

AUBURN AREA RECREATION AND PARK DISTRICT  
MEETING OF THE ACQUISITION AND DEVELOPMENT COMMITTEE AGENDA

MONDAY, JULY 15, 2024, 11:00 AM

CANYON VIEW COMMUNITY CENTER, BOARD ROOM  
471 MAIDU DRIVE  
AUBURN, CA

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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.

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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 June 17, 2024, Acquisition & Development Meeting (Pages 3-4)

Recommendation: Review and approve minutes.

**Discussion items:**

1. 2023 - 2024 Project Activity Report (Pages 5-8)
2. New Cell Tower at Recreation Park (Pages 9-15)
3. Ball Field Lights Information for Recreation Park (Pages 16-19)

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

1. Regional Park and Regional Park Community Center Naming
2. Bill Misphey's Memorial Bench

**6.0 PENDING ITEMS REQUIRING MORE DETAILED RESEARCH**

None.

**7.0 BRIEF ANNOUNCEMENTS AND REPORTS FROM THE BOARD MEMBERS – PARK VISITS AND OBSERVATIONS**

None.

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

**ADJOURNMENT**

July 11, 2024  
Date

12:45 pm  
Time

Cathy Wyford  
Secretary to the Board

**Auburn Area Recreation and Park District  
Minutes of the Acquisition & Development Committee Meeting  
Monday, June 17, 2024 at 11:00 AM  
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 11:05 AM.

**ROLL CALL**

Director Gray and Director Lynch were present.

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

The agenda was approved by the Committee as written.

**3.0 PUBLIC COMMENT**

None.

**4.0 BUSINESS**

**4.1 Approval of Minutes from the May, 2024 Acquisition & Development Meeting**

The Committee reviewed and approved the minutes from the May 20, 2024, Acquisition & Development Committee Meeting.

**Discussion Items:**

1. 2024 Project Activity Report – this item was discussed.

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

1. Regional Park and Regional Park Community Center Naming – this item was not discussed.
2. Bill Misphey’s Memorial Bench – this item was discussed.

**6.0 PENDING ITEMS REQUIRING MORE DETAILED RESEARCH**

None.

**7.0 BRIEF ANNOUNCEMENTS AND REPORTS FROM THE BOARD MEMBERS –  
PARK VISTS AND OBSERVATIONS**

- Director Gray said he had gone to Ashford Park and it really looked good. Railhead Park does not look that great and Regional needs to be cleaned up.

**ADJOURNED**

As there was no further business, the meeting was adjourned at 11:39 AM.

Cathy Wainwright  
Board Secretary

June 29, 2024  
Date

2024/2025 PROJECT ACTIVITY REPORT		UPDATED 7/10/24	
PROJECT	EST. COST	NOTES	EST. COMPLETED
<b>RECREATION PARK</b>			
Maintenance Shop Fire	0.00	Temporary office trailer has been removed and staff is in process of getting things organized in the new space. A couple "punch-list" items have been found and they have been forwarded to ATI for explanation or resolution. The insurers are still reviewing costs to add extra height to the new black barrier fence/gate between the shop and the James Field restrooms, replace three door handles and re-key everything to match our standard keys.	JULY 2024
Gym Locker Room Floors	25,000.00	Project has been freshly re-estimated and came in above the 25K cost threshold (approx 32K) and so will need to be bid formally. This cannot be done before the pool opens on 2/5 so the project will need to be pushed out to Fall/Winter when the pool/locker rooms are not in use.	2024/2025
Sewerline at back restroom	30,000.00	Site meeting with vendor took place and a reduced scope of work was received (\$16k vs. previous \$28k). Sewer replacement trench will be in a location that could compromise the root structure of a large adjacent oak tree that is already leaning so staff is getting an arborist out there to perform a tree evaluation and provide a health/hazard assessment. If hazardous the tree will be removed before the sewer work is started.	2024/2025
Splash Pool Repair Part 2	46,000.00	Repairs are in progress.	2023/2024
<b>MEADOW VISTA PARK</b>			
PH Pool Fence & Mowband	25,000.00	Project has been completed.	MAY 2024
<b>ASHFORD PARK</b>			
<b>OVERLOOK PARK</b>			

2024/2025 PROJECT ACTIVITY REPORT		UPDATED 7/10/24	
PROJECT	EST. COST	NOTES	EST. COMPLETED
<b>REGIONAL PARK &amp; MARRIOTT MEADOWS SITE</b>			
Marriot Meadows CD's and Park Construction Project (2021/22)	40,431.00	Update construction drawings have been received from the consultant. Staff will be cross checking with the redline set and getting updated cost estimates for all the site furnishings as time permits. Then sending to contractor for fresh pricing/cost estimate.	TBD
Re-Pave Park Drive and Parking Lot	80,000.00	Project will be broken into two phases as scope is too big for current budget amount. Phase 1 will be the thinner "throat" of roadway (Park Drive) as it comes into the park off of Galena Drive and extending into the wider arear parking lot about 100 feet. The existing asphalt is in terrible shape and so the scope is grinding it in place and re-paving instead of overlay paving. Staff has this project out to formal bid as of 6/12 with bid opening scheduled on 7/18. Project award anticipated at the 7/25 Board Meeting. Construction will involve roadway shutdown with illuminated message boards being placed at both ends of the work 7 days prior to construction alerting the public of the shutdown. Work will take up to 5 working days and is currently scheduled for the week of August 25th.	AUGUST 2024 PHASE ONE
Plumbing Infrastructure	2,000.00	Contractor on board, this project next in line after Ashford Park.	Spring 2024
Pickleball/Tennis Court Crack Repairs	97,725.00	Crack repair work is nearly complete at the pickleball and south tennis courts. Contractor will be coming back to do minor crack repair at the north tennis courts and rather significant crack repairs at the Meadow Vista tennis court.	SUMMER 2024
<b>CVCC</b>			
Bike Park - Construction (2015/2016) Fountain, signage, traffic control	4,800.00	Bike park sign footing holes and post setting will be done by staff in-house as schedules permit. Staff has been coordinating with PG&E on getting more soil donations. PG&E is planning on setting up a spoils yard here in Auburn and possibly dedicating one bin to ARD for Bike Park soil. Additional bike park repairs and construction will need to wait until PG&E obtains soil as it is too expensive to purchase and hard to find.	ONGOING

<b>2024/2025 PROJECT ACTIVITY REPORT</b>		<b>UPDATED 7/10/24</b>	
<b>PROJECT</b>	<b>EST. COST</b>	<b>NOTES</b>	<b>EST. COMPLETED</b>
<b>RAILHEAD PARK</b>			
Parking Lot Repair/Re-seal (2022)	60,000.00	Staff obtained preliminary pricing from paving contractors for this work in 2022 and this pricing needs to be updated. Due to staff project workload, this work will need to wait until Fall if it can even be done this fiscal year.	2024/2025
New Irrigation Pump & Filter (2023)	80,000.00	Scope and prelim pricing have been received. Project needs to wait until fall to go to formal bid when irrigation season has ended.	2024/2025
<b>WINCHESTER PARK</b>			
<b>SCHOOL PARK PRESERVE PICKLEBALL COURTS</b>			
Three Pickleball Courts joint project with City of Auburn (2023)	60,000.00	Asphalt, black acrylic re-surfacing and first acrylic color coats have been applied. Sleeves and net anchors were set in concrete footings beforehand. Lighting controls still need to be installed into the new court lights and the contractor is planning on laying down court protection when this occurs so as to not leave tire marks. Walk-through and punch-list to follow after and then when all is done the City will have to make the call as to when they will open the courts to the public. The City's concurrent ADA wheelchair lift project is about one-third completed and mosaic tile project has not started.	SUMMER 2024
<b>MULTI-PARK ITEMS</b>			
Energy Efficient Upgrades (2021) Electrical and Plumbing scope additions	84,000.00	Staff has received a 31K quote for light shields to mitigate excess glare on the James Field (only) lights. Both James and Beggs field lights were mentioned in the complaint received from an adjacent neighbor. This item was brought to the Board last month and was referred back to the A&D committee for further discussion. Warranty replacement work on two light fixtures, one at Regional basketball courts and one at Rec Park Pool, has just been completed. An additional light at Rec Park Gym has also been malfunctioning and Centrica gave us a box of drivers to fix this but the work itself is not covered under warranty so will be contracted out by staff.	Spring 2024

2024/2025 PROJECT ACTIVITY REPORT		UPDATED 7/10/24	
PROJECT	EST. COST	NOTES	EST. COMPLETED
		PINK COLORED SECTIONS INDICATE NEW ACTIVITY	
<b>Fiscal Year Projects Total:</b>	634,956.00		



## **Discussion Item #2: Cover sheet – New AT&T Cell Equipment/ Tower Extension at Recreation Park**

**Auburn Area Recreation and Park District Acquisition and Development Meeting (A&D)  
July 15, 2024**

### **The Issue:**

Shall the Auburn Area Recreation and Park District (ARD) approve the enhancement (height extension) of a cell/light tower and new AT&T cellular equipment at Recreation Park?

### **Background:**

AT&T has approached ARD about adding cellular equipment at Recreation Park (123 Recreation Dr., Auburn). After research, AT&T determined that it would be best suited to extend the existing cell/light tower found in the left-field corner of Recreation Field). The new AT&T equipment would be added to this extended section. This tower currently provides lights for the ballfield and holds cell equipment for Verizon. Verizon pays ARD \$2,870/month (\$34,440/year) with a built in 3% increase each year.

For this project to be completed, several items need to be approved. This list includes, but is not limited to, the following:

- Receiving permission from CA State Parks to add this extension. In 2009, ARD received a Land Water Conservation Fund (LWCF) grant to help build the walking pathway at Recreation Park. This grant is administered by CA State Parks. A requirement of receiving the grant was creating a perpetual easement, stating that the park would be forever a park. Certain additions to the park need approval, including adding cellular facilities. Staff is working with CA State Parks to receive this approval.
- AT&T receiving a use permit from the City of Auburn.
- Rent needs to be negotiated. AT&T is currently proposing \$2,500/month.
- Approval from the ARD Board.

51 Wireless, LLC, the subcontractor working with AT&T to complete this project, has provided photo simulation of what the tower extension and new equipment would look like. This information is attached.

### **Recommendation:**

Review and discuss. This item can be sent back to A&D for more information or forwarded to the full Board for review and discussion.

### **Fiscal Impacts:**

Still to be negotiated. ARD will receive somewhere between \$2,500 - \$2,780/month, with yearly escalators.

### **Attachments:**

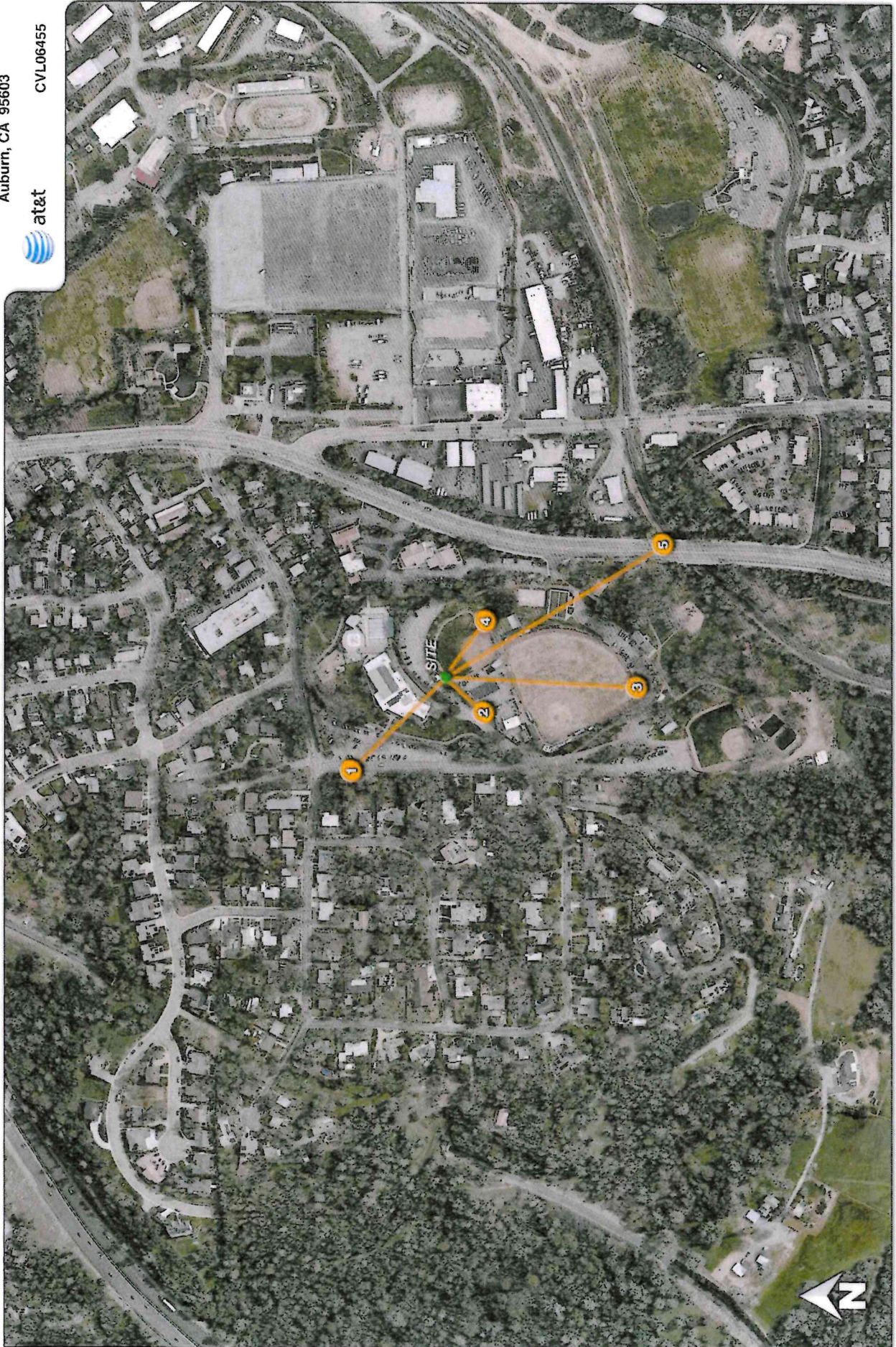
- Photo simulations of the tower extension and new AT&T equipment

**Auburn**  
123 Recreation Drive  
Auburn, CA 95603

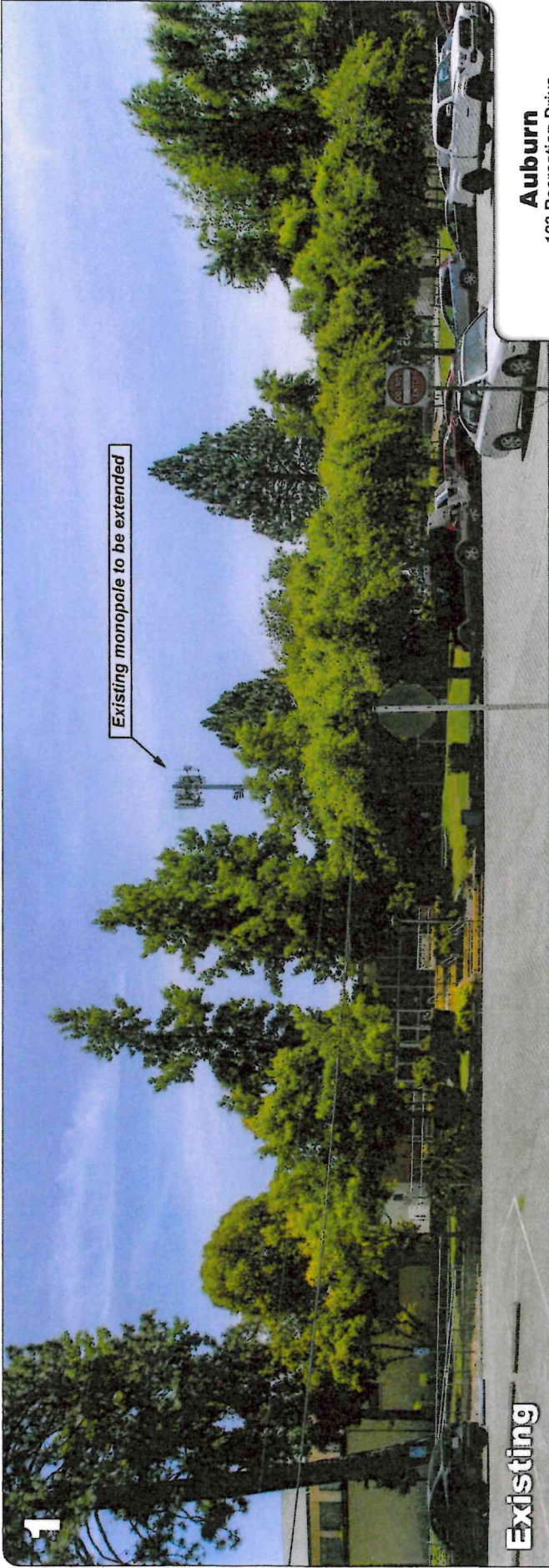


CVL06455

Aerial photograph showing the viewpoints for the photosimulations.



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Existing

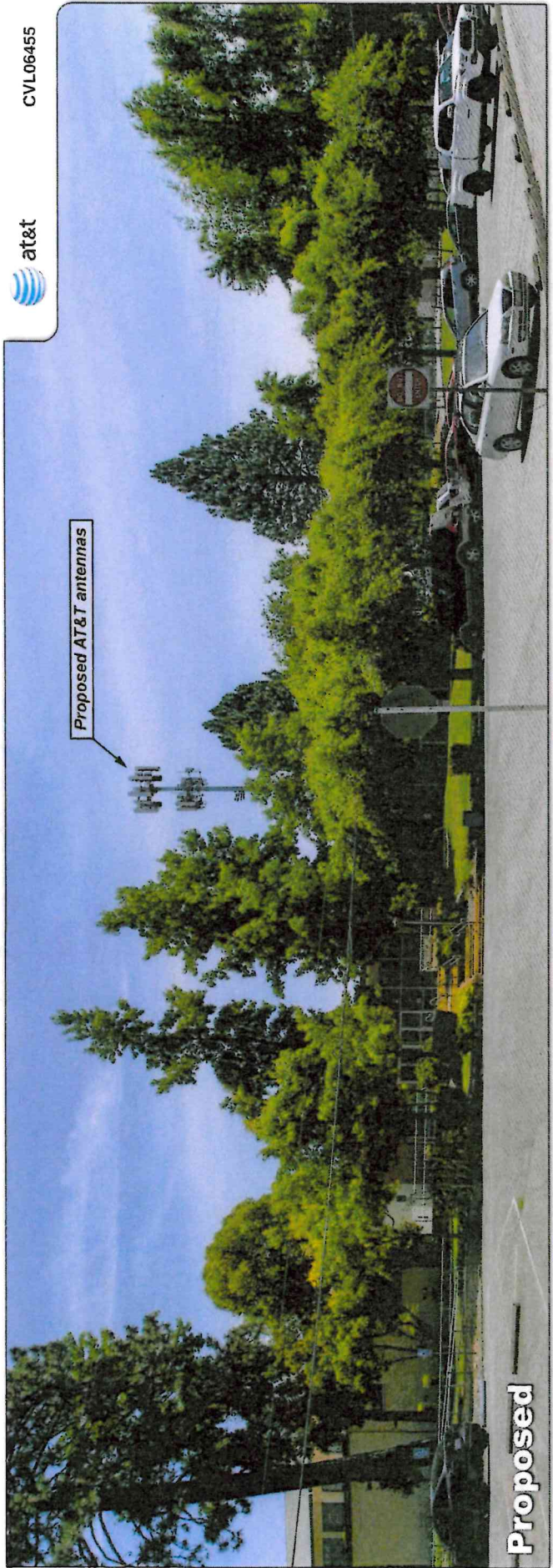
Existing monopole to be extended

Photosimulation of the view looking southeast from Recreation Drive.

**Auburn**  
123 Recreation Drive  
Auburn, CA 95603



CVL06455



Proposed

Proposed AT&T antennas

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Photosimulation of the view looking northeast from the ballfield parking lot.



**2**

Existing monopole to be extended

Proposed AT&T antennas



**Existing**

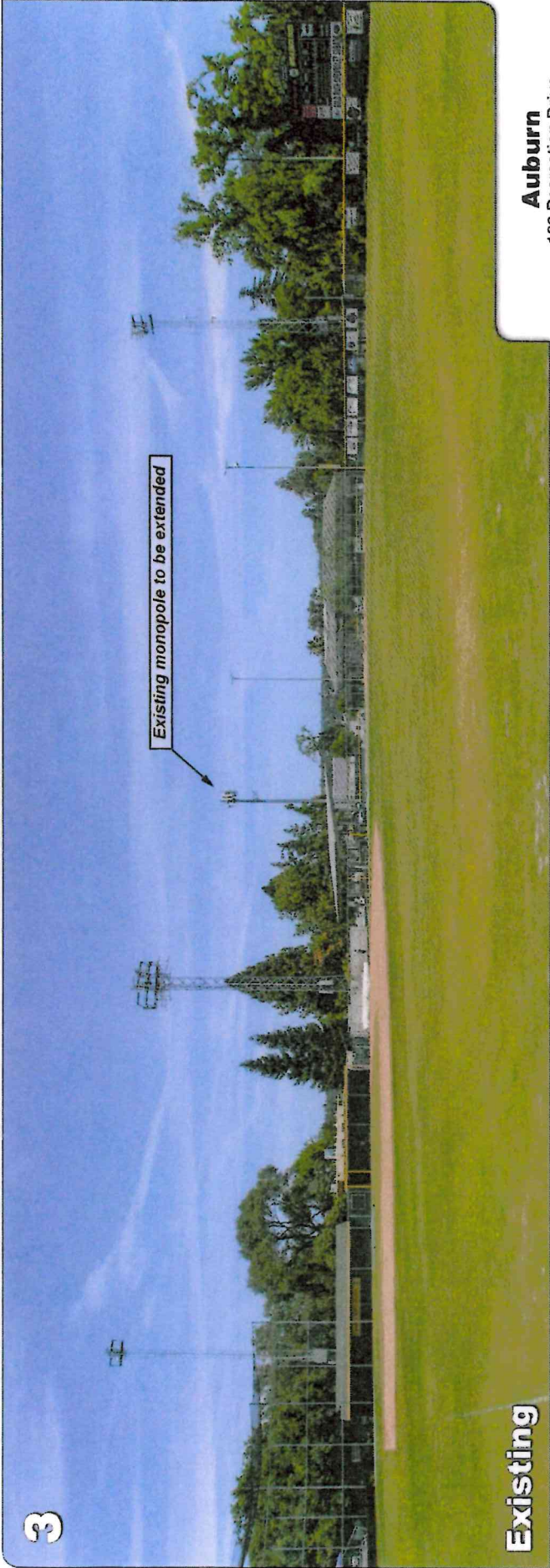
**Proposed**

**Auburn**  
123 Recreation Drive  
Auburn, CA 95603

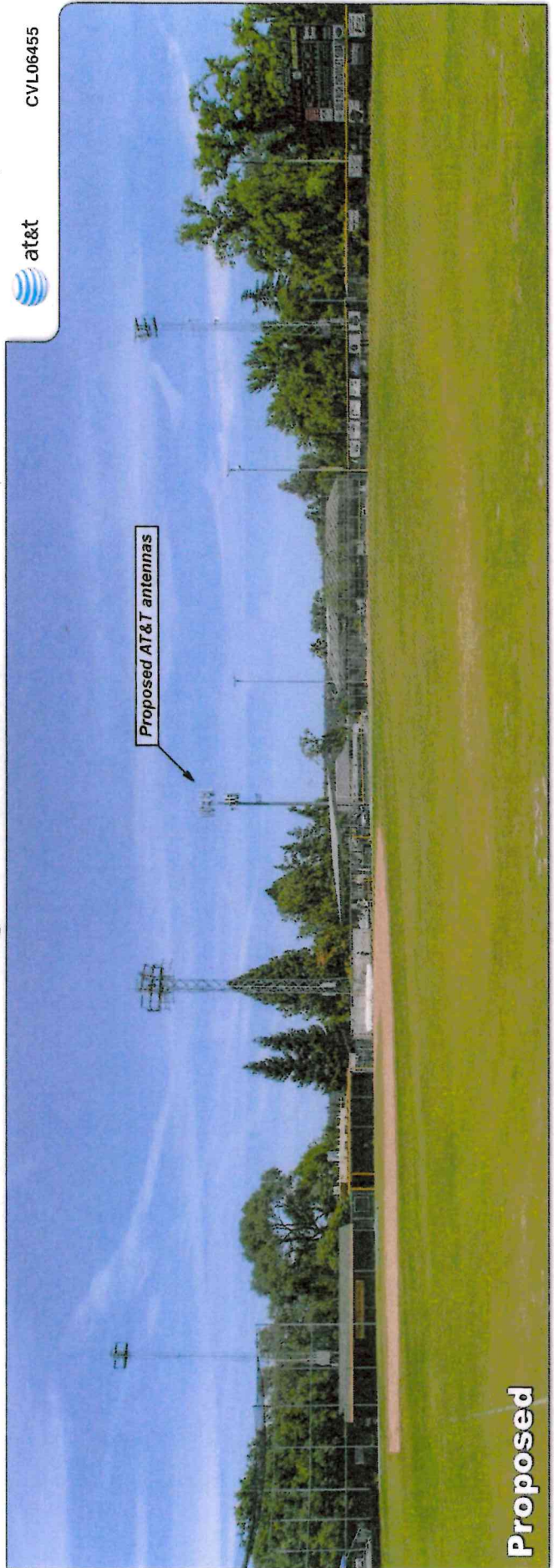


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Photosimulation of the view looking north across both ball fields.



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Photosimulation of the view looking northwest from the adjacent ball field.



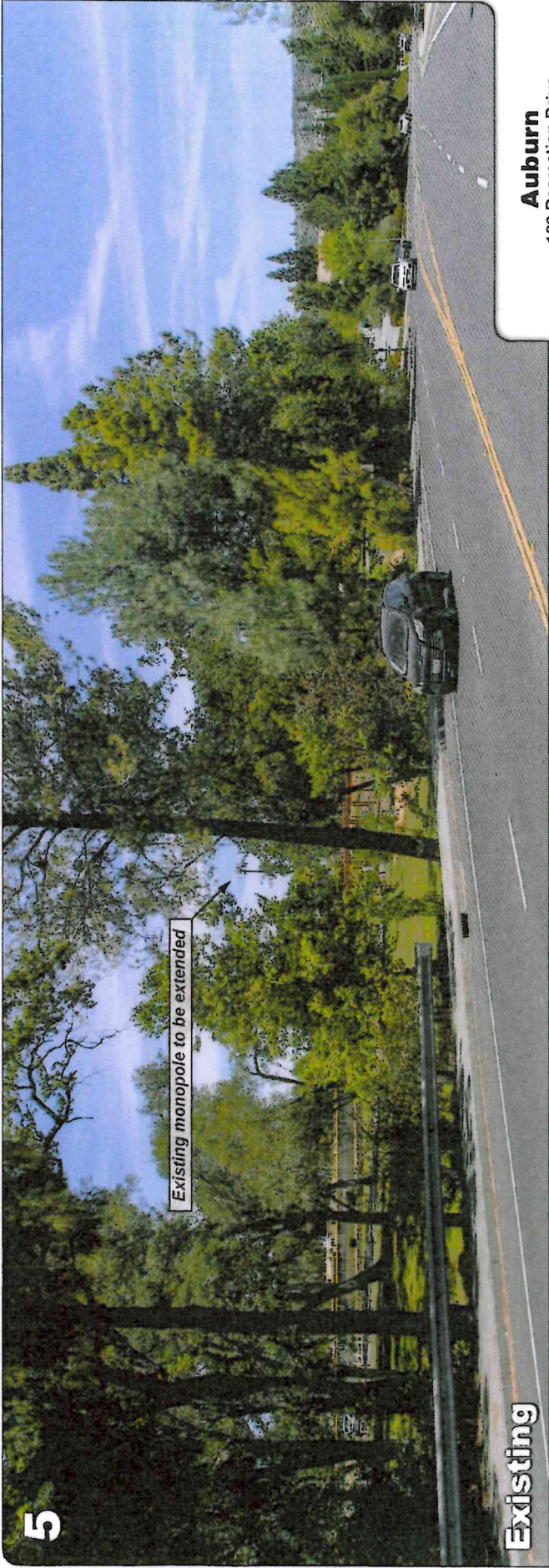
**Auburn**

123 Recreation Drive  
Auburn, CA 95603



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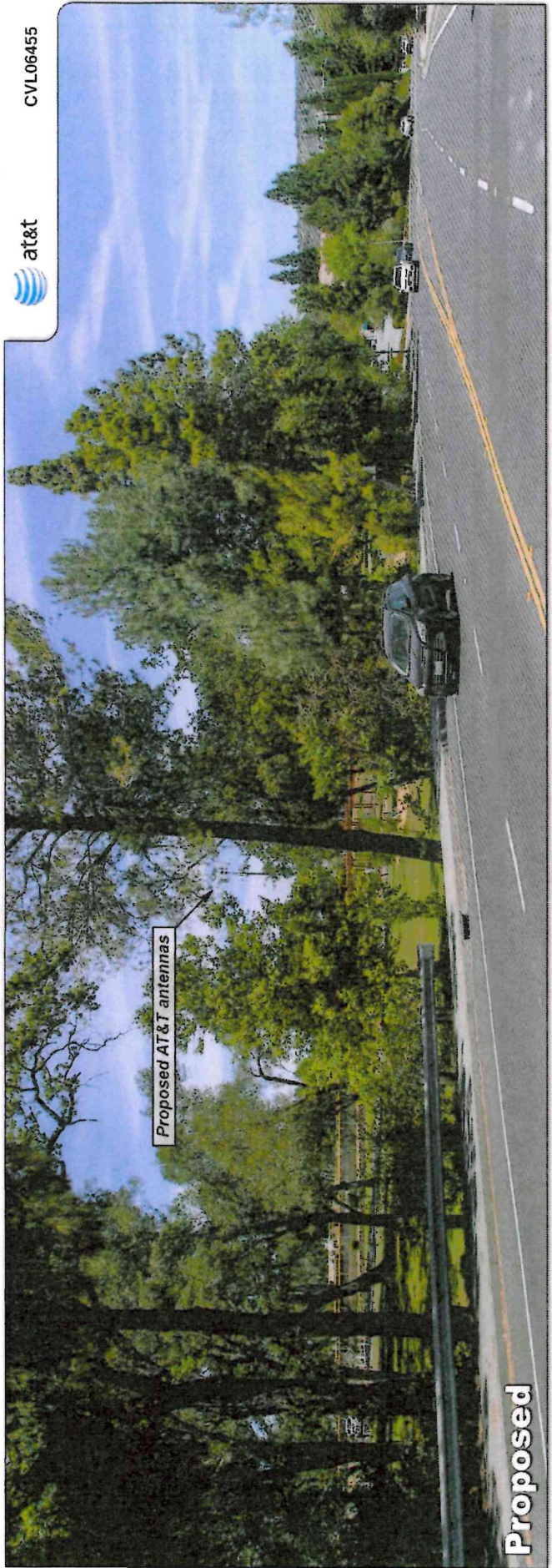


**Existing**

**Auburn**  
 123 Recreation Drive  
 Auburn, CA 95603

at&t CVL06455

Photosimulation of the view looking northwest along northbound Auburn Folsom Road.



**Proposed**

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**DISCUSSION ITEM 3: BALL FIELD LIGHTS  
INFORMATION FOR RECREATION PARK**



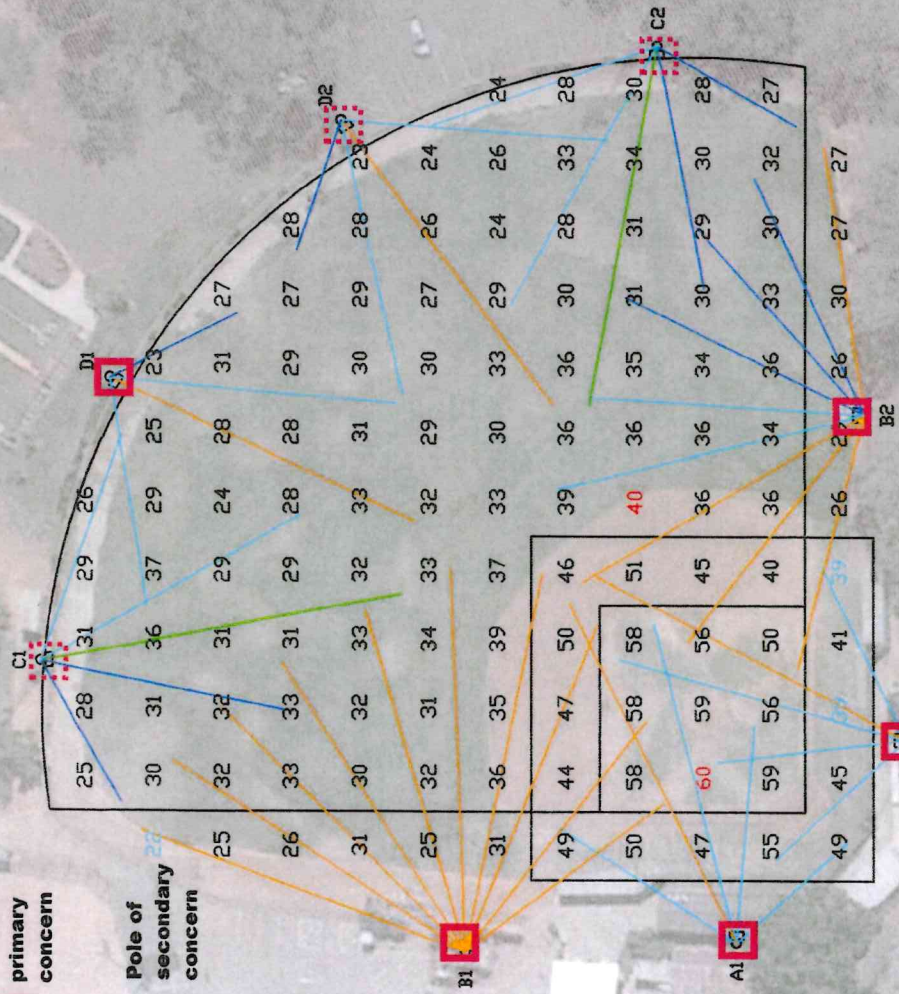
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# MAINTAINED

EXISTING POLES

Pole of primary concern

Pole of secondary concern



Baseball  
125 points  
HORIZONTAL  
Average  
Maximum  
Minimum  
AvgMin  
MaxMin  
Coef Var  
UnifGrad

Footcandle	Infield
30	50
40	60
22	39
1.38	1.28
1.82	1.54
0.13	0.13
1.38	1.44

Pole	x-loc	y-loc	height	N2-43C3	N4	N4x3D	N4D	Total	kw
A1	-57	30	70ft	1		4		5	6.5
A2	31.6	-44.1	70ft	1		4		5	6.5
B1	-61.1	149	70ft	10				10	13.0
B2	173.1	-26.3	70ft	4		2	3	9	11.7
C1	65	334	70ft		1	2	2	5	6.5
C2	334	65	70ft		1	2	2	5	6.5
D1	188.6	304.3	70ft	1		2	1	4	5.2
D2	301.1	203.4	70ft	1		2	1	4	5.2
Total				18	2	18	9	47	60.9

N4D GEN 3 FULL  
N4x3D GEN 3 FULL  
N4 GEN 3 FULL  
N2-43C3 GEN 3 FULL

**Qualite Sports Lighting, LLC**  
 PHONE 517/439-7581  
 FAX 517/439-1194  
 800/933-9741  
 WWW.QUALITE.COM

215 MECHANIC RD  
 HILLSDALE, MI 49242

GC-1200W-A      QL-####

FIELD  
 PARK, CITY, ST

NP      NTS      DATE      1 OF 2

GUARANTEE IS BASED ON PROPER INSTALLATION, MINIMUM INPUT VOLTAGES, MOUNTING HEIGHT +/- 3 FEET, AND POLES PLACED WITHIN 4 FEET OF SPECIFIED LOCATIONS

Approximate direction of photographs

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**MAINTAINED**

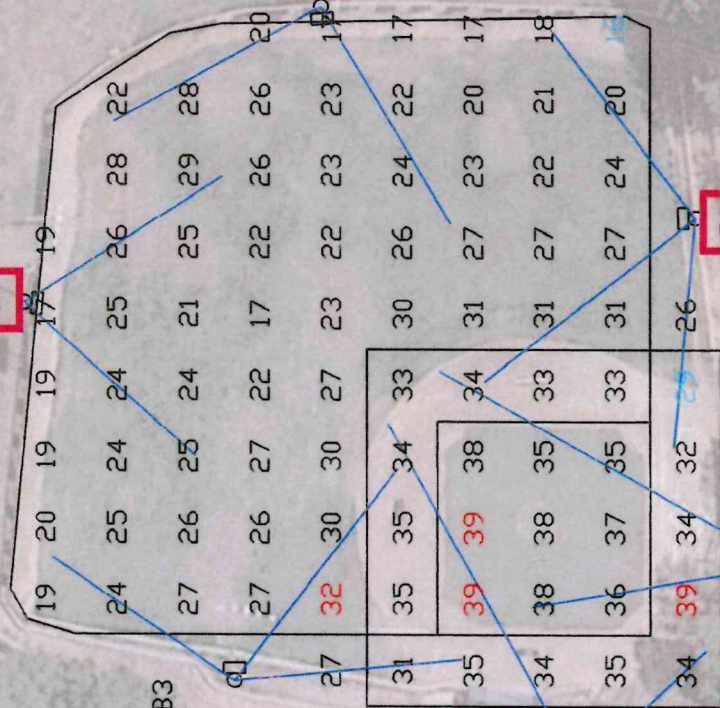
Approximate direction of photographs

EXISTING POLES

Pole of suspected concern

*BEGAS*

N4D  
GEN 3 FULL



Softball  
87 points (25 infield, 62 outfield) at z=3, sp 20ft by 20ft  
HORIZONTAL FOOTCANDLES

Average	24	Infield	35
Maximum	32	Outfield	39
Minimum	16		29
Avg:Min	1.49		1.21
Max:Min	2.00		1.34
Coef Var	0.17		0.07
UnifGrad	1.47		1.15

Pole	x-loc	y-loc	height	N4D	kw
A5	-37.5	19.9	70ft	2	2.6
A6	19.9	-37.5	70ft	2	2.6
B3	-12.8	117	70ft	3	3.9
B4	117	-12.8	70ft	3	3.9
C3	92.9	176	70ft	2	2.6
C4	176	92.9	70ft	2	2.6
Total				14	18.1

**Qualite Sports Lighting, LLC**  
 PHONE 517/439-1581  
 FAX 517/439-1194  
 800/933-9741  
 WWW.QUALITE.COM

215 MECHANIC RD  
 HILLSDALE, MI 49242

GC-1200W-A  
 OL-2053003-A

SOFTBALL  
 REC PARK PROJECT - AUBURN, CA

NP NTS 9/4/19 1 OF 1

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**Photo 1 - View east from deck outside master bedroom**