

**AUBURN AREA RECREATION AND PARK DISTRICT  
MEETING OF THE ACQUISITION AND DEVELOPMENT COMMITTEE AGENDA  
THURSDAY, JANUARY 19, 2023, 3:00 PM  
CANYON VIEW COMMUNITY CENTER, BOARD ROOM  
471 MAIDU DRIVE  
AUBURN, CA**

Materials related to an item on this Agenda submitted to the District after distribution of the agenda packet are available for public inspection by contacting the District Administrator at [kmuscott@auburnrec.com](mailto:kmuscott@auburnrec.com) or by calling (530) 537-2186 (M-F).

The public may participate in the meeting in-person or through Zoom. The link for this meeting is <https://us06web.zoom.us/j/88443425068>. The public can use this link and/or call 1 669 900 6833 Webinar ID: 884 4342 5068 to participate.

People using the Zoom website will be able to see and hear the Committee, and the Committee will be able to hear the public. The Committee will not receive any visual/video from the public. This is done to avoid inappropriate visual content at the meeting.

Questions and comments can be sent via email to the District Administrator no later than one hour before the meeting. These emails will be read aloud at the meeting and responded to accordingly. Emails can be sent during the meeting, and staff will work to ensure that all are read, however the best way to have your comment heard is through the Zoom meeting or the associated phone number.

If you are a person with a disability and need an accommodation to participate in the District's programs, services, activities and meetings, contact Kahl Muscott at (530) 537-2186 or [kmuscott@auburnrec.com](mailto:kmuscott@auburnrec.com) at least 48 hours in advance to request an auxiliary aid or accommodation.

**1.0 CALL TO ORDER**

Gray \_\_\_\_ Lynch \_\_\_\_

**2.0 ANNOUNCEMENTS, AGENDA REVIEW, CHANGES AND APPROVAL**

**3.0 PUBLIC COMMENT – This is the time wherein any person may comment on any item not on the agenda within the subject matter jurisdiction of the Committee Chairperson, please state your name and address for the record (optional). There is a time limitation of three minutes.**

**4.0 BUSINESS**

**4.1 Approval of Minutes from the December 5, 2022, Acquisition & Development Meeting (Pages 3-4)**

**Recommendation:** Review and approve minutes.

**4.2 Excess Land Declaration – Mt. Vernon Park (Pages 5-6)**

Shall the Auburn Area Recreation and Park District (“ARD”) adopt Resolution # 2023-04 declaring that the Mt. Vernon Park property (“Nevada St. property”) is in excess of its foreseeable needs?

**Discussion items:**

1. 2021 – 2022 Project Activity Report (Pages 7-10)

**5.0 ITEMS TO BE CONSIDERED AT FUTURE ACQUISITION & DEVELOPMENT MEETINGS**

1. Adding Second Set of Aluminum Bleachers at “B” Field
2. Regional Park and Regional Park Community Center Naming
2. Final Decision on Pickleball Courts for 2023 - 2024
3. Locations for new Pickleball Courts

**6.0 PENDING ITEMS REQUIRING MORE DETAILED RESEARCH**

None.

AUBURN AREA RECREATION AND PARK DISTRICT  
This agenda is hereby certified to have been posted as follows:

**ADJOURNMENT**

Date

1/13/2023

Time

10:15 Am

Secretary to the Board

Cathy Wayford

**Auburn Area Recreation and Park District  
Minutes of the Acquisition & Development Committee Meeting  
Monday, December 5, 2022 at 4:00 PM  
Canyon View Community Center, Board Room  
471 Maidu Drive, Auburn, CA 95603**

**1.0 CALL TO ORDER**

The meeting of the Acquisition & Development Committee was called to order at 4:01 PM

Chairperson Lynch and Vice-Chairperson Gray were present.

**2.0 ANNOUNCEMENTS, AGENDA REVIEW, CHANGES AND APPROVAL**

The agenda was approved by the Committee.

**3.0 PUBLIC COMMENT**

Mr. Perry Spetz gave a public comment to the Board and ARD staff in regard to Meadow Vista Pickleball Courts. He and the Meadow Vista Pickleball Players wanted to alert ARD to significant amount of maintenance and safety issues with their courts. They are asking for ARD to have the courts resurfaced, re-align the courts to face North/South, replace net posts with commercial posts designed for Pickleball and move the existing benches to outside the play court. Mr. Spetz brought in a signed list from the group asking that ARD take action on the above-mentioned items. There were 88 signatures on the list.

**4.0 BUSINESS**

**4.1 Approval of Minutes from the November, 2022 Acquisition & Development Meeting**

Chairperson Lynch and Vice-Chairperson Gray reviewed and approved the minutes from the November 7, 2022, Acquisition & Development Meeting.

**4.2 Resolution #2022-27; Partial Fee Acquisition and Temporary Construction Easement at Regional Park**

Chairperson Lynch and Vice-Chairperson Gray reviewed the Resolution #2022-27; Partial Fee Acquisition and Temporary Construction Easement at Regional Park and sent to the Board with a positive recommendation.

**Discussion Items:**

1. 2021 – 2022 Project Activity Report - this was reviewed by the Committee.
2. Dog Park at Meadow Vista – this item was discussed – no action at this time.
3. Locations for new Pickleball Courts – this item was reviewed by the committee.

**5.0 ITEMS TO BE CONSIDERED AT FUTURE ACQUISITION & DEVELOPMENT MEETINGS**

1. Realign the parking lot at Recreation Park – this item was discussed and Chairman Lynch ask that it be taken off the list.
2. Adding Second Set of Aluminum Bleachers at “B” Field – this item was discussed – no action was taken.
3. Addition Safety Pads for Old Tennis Poles at Meadow Vista Courts – this item was discussed and Chairman Lynch ask that it be taken off the list.

**6.0 PENDING ITEMS REQUIRING MORE DETAILED RESEARCH**

None.

**ADJOURNED**

As there was no further business, the meeting was adjourned at 5:10 PM.

Cathy Worsford  
Board Secretary

12/6/2022  
Date

## **4.2 Cover sheet – Excess Land Declaration – Mt. Vernon Park**

**Auburn Area Recreation and Park District Acquisition and Development Committee  
January, 2023**

### **The Issue**

Shall the Auburn Area Recreation and Park District (“ARD”) adopt Resolution # 2023-04 declaring that the Mt. Vernon Park property (“Nevada St. property”) is in excess of its foreseeable needs?

### **Background**

ARD is the owner of a 6.7 gross acre park land site fronting Nevada Street, in Auburn, California, referred to as Mt. Vernon Park. The park land was donated to ARD from Richard Rader and Carolyn Hardwick. The funding to improve the property was through mitigation fees of \$85,929 paid to the City of Auburn from the Affordable Housing Development Corporation, the developers of the nearby Palm Terrace Apartments.<sup>1</sup> Approximately 1 acre of the property directly off of Nevada St. features a short DG pathway a couple of picnic table locations. There is no parking at the property. This park is underutilized, especially when compared to any of ARD’s other parks and facilities. As such, ARD has deemed this to be excess land.

In March, 2018, the ARD Board of Directors declared the Mt. Vernon Park property as excess, and subsequently entered in to a Purchase and Sale Agreement with Western Community Housing to pursue the sale and development of the property for low-income senior housing. Ultimately, that Purchase and Sale Agreement was cancelled, due mainly to Western Community Housing being unable to secure extra adjacent land that was needed for their project.

State Law (CA GC 50568 – 5057) authorizes local governments, including special districts, to maintain an inventory of real property. State law also authorizes local governments to declare certain real property to be in excess of their foreseeable needs to be best suited to the development of the parcel for housing available to persons and families of low or moderate income at affordable housing cost. Upon such a declaration, the property becomes eligible to be sold, transferred, or auctioned in accordance with various surplus procedures state law provides.

### **Recommendation for the Board of Directors**

Staff recommends that the ARD Board of Directors adopt Resolution #2023-04 declaring that the Mt. Vernon Park property (“Nevada St. property”) is in excess of its foreseeable needs.

The ARD Acquisition and Development Committee forwarded this item to the Board of Directors for consideration.

### **Fiscal Impact**

The estimated annual costs to maintain Mt. Vernon Park are \$4,500 - \$5,500.

### **Attachments**

Resolution #2023-04

**RESOLUTION NO. 2023-04**

**RESOLUTION OF THE AUBURN AREA RECREATION  
AND PARK DISTRICT BOARD OF DIRECTORS FINDING THAT CERTAIN DISTRICT  
PROPERTY (MT. VERNON PARK) IS IN EXCESS OF THE DISTRICT'S FORSEEABLE NEEDS**

**WHEREAS**, Government Code section 50569 authorizes local agencies to make an inventory of lands they hold, own, or control as well as to determine that such land that is in excess of their foreseeable needs;

**WHEREAS**, the Auburn Area Recreation and Park District ("ARD") owns a 6.7 gross acre park land site fronting Nevada Street, in Auburn, California, more particularly described as Assessor Parcel Number 038-250-081 ("Nevada Street Property") and referred to as Mt. Vernon Park;

**WHEREAS**, ARD does not have any further need for, nor plans or resources to develop a park or other district facility on the Nevada Street Property.

**THEREFORE, BE IT RESOLVED**, consistent with Government Code 50569, the ARD Board of Directors ("Board") determines that the Nevada Street Property (Mt. Vernon Park) is in excess of its foreseeable needs.

**BE IT FURTHER RESOLVED**, that the Board finds that this declaration of excess property is exempt from the California Environmental Quality Act ("CEQA") exempt under 14 California Code of Regulations, section 15061(b)(3), because it can be seen with certainty that there is no possibility that this determination of excess property may have a significant effect on the environment.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the Board of Directors of the Auburn Area Recreation and Park District at a regular meeting thereof, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

**ATTEST:**

\_\_\_\_\_  
**James A. Gray**  
**Chairman of the Governing Board**

\_\_\_\_\_  
**Cathy Warford**  
**Clerk to the Governing Board**

<b>2023/2024 PROJECT ACTIVITY REPORT</b>		<b>UPDATED 01/12/23</b>	
<b>PROJECT</b>	<b>EST. COST</b>	<b>NOTES</b>	<b>EST. COMPLETED</b>
<b>RECREATION PARK</b>			
Driveway Asphalt Repair/Valve Box & Modular Bldgs. Courtyard Repair (2022)	22,500.00	Low bid was received from Simpson & Simpson Inc. and the work is scheduled to happen if the weather gets warm enough (55 degrees and rising) in the coming weeks. Project may need to be delayed until later in the spring.	Spring 2023
Wheelchair Swing Project (2018)	85,000.00	Project completed. Rubber surfacing needs some repairs and staff has coordinated with the vendor that they will return to do this work when the weather is warmer and drier.	Summer 2022
Rec Shop Floor Reinforcement Project (2020)	20,000.00	This project is being pushed out to next fiscal year. PBM Construction Inc. responded back to the District that the floor reinforcement joist work would be around \$40-\$45K. The bathroom door replacement component would be approximately \$10K. They did not price the sealing of the concrete floors in the restrooms. This project will need to be put on hold until the budget for this work can be revised.	TBD
Modular Bldg. #1 Roof Repair Project (2022)	15,000.00	Contract was awarded to All Seasons North Roofing & Waterproofing Inc. and the project will commence when there is a window of dry weather.	Winter 2023
<b>MEADOW VISTA PARK</b>			
Pickleball Court Crack Repairs	0.00	Staff getting quotes and information regarding more permanent repairs that could take place next fiscal year.	2023/2024
<b>ASHFORD PARK</b>			
Levee Repairs & Paving (2022)	75,000.00	This project will be pushed out to next fiscal year. The spillway vegetation and fencing/gate work have been completed. This will allow contractors access to the culvert and the ability to put together bids for the work.	Spring/Summer 2023
Retaining Wall Investigation	10,000.00	Staff will be obtaining quotes from engineers for this investigation.	Spring/Summer 2023

<b>2023/2024 PROJECT ACTIVITY REPORT</b>		<b>UPDATED 01/12/23</b>	
<b>PROJECT</b>	<b>EST. COST</b>	<b>NOTES</b>	<b>EST. COMPLETED</b>
<b>OVERLOOK PARK</b>			
Two Interpretive Signs (2022)	10,000.00	Project pushed out to next fiscal year. Bureau and other stakeholders need to be consulted, signage program needs to be developed, sign designs and locations needs to be established, signs need to be ordered and then quotes need to be obtained by contractors for installation.	Spring/Summer 2023
Restroom ADA Upgrades (2019)	15,000.00	New partitions part of the work has been completed. ADA signage and other minor work remains.	Spring 2023
<b>REGIONAL PARK &amp; MARRIOTT MEADOWS SITE</b>			
Marriot Meadows CD's and Park Construction Project (2021/22)	182,637.00	Staff is still in process of reviewing/redlining the most recent set of drawings and after the consultant finishes with the edits the plans will be uploaded into the Placer County Permit Portal to begin the Use Permitting process. The sale of the Mt. Vernon Park property has fallen through with the anticipated buyer so staff is making preparations to find another. Proceeds from this property sale (415K) were contractually obligated to be put towards the Marriott Meadows parksite and this plus the consultants most recent cost estimate coming in much higher than the estimate used to apply for the Prop. 68 Grant have put the project in an approximate 800K-1M budget shortfall. It is hoped that a new buyer can be found and that the property will bring a higher sale price than previously estimated and the District can find additional sources of revenue to make up the deficit. ARD is apparently not the only public agency grantee that is experiencing unexpected budget shortfalls and as such, the State has extended the "performance period" or deadline to complete the project construction from 2025 to 2028 which is helpful. The State also expressed that they will work with agencies experiencing shortfalls by allowing phased project implementation and possible scope reductions.	TBD



<b>2023/2024 PROJECT ACTIVITY REPORT</b>		<b>UPDATED 01/12/23</b>	
<b>PROJECT</b>	<b>EST. COST</b>	<b>NOTES</b>	<b>EST. COMPLETED</b>
		<b>PINK COLORED SECTIONS INDICATE NEW ACTIVITY</b>	
Kiosks/Signage (2022)	10,000.00	This project is being pushed out to next fiscal year. Signage program needs to be developed.	Spring/Summer 2023
Pond Leak Investigation (2022)	40,000.00	Staff will be obtaining quotes from engineers to do this study as well as researching less intensive methods to stop the seepage through the pond levee next fiscal year.	Spring/Summer 2023
Pickleball Court Crack Repairs	0.00	Staff getting quotes and information regarding more permanent repairs that could take place next fiscal year.	2023/2024
<b>CVCC</b>			
Bike Park - Construction (2015/2016) Fountain, signage, traffic control	15,000.00	Bike park drinking fountain has been installed. The Auburn Endurance Committee will be affixing a plaque to the fountain commemorating their donation at some point in the near future. That, or commissioning an artist to paint the fountain. Numerous small bike park signs remain to be installed and the bike park volunteers have had many of them prepared and installed around the park. Park has experienced minor erosion from the recent heavy rains and some trees have come down. Staff and volunteers will be addressing the situations as the weather improves.	ONGOING
<b>RAILHEAD PARK</b>			
Parking Lot Repair/Re-seal (2022)	60,000.00	This project will be pushed out to next fiscal year. Staff to obtain preliminary pricing from paving contractors for this work.	Spring/Summer 2023
<b>WINCHESTER PARK</b>			
Booster Pump & Filter Replacement (2022)	25,000.00	Project is going out to formal bid with opening date set for 2/16/23.	Spring 2023
<b>CHRISTIAN VALLEY PARK</b>			

<b>2023/2024 PROJECT ACTIVITY REPORT</b>		<b>UPDATED 01/12/23</b>	
<b>PROJECT</b>	<b>EST. COST</b>	<b>NOTES</b>	<b>EST. COMPLETED</b>
Tutor Totter Roof Repair (2022)	45,000.00	<b>PINK COLORED SECTIONS INDICATE NEW ACTIVITY</b> Project was completed late December and final inspection is set for 1/25/23.	WINTER 2022
<b>AUBURN ELEMENTARY</b>			
Discovery Club Modular Roof Repair (2022)	15,000.00	Project work is on hold pending the currently on-going school closure discussion.	Spring 2023
<b>MULTI-PARK ITEMS</b>			
Energy Efficient Upgrades (2021) Electrical and Plumbing scope additions	84,000.00	Notice of Substantial Completion for the project has been issued. Final punchlist needs to be completed by contractor and then staff will file a Notice Of Completion with the County.	ONGOING 2021-23
<b>Fiscal Year Projects Total:</b>	<b>729,137.00</b>		