

NIPOMO COMMUNITY SERVICES DISTRICT

MONDAY, JANUARY 14, 2008

1:00 P. M.

SPECIAL MEETING NOTICE & AGENDA

PARKS COMMITTEE

COMMITTEE MEMBERS

MICHAEL WINN, CHAIR
JAMES HARRISON, MEMBER

PRINCIPAL STAFF

BRUCE BUEL, GENERAL MANAGER
LISA BOGNUDA, ASSIST. GENERAL MANAGER
DONNA JOHNSON, BOARD SECRETARY
JON SEITZ, GENERAL COUNSEL

MEETING LOCATION

District Board Room
148 S. Wilson Street
Nipomo, California

1. **CALL TO ORDER, ROLL CALL AND FLAG SALUTE**
ACTION RECOMMENDED: None
2. **DISCUSS ACTIVATION AND PARK DEVELOPMENT STATUS**
ACTION RECOMMENDED: Forward Recommendations to Board
3. **REVIEW DRAFT MILLER PARK ASSESSMENT REPORT**
ACTION RECOMMENDED: Forward Recommendations to the Board
4. **SET MEETING DATE(S)/TIME(S) FOR SUBSEQUENT MEETING(S)**
ACTION RECOMMENDED: Set Date/Time
5. **ADJOURN**

*** End Special Meeting Notice ***

TO: COMMITTEE MEMBERS
FROM: BRUCE BUEL *BEB*
DATE: JANUARY 9, 2008

AGENDA ITEM
2
JAN. 14, 2008

DISCUSS ACTIVATION AND PARK DEVELOPMENT STATUS

ITEM

Discuss Activation and Park Development Status [Forward Recommendations to Board].

BACKGROUND

Attached is the rough draft plan from the Wallace Assessment Report and a topographical map from the survey. The Committee has previously agreed to move the restrooms next to the Railway Memorial and the Gazebo to the NW corner of the property. In addition, Dale Ramey from County Public Works has indicated that the County may be willing to locate a Park and Ride Lot on Carrillo.

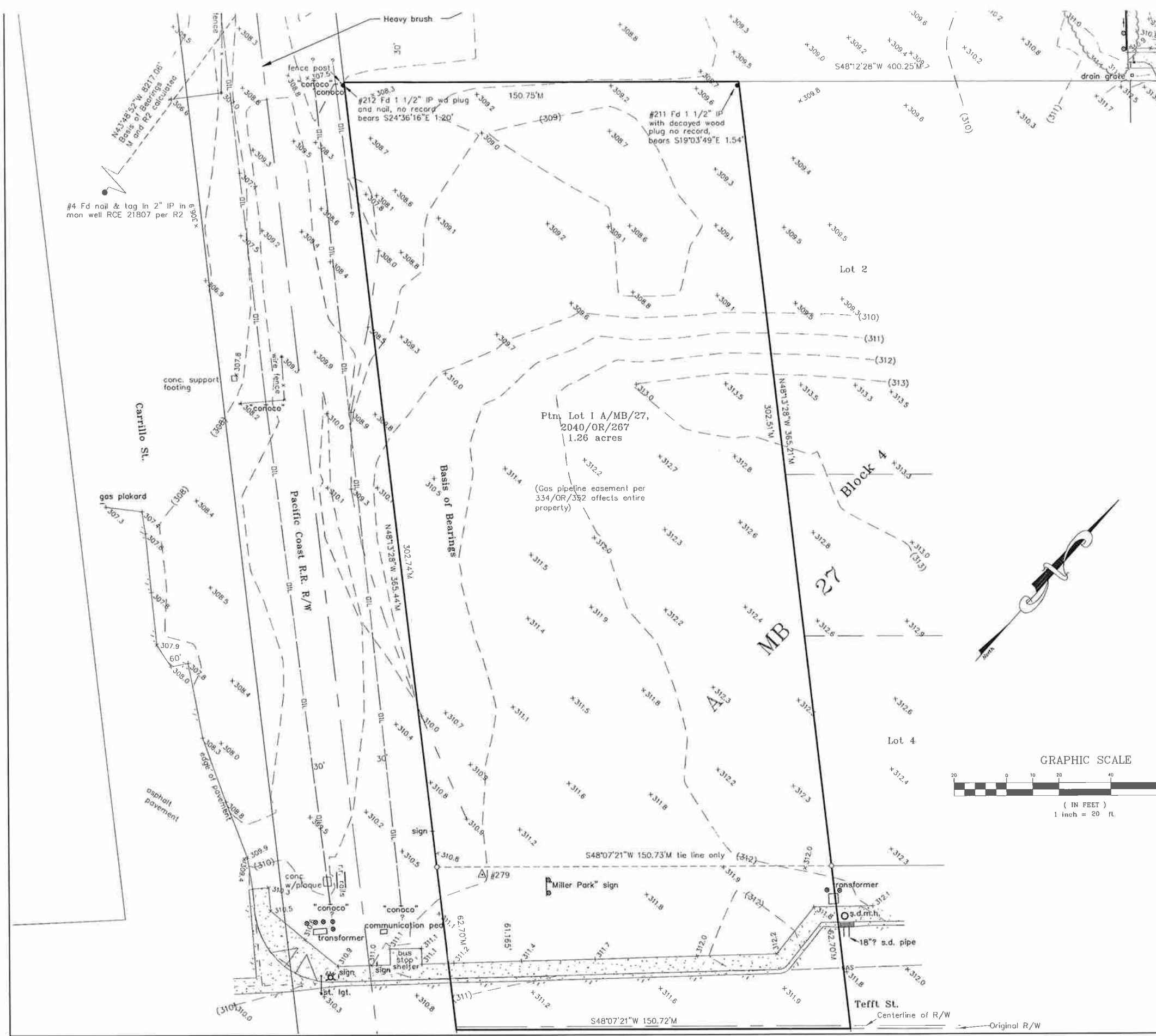
RECOMMENDATION

Staff recommends that the Committee discuss this matter and determine if the site plan should be revised so that the Board can scope the project for environmental review.

ATTACHMENTS

- Rough Draft Plan
- Topographical Map

T:\DOCUMENTS\SERVICES\PARKS\PARKS COMM STAFF NOTES\080114\080114ITEM2.DOC



Surveyor's Statement
 This map represents a survey made by me at the request of the Nipomo CSD, on November 7, 2007.

Date: 11/30/2007

Joseph T. Morris

Joseph T. Morris, LS 6192
 (License Expires 3/31/2008)



Local Control as Follows:

Point	Northing	Easting	Elevation	Description
1	47771.88	74630.00	329.20	Fd 1" IP LS 6192
2	42717.16	79500.17	307.41	SetRbr
3	42880.71	79695.03	310.94	SetRbr
4	41842.58	80318.88	305.98	FDP RCE21807
5	42688.44	80088.07	313.39	FDBCPNCHOSURV
10	42990.70	79868.72	316.92	SetRbr
211	42770.17	79639.34	309.97	FD1.5IP With decayed wood plug
212	42670.07	79526.95	308.10	FD1.5IPWD-NL
279	42478.74	79766.98	310.96	SETSPK

SURVEY NOTES

Basis of Bearings
 The Basis of Bearings for this survey is the calculated line between found monuments per 80LS/7 and as shown hereon.

Basis of Elevations
 The elevations show hereon are based on NGS benchmark designated "Q529" and having a published elevation of 329.54' N.G.V.D. 1929. Destroyed by the Tefft street improvement project.

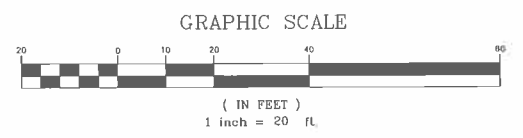
Easements
 A gas pipeline easement affects the property per preliminary title report FATCO No. 4001-2929771 dated 10/25/2007.

Contours
 Contour Interval = One Foot.


Underground Utilities
 Underground utility lines plotted hereon are based upon surface structures and/or found paint marks and are approximate only. Underground utility lines may exist. For information regarding utility location, size, depth, condition, and capacity contact utility or municipal/public service facility, or oil company. No atlas or record drawings have been provided.

Legend

	Boundary Line
	Edge of Pavement
	Center Line
	Contour
	Flow line
	Underground Gas Line
	Underground Oil Line
	Underground Water Line
	Control Point and Number
	Found monument as noted
	1"IP with plastic plug LS 6192 to be set via Record of Survey (in progress)
	Sign Post
	Portland Cement Concrete
	Spot Elevation
	Bollard/Small Pole
	Brush Line/Drip Line
	Wood barricade 80/LS/7



673-001-299 Miller Park			
Field Surveyed By:	M	On	11/2/07
Checked By:	M	On	11/07
Drafted By:	M	On	11/07
Checked By:	M	On	11/07
File Name:	MillerPark.samp		

TO: SUB-COMMITTEE MEMBERS
FROM: BRUCE BUEL 
DATE: JANUARY 9, 2008

AGENDA ITEM

3

JAN. 14, 2008

REVIEW ASSESSMENT REPORT

ITEM

Review Assessment Report [Forward Recommendations to Board].

BACKGROUND

Staff distributed copies of the Draft Assessment Report to the Sub-Committee for the 10/15/07 Meeting, including the attached spreadsheet on Annual Costs. Also attached is a comparison of assessment options requested by the Parks Committee at its 10/29/07 Meeting. The Column Titled O&M plus replacement cost computes the annual assessments based on the original annual cost with NCSD contributions of 33%; 40% and 50%. The Column titled O&M w/o Replacement Cost lowers the annual cost to just the cost of maintenance and the Column titled O&M w/o Gazebo and Pole Barn evaluates an annual cost with about half of the original Replacement Cost.

RECOMMENDATION

Staff recommends that the Committee discuss the options set forth in the attached spreadsheet and develop recommendations to forward to the Board

ATTACHMENTS

- Assessment Options Spreadsheet.

T:\Documents\services\parks\parks committee staff notes\080114\080114ITEM3.DOC

Nipomo Community Services District
Miller Park
Operations and Maintenance Apportionment

O&M Plus Replacement Costs

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$26,200		
General Fund	33.33%	\$8,733		
Primary District	44.44%	\$11,644	237.11	\$49.11
Secondary District	22.22%	\$5,822	329.50	\$17.67

* General fund pay 1/3 the original cost, PD pay 2/3 of the remaining 2/3, SD pay 1/3 of the remaining 2/3.

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$26,200		
General Fund	40.00%	\$10,480		
Primary District	40.00%	\$10,480	237.11	\$44.20
Secondary District	20.00%	\$5,240	329.50	\$15.90

* General fund pay 40% the original cost, PD pay 2/3 of the remaining 60%, SD pay 1/3 of the remaining 60%.

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$26,200		
General Fund	50.00%	\$13,100		
Primary District	33.33%	\$8,733	237.11	\$36.83
Secondary District	16.67%	\$4,367	329.50	\$13.25

* General fund pay 50% the original cost, PD pay 2/3 of the remaining 50%, SD pay 1/3 of the remaining 50%.

O&M with No Replacement Costs

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$16,900		
General Fund	33.33%	\$5,633		
Primary District	44.44%	\$7,511	237.11	\$31.68
Secondary District	22.22%	\$3,756	329.50	\$11.40

* General fund pay 1/3 the original cost, PD pay 2/3 of the remaining 2/3, SD pay 1/3 of the remaining 2/3.

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$16,900		
General Fund	40.00%	\$6,760		
Primary District	40.00%	\$6,760	237.11	\$28.51
Secondary District	20.00%	\$3,380	329.50	\$10.26

* General fund pay 40% the original cost, PD pay 2/3 of the remaining 60%, SD pay 1/3 of the remaining 60%.

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$16,900		
General Fund	50.00%	\$8,450		
Primary District	33.33%	\$5,633	237.11	\$23.76
Secondary District	16.67%	\$2,817	329.50	\$8.55

* General fund pay 50% the original cost, PD pay 2/3 of the remaining 50%, SD pay 1/3 of the remaining 50%.

O&M with Replacement Costs w/o Gazebo and Pole Barn

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$20,766		
General Fund	33.33%	\$6,922		
Primary District	44.44%	\$9,229	237.11	\$38.92
Secondary District	22.22%	\$4,615	329.50	\$14.01

* General fund pay 1/3 the original cost, PD pay 2/3 of the remaining 2/3, SD pay 1/3 of the remaining 2/3.

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$20,766		
General Fund	40.00%	\$8,306		
Primary District	40.00%	\$8,306	237.11	\$35.03
Secondary District	20.00%	\$4,153	329.50	\$12.60

* General fund pay 40% the original cost, PD pay 2/3 of the remaining 60%, SD pay 1/3 of the remaining 60%.

		Apportioned Per Annum Cost	Total Benefit Units	Cost per Benefit Unit per Annum
Total O&M Costs	100.00%	\$20,766		
General Fund	50.00%	\$10,383		
Primary District	33.33%	\$6,922	237.11	\$29.19
Secondary District	16.67%	\$3,461	329.50	\$10.50

* General fund pay 50% the original cost, PD pay 2/3 of the remaining 50%, SD pay 1/3 of the remaining 50%.

Operations and Maintenance Expenses for Miller Park
September 20, 2007

	Capital Costs	O&M Monthly Costs	O&M Yearly Costs	Replacement Costs over 30 years	Pro-Rated Costs Per Annum
Landscape Maintenance	\$25,000	\$800	\$9,600	\$833	
Pole Barn	\$98,000	\$100	\$1,200	\$3,267	
Restroom	\$72,000	\$250	\$3,000	\$2,400	
Gazebo	\$65,000	\$100	\$1,200	\$2,167	
Fence	\$19,000	\$75	\$900	\$633	
Insurance			\$1,000		
Total			\$16,900	\$9,300	\$26,200