



**City Council Agenda
December 6, 2017**

DATE: November 30, 2017

TO: Mayor and City Council

FROM: Carolyn Robinson, City Treasurer
Measure H Bond Oversight Committee

Prepared By: Tim Tucker, City Engineer
Anne Cardwell, Assistant City Manager

Subject: Measure H - Citizens' Bond Oversight Committee Annual Report

Recommendation:

Receive and file the Citizens' Bond Oversight Committee Fiscal Annual Report for June 30, 2017.

Background

In November 2008, voters approved Measure H, authorizing issuance of up to \$30 million in General Obligation Bonds to finance the costs of improvement to parks, the library, and the swimming pool. On April 1, 2009, the City Council passed Resolution No.027-09, authorizing issuance of the first series of bonds in the amount of \$15,000,000. On February 15, 2012, the City Council passed resolution No. 010-12, authorizing issuance of the second series of bonds in the amount of \$10,000,000.

The City established a Citizens' Bond Oversight Committee (Committee) to provide enhanced accountability to the citizens. The Committee's purpose is to inform the public regarding the expenditure of bond proceeds and to ensure that said bond proceeds will be used only for the purposes specified in the ballot measure. Sections 3.3 of the Committee's bylaws require the Committee to present to the City Council, in public session, an annual written report summarizing those expenditures.

Recently, on October 4, 2017, the City Council authorized the refinancing of the 2012 General Obligation Bond issue to take advantage of current lower interest rates, as well as issuance of the final \$5 million of the total \$30 million authorized by the voters with Measure H in 2009. On November 6, the City received a credit rating from Standard & Poor's of AA+. On November 14, bids were received for the sale of the bonds and the scheduled bond closing is December 6, 2017. With the refunding of the bonds, the annual debt service savings nearly covers the expected debt service of the Series C Bonds. Please see attached for additional information on both the refinancing and the bond issuance.

Update on Projects:

Hidden Lakes Park Soccer Field

The City has recently completed the Hidden Lakes Park Soccer Field Renovation Project. The project replaced the natural turf soccer field with an artificial turf, multi-use field. The track around the field, along with paths in the park was also rehabilitated. Construction of ADA upgrades was included in the project.

The project was designed with the input of local youth soccer organizations. The soccer user groups indicated a desire to have flexibility for a wide range of age groups. The layout includes one adult sized field with one Under 11 field and two Under 9 fields striped also. There is also one lacrosse field that will be marked in a light green color so as not to contrast with soccer striping.

UNDER CONSTRUCTION

Waterfront Park Rehabilitation Project (Construction Phase)

On July 26, 2017 the City Council awarded a construction contract to Suarez & Munoz Contractors to renovate Waterfront Park. The firm was the successful bidder on the Project and has completed other successful Measure H projects for the City in the past. Improvements include renovation of sports fields, the addition of field lighting, renovation of pathways, and ADA improvements. The project also includes renovating the Group Picnic area and park lighting and a new “tot” restroom near the play equipment. Construction started in September 2017 and will take approximately one year to complete. Completion of the ball fields is scheduled for June 1, 2018. Work should have little impact on the normal bocce season.

UNDER DESIGN

2017-18 Park Renovation Project (Preliminary Design)

This project will include the renovation of Golden Hills Park, Highland Park and pathway improvements at John Muir Park and Alhambra Avenue Park. The Parks Recreation Marina and Cultural Commission’s (PRMCC) Park Subcommittee has already helped scope the projects to be designed. It is anticipated neighborhood workshops will be held for the two parks being renovated. These workshops will likely be held in March 2018.

COMPLETED

Cappy Ricks Park (Completed)

This project reconstructed the restrooms, tennis courts and turf. New picnic areas and pathways were added along with rubber surfacing under the existing play equipment.

Hidden Lakes Park Play Equipment (Completed)

This project consisted of ADA compliance, playground replacement and other park improvements. The Council designated \$450,000 of Measure H Funds in 2009-11 to complete this project. This project has been completed on time and on budget.

Hidden Valley Park (completed)

This project consists of ADA compliance, restroom replacement and other park improvements. Some of the improvements include new swings, rentable and first come first serve picnic areas, walking circuit with active exercise stations, a level grass play area and refurbished baseball/softball fields. A new amphitheater has been constructed with a great view of Mt. Diablo.

Holiday Highlands Park (Completed)

This project consisted of ADA, playground up-grade and other turf, picnic and park improvements. A restroom was installed at the park along with sewer connection. The Council designated \$810,000 of Measure H Funds in 2009-11 to complete this project. This project has been completed on time and on budget.

Library Expansion (Completed)

This project included a complete renovation and expansion of the basement area of the library. The project included the installation of an elevator to both make the area ADA-accessible and improve circulation and accessibility. A community meeting room has been added along with research and reading spaces. The Council designated \$2,000,000 of Measure H Funds in 2009-11 to complete this project. This project has been completed on time and under budget.

Mountain View Park (Completed)

The Mountain View Park Renovation Project was completed in the fall of 2015. The play equipment areas were combined in a central location of the park and new picnic areas were constructed. The little league field received new fencing, dugouts and seating areas. New picnic areas were added and existing picnic areas were upgraded. The Project also included ADA access and restroom upgrades.

Nancy Boyd Park (Completed)

This project was completed in two phases. The first phase renovated the restroom, ball field, tennis and basketball courts replaced the picnic and playground areas of the park. The second phase of the project was completed in 2014 and included construction of new picnic areas, including a new group picnic facility and the installation of play equipment.

Rankin Park Pool (Completed)

This project consisted of a redesign and replacement of Rankin Pool including bathhouse, staff area and pump room. Exterior upgrades include ADA compliance, security/safety improvements, special features for children such as a sprayground, swim team classroom space and buffers for sound/wind. The Council designated \$6,000,000 of Measure H Funds in 2009-11 to complete this project. This project has been completed on time and under budget. Due to the increased size and scope of the new pool, the additional costs to operate the facility (net of fee revenue) are projected to be \$121,400 in FY 2011-12, and \$106,400 in FY 2012-13. Use of the facility has increased

Rankin Park / Tavan Field (Completed)

This project consisted of ADA compliance, playground upgrades, and other turf and park improvements. The existing restroom and concession building were replaced. Significant grading and sculpted retain walls were required to conform the site to ADA accessible grades. The Council designated \$1,910,000 of Measure H Funds in 2009-11 to complete this project. This project has been completed on time and on budget.

Sports Court Rehabilitation (Completed)

This project included rehabilitating basketball and tennis courts at several parks throughout the City. This project has been completed on time and on budget.

Susana Street Park (Completed)

The Susana Street Park Renovation Project was completed in the fall of 2015. The project included new pathways and sidewalks, new picnic areas and lighting. ADA access and restroom upgrades are also a part of the Project. The park has been opened up for better visibility through the park. As part of a community input the seatback portion rock benches were preserved and re-used as a planting border at the Estudillo Street entrances to the park.

Waterfront Park Restroom Replacement (Completed)

This project consists of ADA compliance and restroom replacement. See above for updates on the remainder of the park improvements.

The Committee met on November 29, 2017 to review the attached Measure H Fund reports. Fiscal Year 2016-17 ended with a restricted fund balance of \$3,413,726.52.

Fiscal Impact

The expenses summarized in the attached reflect the Measure H paid expenses for these parks.

Attachments

- Measure H Fund Report – Fiscal Year 2016-17
- Measure H Fund Report – Fiscal Year 2017-18 as of November 28, 2017
- Update on General Obligation Bond Financing

Measure H Fund
Fiscal Year 2016-17

MEASURE H FUND

June 30, 2017

FISCAL YEAR-TO-DATE PROJECT:	YTD FY 2016/17 6/30/2017
Bond Proceeds	
Interest Earnings	30,480.68
Total Fiscal Year Income	<u>30,480.68</u>

Cost of Issuance

Library Improvements: Project C4012	
Rankin Pool: Project C5009	
Nancy Boyd Park C5010	
Holiday Highlands Park: Project C5012	
Hazardous Tree Removal: Project C5013	
Hidden Lakes Park Play Structure: C5014	
Waterfront Park C5017	(255,886.67)
Cappy Ricks Park C5018	
Sports Court Resurfacing C5019	
Hidden Lakes Park C5020	(862,896.24)
Hidden Valley Park C5021	
Rankin Park & Tavan Field: Project C5023	
Park Rehabilitation Program 2013 C5024	
Susana and Mountainview C5025	
Total Fiscal Year Expense	<u>(1,118,782.91)</u>

MEASURE H FUND

June 30, 2017

TOTAL FOR PROJECT TO DATE:

INCOME

Bond Proceeds	25,000,000.00
Interest Earnings	<u>345,461.32</u>
Total Income to date	25,345,461.32

Cost of Issuance	(142,000.00)
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PROJECT COSTS

Library Improvements: Project C4012	(1,779,617.26)
Rankin Pool: Project C5009	(5,348,872.98)
Nancy Boyd Park C5010	(87,857.72)
Holiday Highlands Park: Project C5012	(927,359.85)
Hazardous Tree Removal: Project C5013	(50,064.85)
Hidden Lakes Park Play Structure: Project C5014	(166,054.85)
Waterfront Park C5017	(1,016,497.99)
Cappy Ricks Park: Project C5018	(77,382.07)
Sports Court Resurfacing C5019	(283,576.81)
Hidden Lakes Park C5020	(1,706,844.34)
Hidden Valley Park: Project C5021	(188,128.06)
Rankin Park & Tavan Field: Project C5023	(4,277,616.68)
Cappy Ricks/Nancy Boyd/Hidden Valley C5024	(4,811,763.49)
Susana and Mountain View C5025	<u>(1,068,097.85)</u>
Total Project costs to date	(21,789,734.80)

Balance @ June 30, 2017 **\$3,413,726.52**

Measure H Fund

Fiscal Year 2017-18

as of November 28, 2017

MEASURE H FUND

Fiscal Year 2017-18

Detail: July - November 2017

Balance forward \$ 3,413,726.52

INCOME:

General Fund Transfer - (Field 3 Design - Waterfront Park)	24,000
Interest Earnings	10,515.08
Total Revenue	<u>34,515.08</u>

PROJECT COSTS:

Waterfront Park C5017

M. Reed Dillingham: Design Admin	(10,118.00)
Blueprint Express - Plans and Specifications	(549.97)
State Water Resources Control Board - Notice of Intent Application	(1,625.00)
Summit Supply - Ballfield Bases	(2,579.53)
Romtec, Inc - Waterfront Park Play Area/Sierra Restroom Building	(52,784.18)
Staff Time: Project Administration	(2,488.59)
Total for Project	<u>(70,145.27)</u>

Hidden Lakes Ball Field Renovation C5034

Ewing Irrigation	(2,022.87)
Bayshore Supply - pvs conduit/couplings	(995.56)
Contra Costa Topsoil	(5,286.94)
Ecomulch - compost	(5,000.00)
Kelly Moore Paint	(431.59)
Mac Alvey's Nursery	(161.49)
Design Construction - metal plates	(395.85)
Total for Project	<u>(14,294.30)</u>

Measure H Fund Balance @ November 28, 2017 \$3,363,802.03

MEASURE H FUND

November 28, 2017

TOTAL FOR PROJECT TO DATE:

INCOME

Bond Proceeds	25,000,000.00
General Fund Transfer	24,000.00
Interest Earnings	<u>355,976.40</u>
Total Fiscal Year Income to Date	25,379,976.40

Cost of Issuance (142,000.00)

PROJECT COSTS

Library Improvements: Project C4012	(1,779,617.26)
Rankin Pool: Project C5009	(5,348,872.98)
Nancy Boyd Park C5010	(87,857.72)
Holiday Highlands Park: Project C5012	(927,359.85)
Hazardous Tree Removal: Project C5013	(50,064.85)
Hidden Lakes Park Play Structure: Project C5014	(166,054.85)
Waterfront Park C5017	(1,086,643.26)
Cappy Ricks Park: Project C5018	(77,382.07)
Sports Court Resurfacing C5019	(283,576.81)
Hidden Lakes Park C5020	(1,706,844.34)
Hidden Valley Park: Project C5021	(188,128.06)
Hidden Lakes Ball Field Renovation C5034	(14,294.30)
Rankin Park & Tavan Field: Project C5023	(4,277,616.68)
Cappy Ricks/Nancy Boyd/Hidden Valley C5024	(4,811,763.49)
Susana and Mountain View C5025	<u>(1,068,097.85)</u>
Total Fiscal Year Project Costs to Date	(21,874,174.37)

Balance @ November 28, 2017 \$3,363,802.03

Update on General Obligation Bond Financing

2008

Voter authorization for up to \$30 million General Obligation Bonds

2009

City issued \$15 million Series A

2012

City issued \$10 million Series B

2017

July 26 – City Council awarded \$7.35 million construction contract for Waterfront Park Renovation Project

October 4 – City Council authorized the issuance of:

- Refinancing of the 2012 General Obligation Bond issue to take advantage of current lower interest rates
- Issuance of the final \$5 million of the total \$30 million authorized by the voters with Measure H in 2008

November 6 - Standard & Poor's issued credit rating of AA

November 14 – Bids were received for the sale of the bonds

December 6 – Scheduled bond closing

Refunding Bonds

- 22 year term – Final debt service payment - August 2039
- Total Interest Cost of 2.9%
- Annual debt service savings of approx. \$295,000/year
- Net present value savings of \$3.2 million over the life of the bonds
- 23.7% savings (minimum target was 3%)

Series C Bonds

- 25 year term – final debt service payment in August 2042
- Total Interest Cost of 2.9%
- Debt service of approx. \$310,000 per year