

TOWN OF SAN ANSELMO

Staff Report
May 22, 2014

For the meeting of May 27, 2014

TO: Town Council
FROM: David P. Donery, Community Services Director
SUBJECT: "Measure A" Parks Tax Allocation – 2014-15 FY

RECOMMENDATION

That Council receive report on options for the 2014/15 Work Plan for the Town's allotment of Measure A funds and provide direction to staff.

BACKGROUND

On November 6, 2012, Marin County voters approved the Marin Parks, Open Space, and Farmland Preservation Transactions and Use Tax Ordinance ("MEASURE A"). MEASURE A levies a one-quarter percent transactions and use tax in Marin County and is estimated to generate approximately \$10,000,000 per year for the ten-year term of the measure.

In November of 2013, the Town Council voted to allocate the 2013/14 Measure A funds allotted to San Anselmo, which was estimated to be in the amount of \$35,897, towards the purchase of the Sky Ranch property in Fairfax and San Anselmo to be used as open space lands. The 2013/14 Measure A funds ended up exceeding the County's estimates by \$12,175, for a total of \$ 48,072. These additional funds were deposited in to the Town 's Measure A account for a future designation.

DISCUSSION

At the Town Council meeting held on November 12, 2013, Council directed staff to engage both the Open Space Committee and the Parks and Recreation Commission in the creation of Measure A recommendations for the upcoming fiscal year. During the spring of 2014, the Parks and Recreation Commission and the Open Space Committee discussed options for the 2014/15 allotment, which is predicted to be in the amount of \$74,215.95, and prepared recommendations for consideration by the Town Council.

ANALYSIS

At the Council Meeting held on May 13, 2014, the Council was presented with options from both the Parks & Recreation Commission and Open Space Committee for use of the 2014 Measure A funds. These recommendations are listed below:

Open Space Committee Recommendations

At their March meeting, the Open Space Committee discussed potential uses of the Town's 2014/15 Measure A funds. The Committee agreed on the following recommendations:

- 1) Allocate funding to Red Hill and Sunny Hills Trails projects.

- 2) Provide additional funding towards the Sky Ranch acquisition.
- 3) Allocate annual funding for fire hazard reduction and restoration on Town owned parks and open space.
- 4) Allocate an annual allotment of the Measure A funds towards the San Anselmo Open Space Fund.

Parks and Recreation Commission Recommendations

At their March and April meetings, the Parks and Recreation Commission discussed potential uses of the Measure A funding. Consideration was given to the installation of a restroom at Robson Park and to making improvements at Creek Park, both of which were among the recommendations for the previous year's Measure A allocation.

At the April meeting, staff asked the Parks & Recreation Commission consider recommending that the Measure A funding be allocated towards a Memorial Park renovation project savings account. Staff stated that the park is in dire need of a significant amount of repair including a major field renovation with new drainage, irrigation and turf. Staff also noted that two of the current tennis courts need major repairs or replacement and that the Millennium Playground was nearing the end of its useful life. The Parks & Recreation Commission adopted the staff recommendation with a recommendation that the Town seriously consider alternate sources to fund the Robson bathroom and Creek Park improvements.

Detention Basin

Whether or not the Memorial Park Detention Basin project moves forward, significant funding for the park's infrastructure needs must be addressed in the near future. If the detention basin project were to be approved, the Town would be required to provide a portion of the funding for the recreational improvements component of the project.

Funding for Parks

Outside funding, particularly funding dedicated to parks, is difficult to find. To make any significant contribution towards a large project, such as Memorial Park, allocating subsequent Measure A annual allocations towards this project would also be advised. The Town currently owns 12 acres of community park land and 101.5 acres of open space land.

May 13, 2014 Town Council Meeting

The following are the options proposed at the May 13th Town Council meeting:

- 1) That the Town Council accept the Parks & Recreation Commission's recommendation of committing 100% of the 2014/15 Measure A allocation towards the Memorial Park Renovation Project, with the advisement that Council seriously consider alternate sources to fund the Robson bathroom and Creek Park improvements.
- 2) That the Town allocate 10% of the annual Measure A funding to the San Anselmo Open Space Fund, and the remaining 90% be allocated as described in Recommendation #1.

During the discussion of these options, members of the Open Space Committee reported that serious negotiations were underway for the purchase of the Sky Ranch property for use as open space, and requested that the Council postpone the decision on the 2014/15 Measure A Work Plan until the May 27, 2014 Town Council meeting. The Council did choose to postpone the decision to May 27, 2014

Sky Ranch Property

The Sky Ranch property consists of eleven acres in Fairfax and five acres in San Anselmo. Sky Ranch was among thirty six properties recommended for acquisition as open space in the Open Space Element of the 1989 General Plan.

In the mid 1990's the Town participated in acquiring the three adjoining parcels which are now the Bald Hill Preserve. The preserve is owned and managed by Marin County Parks and Open Space. It is anticipated that Sky Ranch will be incorporated into the preserve when the purchase is completed. For more information about the Bald Hill Preserve go to this link:

<http://www.sananselmoopenspace.org/bald.html>

Due to the property's contiguous adjacency to Marin Municipal Water District lands and Bald Hill Preserve , the San Anselmo Open Space Committee is committed to partnering with the County and the Town of Fairfax to complete the purchase. The level of funding to be committed to the purchase from the County is about one-third of the purchase price and the Town of Fairfax has committed to a \$50,000 contribution.

OPTIONS

Staff recommends the following options for consideration by the Town Council:

Options:

- 1) That the Town Council accept the Parks & Recreation Commission's recommendation of committing 100% of the 2014/15 Measure A allocation towards the Memorial Park Renovation Project and allocate the undesignated funds from the 2013/14 Measure A allocation, totaling \$12,175, towards the Sky Ranch purchase. This would provide \$48,073 towards the purchase. An additional \$1927 could be allocated to bring the San Anselmo contribution to Sky Ranch to the same \$50,000 level as Fairfax.
- 2) That the Town allocate 10% of the annual Measure A funding to the San Anselmo Open Space Fund, and the remaining 90% be allocated as described in Recommendation #1. This would add an additional \$7,422 towards the Sky Ranch purchase bringing the total of Measure A funds committed to the purchase to \$43,319. If Council chose to include the additional \$12,175 from the 13/14 allocation, the total to Sky Ranch would be \$55,494.

Respectfully submitted,



David P. Donery
Community Services Director

Attachment #1 – November 12, 2013 Staff Report outlining Measure A procedures
Attachment #2 – Aerial View of Sky Ranch property

TOWN OF SAN ANSELMO
STAFF REPORT
November 6, 2013

For the Meeting of November 12, 2013

TO: Town Council

FROM: David P. Donery, Community Services Director

SUBJECT: Use of Measure A Funds

RECOMMENDATION

That Council receive report on options for work plan for the Town's allotment of Measure A funds and provide direction to staff.

BACKGROUND

On November 6, 2012, Marin County voters approved the Marin Parks, Open Space, and Farmland Preservation Transactions and Use Tax Ordinance ("MEASURE A"). MEASURE A levies a one-quarter percent transactions and use tax in Marin County and is estimated to generate approximately \$10,000,000 per year for the ten-year term of the measure.

The MEASURE A expenditure plan allocates 15% of the revenues from the sales tax increment to the City, Town, and Special District Program (CTSD) "to assist Marin's municipalities and applicable special districts in managing their parks, open space preserves, recreation programs, and vegetation to promote biodiversity and reduce wildfire risk". Of this 15% share, cities and towns will receive 73.55%, and Special Districts will share the remaining 26.45%. San Anselmo will receive 6.65% of the City and Town portion of the proceeds. The County will send the initial disbursements on January 6, 2014 and estimates the Town's first nine month disbursement, covering April 1 to December 31, 2013, to be in the amount of \$35,897. This disbursement represents a six-month span and accounts for an estimated three month delay in payment from the sales tax by the Board of Equalization (B.O.E.).

In subsequent years, the first disbursement of the year (Disbursement 1) will occur on or about the first Monday in July each year. Disbursement 1 will consist of program funds from Measure A revenue received from the B.O.E. during the preceding January 1 through June 30 period and allocated to the Town according to the defined allocation method.

Disbursement 2 will occur on or about the first Monday in January and will consist of program funds from Measure A revenue received from the B.O.E. during the preceding July 1 through December 31 period.

ANALYSIS

On October 22, 2013, staff presented general recommendations regarding the use of Measure A proceeds, which at the time were estimated to be \$36,000 for the first partial year disbursement. Staff's presentation and the ensuing discussion focused on options which included making a contribution towards the purchase of the Sky Ranch property for open space, using the funds to complete small

projects within existing recreation and park facilities including previous recommendations made by the Parks & Recreation Commission, and reserving the allocation for future use for a defined project or for a project to be named later. Council requested that staff return with options for the Town's initial Work Plan, which is due to the County on December 15, 2013.

Town staff has developed the following work plan options and corresponding budgets for the Town Council's consideration:

Option	Description	Amount	Funding Source
Contribution towards purchase of Sky Ranch Property	Sky Ranch lies on a ridge between Fairfax and San Anselmo. It has been a horse facility for at least 50 years. The 16 acre property is contiguous with the Bald Hill preserve and it is listed in the General Plan for open space acquisition.	Unknown	Meas A + Other
Robson Outdoor Restroom	Outdoor restroom installed in lower Robson Park adjacent to the barbeque area.	\$45-\$55K	Meas A + Other
Paint and Stain downtown pedestrian bridges + various improvements in Creek Park	Wash, paint and stain pedestrian bridges linking San Anselmo Avenue and Creek Park. Repair or replace fencing, benches, and stairs in Creek Park. Replace park signage.	\$36K	Meas A
Retain Funding - Project	Retain funding for use in larger, identified project	\$36K	Meas A
Retain Funding - General	Retain funding for later use. No project identified.	\$36K	Meas A

The Council asked that staff confirm the legality of reserving the funds without a defined plan. Staff received confirmation that this is acceptable and that this would simply need to be defined in the Work Plan submission. Once allocated, funds would need to be expended within the guidelines of the program, and a future work plan would include the reserved funds. The corresponding expenditure report would also reflect those expenditures.

FISCAL IMPACT

The execution of the agreement with the County of Marin provides access to the Town of San Anselmo of approximately \$72,000 in Measure A revenues annually for the next nine years. The approval of the fiscal year 2013-2014 spending plan appropriates \$35,897 to the Measure A special revenue fund for use as directed by the Town Council.

Respectfully submitted,



David P. Donery
Community Services Director

