

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: 7/8/2014 **Approx Start Time:** 2:30 p.m. **Approx Length:** 60 Min

Presentation Title: North Clackamas Parks & Recreation District (NCPRD) Capital Projects List the for November 2014 Ballot Measure

Department: North Clackamas Parks & Recreation District

Presenters: Staff: Gary Barth - Director NCPRD, Jeroen Kok, NCPRD Planning & Development Manager

Other Invitees: NCPRD Senior Management Team and Advisors: Laura Zentner, Katie Dunham, Carl Switzer, Karen Tolvstad, Chris Storey.

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Feedback from the Board regarding a draft capital projects list for a \$25 million revenue bond associated with the proposed new permanent tax rate of \$0.89/\$1,000 assessed value.

EXECUTIVE SUMMARY:

At the June 12, 2014 Business Meeting, the Board of Commissioners, acting as the Board of the North Clackamas Parks & Recreation District, directed District staff to pursue the merger of the existing District into a new independent special parks and recreation district, at a new higher tax rate. The Board also asked District staff to prepare a draft capital project list to illustrate how a possible revenue bond, based on a new permanent tax rate of \$0.89 per \$1,000 assessed value, would help to address the need for park & recreation facilities throughout the district. The new permanent tax rate of \$0.89 would represent an increase of \$0.35 over the current tax rate of \$0.54. At this time, District staff is proposing that \$0.15 of the additional \$0.35 be dedicated to operational, maintenance and programming needs of the new district, with the remaining \$0.20 directed toward supporting debt service on a \$25 million revenue bond that will be directed toward a variety of land acquisition and development projects throughout the district.

District staff has prepared a draft capital project list. The list is a subset of the draft Capital Improvement Plan project list that was generated at the conclusion of the process of updating the District Master Plan. In developing the capital list, District staff considered a variety of factors, including: master plan findings and recommendations, survey and polling results, equity, carry-over projects from the previous capital improvements list, community priorities, voter appeal, investments in areas of the District that have not had significant prior investments, variety across project categories, and support from key stakeholders.

The draft capital project list is organized into three service areas. Area 1 includes the City of Milwaukie and the Milwaukie UGMA (aka Southgate), Area 2 includes the remaining unincorporated areas within the District located west of I-205 (Oatfield, Oak

Lodge, Jennings Lodge), and Area 3 includes the City of Happy Valley and the Happy Valley UGMA (aka Sunnyside).

District staff has discussed the draft project list with representatives of the Cities of Milwaukie and Happy Valley, for projects located within their respective city limits and UGMAs. Based on their feedback, adjustments were made to add and also reprioritize projects. Some projects may be able to be achieved using only the capital revenue bond being contemplated. Other projects will require supplemental funding from park system development charges, grants, partnership funds or other sources. Yet other projects will only be partially completed with the anticipated available funding. It should also be noted that these new proposed capital projects will require additional funding in order to operate and maintain these facilities. These costs will be covered by the additional \$0.15 that will be generated by the proposed permanent rate increase.

FINANCIAL IMPLICATIONS (current year and ongoing):

None at this time.

LEGAL/POLICY REQUIREMENTS:

None at this time.

PUBLIC/GOVERNMENTAL PARTICIPATION:

There has been and will continue to be extensive public engagement as well as involvement of the NCPRD District Advisory Board and the cities of Milwaukie and Happy Valley, and others within the District as part of the process for pursuing an independent special park and recreation district, at a higher permanent tax rate in order to achieve district master planning goals and objectives. The draft capital projects list will continue to evolve as input is received from the stakeholders and residents of the District.

OPTIONS:

District staff is seeking feedback on the draft project list in order to move forward in the district reformation process. Board options include accepting the proposed capital list, recommending changes to the list, or rejecting the list.

RECOMMENDATION:

District staff recommends that the Board approve the draft capital projects list that would be targeted with the approved tax rate of \$0.89 per \$1,000.

ATTACHMENTS:

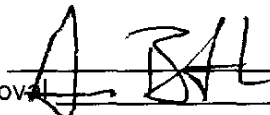
- Draft Revenue Bond Capital Projects List
- Capital Projects Map
- Master Plan Walkable Access Map

SUBMITTED BY:

Division Director/Head Approval

Department Director/Head Approval

County Administrator Approval



Director NCPRD

Administrator NCPRD

For information on this issue or copies of attachments, please contact Lisa Meurs @ 503-742-4344

NCPRD Proposed \$25M Revenue Bond Projects Recommended Capital Bond Project List

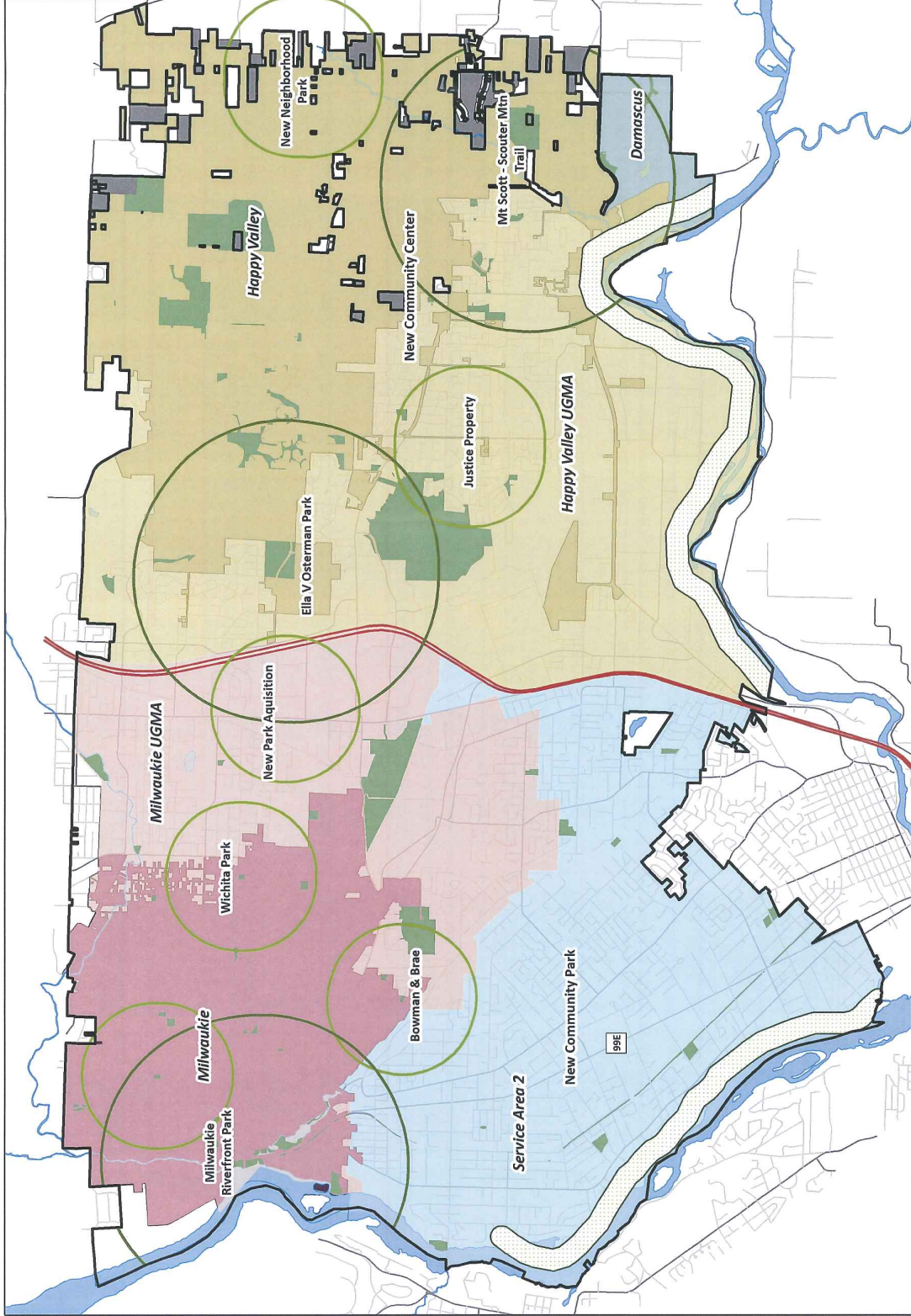
Attachment A
DRAFT

Area & Project	Project Type / Cost Estimate
Area 1 Recommended Projects:	
Milwaukie Riverfront Park - Phase 3 (<i>Plaza, Amphitheatre, Playground</i>)	Community Park
Wichita Park (<i>develop</i>)	Neighborhood Park
Balfour Park (<i>develop</i>)	Neighborhood Park
Bowman & Brae (<i>develop</i>)	Neighborhood Park
Milwaukie UGMA Parks and Open Spaces (<i>acquire</i>)	Parks
	subtotal: \$6,000,000 - \$9,000,000
Area 2 Recommended Projects:	
New Community Park (<i>acquire/develop</i>)	Community Park
Willamette River Access, New Natural Area Property, Trails, Picnic Areas (<i>acquire/develop</i>)	Natural Areas, Trails
	subtotal: \$6,000,000 - \$9,000,000
Area 3 Recommended Projects:	
Community Center (<i>develop</i>)	Community Center
Clackamas River Access, New Natural Area Property, Trails, Picnic Areas (<i>acquire/develop</i>)	Natural Areas, Trails
Mount Scott / Scouter Mountain Loop Trail (<i>acquire/develop</i>)	Linear Park
Justice Property (<i>develop</i>)	Neighborhood Park
Ella V. Osterman Phase 2 (<i>develop</i>)	Community Park
New Neighborhood Park Property, Happy Valley (<i>3 acres acquire</i>)	Neighborhood Park
	subtotal: \$9,000,000 - \$11,000,000
	TOTAL: \$25,000,000

DRAFT

**Attachment B:
Recommended Capital Bond Project Map**

- Legend**
- NCPRD Boundary
 - 1mile_buffer_clip2
 - 1half_mile_buffer3
 - River Access Improvement
 - Parks & Natural Areas
 - <all other values>
- SERVICE AREAS**
- Milwaukie UGMA
 - Service Area 2
 - Happy Valley UGMA
- CITY BOUNDARY**
- Milwaukie
 - Happy Valley
 - Damascus



DEPARTMENT OF INFORMATION SERVICES/GEOSPATIAL INFORMATION SYSTEMS
OREGON CITY, OREGON 97066

The information provided in this map was derived from digital databases from Clackamas County's GIS. Although we strive to provide the best data we can, we sometimes use data developed by jurisdictions outside of Clackamas County. Clackamas County cannot accept any responsibility for any errors, omissions or positional accuracy, and therefore, there are no warranties which accompany this product. Although information from Land Surveys may have been used in the creation of this product, in no way does this product represent the creation of a survey. Users are urged to consult with a professional surveyor before making any decisions based on this information.

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Map source: Clackamas County GIS Dept. and NCPRD, 2014.
Map prepared by: Department of Information Services/Geographic Information Systems, 2014.
Map title: Recommended Capital Bond Project Map

North Clackamas Parks & Recreation District Perspective Map B: Walkable Access to All Components

