### Campbell Park (4)

- Tot Lot weathered and decaying
- Bathrooms heavy wear and damaged
- School Age Playground fading, rust and decay
- Horseshoe Pits weathered and decaying



#### Community Center - Stadium area (5)

- Equipment Area high amount of wear
- Extremely worn rubber tiles



#### John D. Morgan Park - Rincon Side (5)

- Tot Lot weathered and decaying
- Heavily used bathroom appliances
- Park Fixtures benches and trash containers worn
- Cracked pavement by concession stand (baseball)

## Moderate Priority Park Rehabilitation Projects



### Virginia Park (6)

- School Age Playground decaying wood beams, worn paint and fading
- Swing Area & Sand Pit Area rust on structure



### Jack Fischer Park (6)

- Tot Lot worn paint, weathered wood
- School Age Playground PIP surfaces worn, no longer plyable



### City Hall - Orchard City Green (6)

- Sod area moderate to heavy use
- Grounds in moderate to poor condition



### Ainsley Park (6)

- Heavy use on paved areas
- Benches worn finish



### John D. Morgan Park - Budd (6)

- Tot lot heavy use, high wear
- School Age Playground shows high wear and fading



### Community Center - Concession Area (6)

- Bathrooms and Park fixtures high usage



### Edith Morley Park (7)

- Fencing, sod areas & vegetation planters have moderate use and wear
- Good condition in bathrooms and fixtures



### Hyde Park (7)

- Swing area weathered and showing some decay, rust on some structures



### Community Center - Latimer Side (7)

- Tennis courts need resurfacing (3)
- Bathrooms moderate wear



### Community Center - Skate Park (7)

- Bathrooms moderate wear
- Ramps and rails



### Community Center - Remaining Grounds (7)

- Some pavement cracks and moderate wear
- Healthy vegetation

## Low Priority Park Rehabilitation Projects



Gomes Park (8)

- Low wear and healthy vegetation



Stojanovich Family Park (9)

- Excellent condition

Open Space, Parks and Public Facilities Element

