

**RANCHO MURIETA  
PARKS COMMITTEE MEETING**  
Wednesday December 28, 2016 at 4:00 p.m.

Rancho Murieta Association Building  
7191 Murieta Parkway

**PLEASE CALL 354-3500 IF YOU ARE UNABLE TO ATTEND THE MEETING**

Rob Brown, RMA  
Cheryl McElhany, RMA  
Mark Pecotich, CSD  
Cindy Moreno, The Retreats  
John Sullivan, Cosumnes River Land Development  
Morrison Graf, CSD Alternate

Greg Vorster, RMA Staff  
Darlene Gillum, CSD Staff  
Danise Hetland, RMA Staff  
Mark Parsons, RMA Staff  
Darlene Myers, RMA Staff

**AGENDA**

- |    |   |           |
|----|---|-----------|
| 1. | Call to Order                                   | 4:00 p.m. |
| 2. | Approve Minutes for November 1, 2016            | 4:05 p.m. |
| 3. | Parks Fund Balance                              | 4:10 p.m. |
| 4. | Review parks matrix                             | 4:15 p.m. |
| 5. | The Greens Park - Committee Action              | 4:30 p.m. |
| 6. | Parks Committee Guidelines - Review and comment | 4:45p.m.  |
| 7. | Trail Map Update – Cosumnes River Land          | 5:00p.m.  |
| 8. | Other Business                                  | 5:15 p.m. |
| 9. | Adjournment                                     | 5:30 p.m. |

**Rancho Murieta Association  
Park Committee  
Minutes for Meeting of November 1, 2016**

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**Present**

Cheryl McElhany, Chair, RMA  
Tim Maybe, RMA  
Mark Pecotich, CSD  
Morrison Graf, CSD, Alt.  
John Sullivan, CRLD  
Cindy Moreno, The Retreats

**Staff**

Greg Vorster, RMA Staff  
Darlene Thiel, CSD Staff  
Danise Hetland, RMA Staff  
Mark Parsons, RMA Staff  
Darlene Myers, RMA Staff

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**Call to Order**

The meeting was called to order at 4:00 p.m. by Cheryl McElhany, Chair.

**Approval of Minutes**

**M(Maybee)/S(Pecotich)/C** to approve the minutes of June 2, 2016.

Vote: 5 Yes; 0 No; 0 Abstention

**Park Fund Balance**

Neighborhood Parks	\$ 153,996.01
Community Park	<u>19,991.04</u>
Total	\$ 173,987.05

**Review Parks Matrix**

The Committee reviewed the current Park Matrix of July 22, 2013. Greg Vorster reported that RMA would like to amend the matrix to include lights at the Riverview Park tennis courts and basketball court for an estimated cost of \$35,000.

Mark Pecotich asked if the Committee wished to keep the Pump Track on the Parks Matrix since it is now closed. It was pointed out that the Matrix contains costs for construction, since Park Committee money can only be used for construction. Maintenance and operations of parks is up to RMA's discretion.

**M(Pecotich)/S(Maybee)/C** to amend the Park Facility Matrix to include lights at the Riverview Park tennis courts and basketball court for an estimated cost of \$35,000 and add pickle ball to the tennis court line item for Riverview Park (item #5 and #17).

Vote: 5 Yes; 0 No; 0 Abstentions

The funding for the lighting project will be discussed at the next Park Committee meeting.

**The Greens Park**

Greg Vorster reported that The Greens Park estimated construction costs are more than expected. The RMA Board asked Staff to get a cost estimate with individual subcontractors and RMA will act as the general contractor. The estimated costs came in at \$404,681, which is still over budget, but Mr. Vorster estimates that the actual costs could be \$380,000 to \$400,000. Mr. Vorster noted the estimate for the project doesn't include a contingency fee.

M(Sullivan)/S(Pecotich)/C to move forward on The Greens Park development project as presented.

Vote: 5 Yes; 0 No; 0 Abstention

Mr. Vorster also noted that the RMA Board may be willing to advance funds to complete the project.

### Rancho Murieta Park Committee Overview

Mark Pecotich reported that he had initiated this overview with the purpose of reflecting the Park Development Agreements in one document. After the RMA Board and the CSD Board reviewed this initial document, revisions were made and the revised document was presented to the Park Committee.

John Sullivan said that he would like to review the document and make his comments via email to the committee members.

Mr. Sullivan stated that he has recommended that the CSD Board amend the FSA, to state that only after Park Fees are paid by the developer, will the CSD will issue water permits. He noted that Darlene Thiel has contacted Les Hock regarding the South developer's FSA. Ms. Thiel said the FSA would address the community park fees and the neighborhood park fees.

### Trail Map Update

Mr. Sullivan had been asked to present to the Committee the revised trail map that he and RMA had discussed. Mr. Sullivan stated that their group is confused as to what the parties want as far as trail surfaces -- paved trails, paths around the lakes, sidewalks, etc. He said his group isn't all that keen on paved or hard surfaces.

Mr. Pecotich feels there needs to be an agreement on path surfaces. He would like natural trails. He said at the Stakeholders' meetings, people nod their heads about having natural trails.

Mr. Vorster noted that natural trails should not be at the expense of the paved trails specified in Exhibit E.

Tim Maybee said that since RMA maintains and replaces the trails as specified in Exhibit E, RMA should have the final say on the surfaces. RMA Staff has said that a hard surface trail requires less maintenance than decomposed granite trails.

Morrison Graf asked who will be responsible for maintenance of the trails. Mr. Maybee said whoever owns the property will maintain the trails on that property.

### Adjournment

The meeting was adjourned at 5:30 p.m.

**Park Fund  
2016**

	1st Quarter	2nd Quarter	3rd Quarter	Total Year	Community	Neighborhood
<b>Beginning Cash Balance</b>	84,395.96	84,395.96	173,857.52	84,395.96	(44,562.68)	128,958.64
<b>Cash In:</b>						
The Retreats		69,456.42		69,456.42	44,738.10	24,718.32
RMA		19,815.62		19,815.62	19,815.62	
Investment Income		189.52	129.53	319.05		319.05
<b>Total Cash In</b>	<b>0.00</b>	<b>89,461.56</b>	<b>129.53</b>	<b>89,591.09</b>	<b>64,553.72</b>	<b>25,037.37</b>
<b>Cash Out:</b>						
Bank Fees				0.00		
<b>Total Cash Out</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Ending Cash Balance</b>	<b>84,395.96</b>	<b>173,857.52</b>	<b>173,987.05</b>	<b>173,987.05</b>	<b>19,991.04</b>	<b>153,996.01</b>

Note: The County of Sacramento owes the Park Fund \$178,500 for bridge expenses. As development on the North progresses the County will collect fees from the North Developer and remit payments to the Park Fund.

\* In April the developer paid park fees for 22 units of The Retreats project.

\*\* Rma paid fees for its obligations under the PDA for the same 22 units.

EXHIBIT "C"  
 RANCHO MURIETA PARK FACILITY MATRIX  
 November 01, 2016

Item No.	Description	NEIGHBORHOOD PARKS							COMMUNITY PARKS & FACILITIES					Totals
		Murieta Parkway	Calero Lakeside	Murieta South Riverview	Murieta South The Greens	Murieta South Lakeview	Eschela Drive Comm. Ctr / Pool Site	Stonchouse	Clementia Lakeside					
<b>A. Physical Characteristics</b>														
1.	Acres (Proposed site)	11	9.5	7.5	21	1	13.8	20	12				85	
2.	Slopes	Mild	Flat	Mild	Flat	Mild	Mild/Steep	Mild	Steep					
3.	Tree Cover	10%	0%	10%	30%	0%	10%	0%	0%					
4.	Cultural resources	Yes	No	No	No	No	Yes	No	No					
5.	Hydrology	None	Lake Shore	25% Flood and intermittent creek	Wetlands	None	None	None	Lake Shore					
6.	Soils	Good	Good	Fair	Fair	Fair	Good	Good	Good					
7.	Erosion Hazard	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate					
8.	Original Budget (2001)	\$540,000	\$190,000	\$200,000	\$170,000		\$3,100,000	\$660,000	\$580,000				\$4,935,000	
9.	Amended Budget (2007)		\$124,000	\$20,000	\$62,000		\$3,816,000-3,866,000	\$262,000	\$615,000-790,000				\$4,935,000-5,159,000	
10.	Amended Budget (2012)		\$167,000		Re-evaluate	Not Funded		\$362,000						
<b>B. Improvements</b>														
1.	ADA Compliance													
2.	Bantam Soccer Field			F				C	F					
3.	BQ Area		F	C	F			F	C					
4.	Community Building (15,000 SF)													
5.	Hard Court	F		C, (Lights)	Developer		F	(UJC) (LIGHTS)F						
6.	Interpretive/Nature Area	F		C			F	(UJC) (LIGHTS)F						
7.	Lighted Ball Field													
8.	Open Play Field	F		C	F		F	(UJC) (2)C	F					
9.	Parking	F	F	C	F		F	F	F					
10.	Pathway						C							
11.	Picnic Area		F	C	F			F	C					
12.	Restrooms			C				C	F					
13.	Shade Cover		F	C				C	C					
14.	Site Development			C				(UJC) (1)C	C (2 TOTAL)					
15.	Skate Board Park							PF						
16.	Swim Complex													
17.	Tennis / Pickle Ball Courts	F		C, (Lights)			F							
18.	Tot Lot / Playground	F		C	F		F	C	F					
19.	Turf and Irrigation	F	F	C	F		F	C	F					
20.	Walkway Lights							F						
21.	Walkways				F		F							
22.	Shade Trees	F			F		CPF							
23.	Large Picnic Area	F												
24.	Horseshoe Pit	F												
25.	Booce Ball Court													
26.	Dog Park													
27.	Community Gardens				CPF			CPF	CPF					
28.	Plaza / Flag poles							PF						
29.	Pump Track													
30.	Drinking Fountains			PF	F									
31.	Fencing						F						NF	
32.	Temporary Practice Field						C							
33.	Splash Park			C										

Legend- F: Funded C: Complete CPF: Completed Private Funding PF: Private Funding NF: Not Funded



# Rancho Murieta Association Memorandum

**To:** Parks Committee  
**From:** Greg Vorster, General Manager  
**Date:** December 22, 2016  
**Subject:** The Greens Park

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History:

In 2009 the plans for The Greens Park were developed and put out for bid. The quotes came back in the mid \$600,000 range. Due to the high cost and other factors, the project was put on hold. In 2016 the Parks Committee reduced the scope of work and asked that the project again be put out to bid. The new quote came back at \$536,000.

At this time Staff recommended that RMA be allowed to act as the general contractor. The Board and the Parks Committee approved this concept. Grading and underground work would be completed by RMA Maintenance and landscaping, concrete and asphalt work would be bid out.

The bids have been received and the project cost is \$325,858. Staff is recommending a 10% contingency for a not to exceed amount of \$358,443 for the project. In addition, the trees were bid separately with the funding to come from the Tree Mitigation Fund. The cost to mitigate the trees on the entire 3 acres is \$29,550.

Motion:

To approve a not to exceed amount of \$358,443 for The Greens Park. Funding to be \$174,000 from the Parks Fund, with the balance of \$184,443 being advanced by RMA in return for a Parks credit.

The trees will be funded by the Tree Mitigation Fund in the amount of \$29,650.