

TO: TOWN COUNCIL

FROM: TOWN MANAGER

RE: CONSENT ITEM
BLUE ANCHOR PARK ADDED WORK ALLOCATION OF COSTS

ISSUE

After the September meeting Council Member Liss asked Staff to reconsider how the added work at Blue Anchor Park was apportioned to the park fund and road fund.

RECOMMENDATION

Approve revised allocation of funds as noted on page 4 to pay for the extra park work.

CEQA

There are no CEQA issues at present because there is no change to the added work.

MONEY

Cost and funding is detailed further on in the report.

DISCUSSION

The Blue Anchor Park was designed and approved without knowing the opportunities and challenges that would come with the Content, Creation and Distribution (CCD) Expo scheduled to take place on September 16 and 17. The specific opportunity was having a stage built at the end of Walnut Street that could augment the uses in Blue Anchor Park. The challenges that came up were: 1) continuing a sidewalk around the cul-de-sac of Walnut St that was originally planned to stop at the top of the cul-de-sac; and 2) doing improvements to Walnut Street because it was found that when the sidewalk grades were defined, the existing street grades caused a drainage problem that would result in water ponds in the cul-de-sac. The sidewalk improvements also address ADA compliance that concerned tying into an existing sidewalk that isn't ADA compliant and crossing a dirt area. In short, a fairly straight forward project addition to accommodate a stage escalated into a work that became more complicated and costly, but necessary whether for the future park and parking lot improvements in the continuation of improvements envisioned in the Downtown Master moving toward the High Hand shed.

Council approved the added work and allocation of funds at the September meeting. After that meeting, Council Member Liss asked Staff to review the allocation of funds (the split between Park Fund costs and Road Fund costs) and to consider changes so that the road and sidewalk work was funded by the Road Fund, not the Park Fund. In other words, the reconsideration only applies to the method of allocating costs. There is no change being in the work (paving, sidewalk, ADA accessibility etc) that Council approved to be done.

The chart on page 3 below shows what was approved in September.

The chart on page 4 shows a revision to the cost allocations.

What happens is that \$20,424 of costs previously allocated to the Park Funds is put to the Road Circulation Development Fee Fund. The costs moved are the work to sidewalks, driveway approach to High Hand, and handicap ramps.

ORIGINAL BLUE ANCHOR PARK ADDED WORK AT WALNUT STREET COUNCIL APPROVED 9/13/11

FUNDING (as of 8/31/11)

Park Fees (Quimby Act money)	311,260	
Park Development Fees	103,391	
Less Cal Trans grant match for parking lot	-125,000	
Roadway Circulation Development Fees		583,747
TOTAL	289,651	583,747

EXPENSE

Concrete Flatwork around cul-de-sac	6,432	0
Construct new driveway going toward HighHand	10,000	0
Re-construct US Bank driveway	0	11,080
Install Handicapped Ramps on Walnut St	4,000	4,800
Reconstruct Walnut Street & drainage	3,992	40,000
Pave parking area toward High Hand w/road grindings	2,500	0
TOTAL	26,924	55,880
BALANCE	262,727	527,867

REVISED BLUE ANCHOR PARK ADDED WORK AT WALNUT STREET**FUNDING (as of 8/31/11)**

Park Fees (Quimby Act money)	311,260	
Park Development Fees	103,391	
Less Cal Trans grant match for parking lot	-125,000	
Roadway Circulation Development Fees		583,747
TOTAL	289,651	583,747

EXPENSE

Concrete Flatwork around cul-de-sac	0	6,432
Construct new driveway going toward HighHand	0	10,000
Re-construct US Bank driveway	0	11,080
Install Handicapped Ramps on Walnut St	0	8,800
Reconstruct Walnut Street & drainage	0	43,992
Pave parking area toward High Hand w/road grindings	2,500	0
TOTAL	2,500	80,304
BALANCE	287,151	503,443