



P.O. Box 532
Fort Bragg, CA 95437
707409-0760
info@mcrpd.us

REGULAR BOARD OF DIRECTORS MEETING
Mendocino Coast Recreation and Park District
Greenwood Community Center
6129 CA-1, Elk, CA 95432
Wednesday, April 17, 2024
5:30 P.M.

AMENDED AGENDA

1.0 CALL TO ORDER

Call to order and roll call

2.0 APPROVAL AND ADOPTION OF AGENDA

Items to be removed from or changes to the agenda should be done at this time

3.0 PUBLIC PARTICIPATION, NON-AGENDA ITEMS

A maximum of 3 minutes is reserved for members of the public to address the Board on items not listed on the agenda and the total time for public input on a particular issue is limited to 20 minutes (Government Code 54954.3). The Board is prohibited from discussing or acting on matters not on the agenda but may briefly respond or ask a question for clarification (Government Code 54954.2).

4.0 STAFF REPORTS:

- 4.1 District Manager Report (Kylie Felicich - Page 3)
- 4.2 District Recreation Supervisor Report (Jennifer Saunders - Page 4)
- 4.3 District Recreation Coordinator (Nizz Badgett – Page 5)

5.0 OTHER REPORTS:

- 5.1 Friends of MCRPD
- 5.2 South Coast
- 5.3 Mendocino Coast Botanical Gardens
- 5.4 Personnel Committee
- 5.5 District Services Committee
- 5.6 Finance Committee
- 5.7 Board of Directors

Each DISCUSSION/ACTION item consists of the following steps to be carried out by the Board Chair in the subsequent order. 1) Announces agenda item by number and states the subject. 2) Staff and advisory committee reports. 3) Receive Board questions and requests for clarification 3) Receive public comments. 4) Motion and second from the Board. 5) Moderates a discussion of the item until a final motion is ready for a vote or other disposition

6.0 DISCUSSION / ACTION

- 6.1 Prospective martial arts program, projected revenue and expenses for the program (Pages 6-9)
- 6.2 Prospective Zumba and Yoga program
- 6.3 Gymnastics revenues, costs and projections (Page 10)
- 6.4 Proposal from LLC Robert Buckle for South Highway 1 property (soon to be formally known as North Star Nursery) (Pages 11-13)
- 6.5 Recommendation for reserve fund allocation in California Class (Page 14)
- 6.6 ADHOC Committee creation to review proposals for legal services

7.0 CONSENT CALENDAR

All items under the consent calendar will be acted upon in one motion unless a board member requests that an individual item be taken up under DISCUSSION/ACTION

- 7.1 Approval of minutes for Regular Board Meeting Minutes, 3-20-2024, Approval of Finance committee minutes from 3-20-2024

DINNER BREAK 30 MINUTES

8.0 STRATEGIC PLANNING WORKSHOP/ACTION

- 8.1 Per capita grant overview
- 8.2 South Coast possibilities for grant allocation & possible pump track

9.0 ADJOURNMENT

Next MCRPD Regular Board of Directors Meeting will be held on May 22, 2024, at 5:30 P.M. at MCRPD District Office 401 North Harbor Drive, Fort Bragg, CA 95437

NOTICE TO THE PUBLIC

All disabled persons requesting disability related modifications for accommodations including auxiliary aids or service may make such a request to ensure full participation in a MCRPD public meeting. Such a request should be made to Kylie Felicich, District Manager, MCRPD, 401 North Harbor Drive, Fort Bragg, CA 95437 707-409-2760

PLEASE NOTE: District agendas are posted at least 72 hours in advance of Regular Board of Director’s meetings at the District Office, 401 North Harbor Drive Fort Bragg, CA 95437 and at mendocoastrec.org. District agendas are emailed to individuals upon request at least 72 hours in advance of regular meetings.

April 17, 2024
District Manager Board Report

We are a small Special District making great strides. We have 2 full-time and two part-time people in the office. We plan to move the two part-time people to full-time in the new fiscal year. We have 5 adult Recreation Leaders and instructors and 3 teenage Recreation Leaders in Fort Bragg. We have a Recreation Coordinator and Recreation Leader on the South Coast. Our staff is building from a solid foundation of talent and strength. We are proud of our team.

Rick Wood and I met on Monday, April 1 but had to postpone our audit due to some corrections that needed to be made on QuickBooks since the previous audit. The 22/23 audit has been postponed to the first week of May. I have asked C.V. Starr to get onto their computer to pull reports from SAGE to prepare for the audit. Rick will be here on April 22 and 23. The next TEETER disbursement is due this month and it will go directly into California Class.

The South Coast is busy. We have three instructors for Sea Ranch Swim lessons, which is wonderful. It will allow us to have 18 kids in lessons simultaneously. Registration for Sea Ranch opens on May 3. We attended the Bower Park Planning Workshop in Gualala on April 6. The relationship with the County is excellent and we are looking forward to growing our projects and collaboration. Manchester Softball is practicing 3 days per week at the 3G Familia Farm ball field. Gymnastics for Spring session just went through registration. Our new platform is excellent, and we had few issues. Holly will be taking over the clerical management of gymnastics. We have added a second gymnastics instructor who will shadow Kassie and hopefully lighten Kassie's workload and expand our class offering.

We have been looking at potential properties which would allow us to expand our gymnastics program and add a martial arts program. We hope to make some decisions in the next 4 weeks. In the meantime, we will utilize FBHS and FBMS for summer basketball, yoga, Zumba and martial arts. The moving of items from C. V. Starr was postponed on several occasions due to weather. The weather really was not in our favor. We emptied three sheds at C.V. Starr. Dozens of boxes holding archives, records and memorabilia have been moved to our storage. Expired paperwork that could legally be destroyed was shredded. The Polaris is being temporarily stored on private property until we have storage space. (We are on waiting lists.) The van was towed to a scrap yard at no charge to the District. The van did not start and had holes in the roof where the metal had rusted and rotted. The back had puddles of water. We tried to sell it for \$500 or less and had no bites. The art supplies and books from past District programs were given away to Polliwog Preschool, Mendocino K8 and Community Center of Mendocino. Many items were thrown away as they were garbage. A box of toys from a past District Program was given away to members of the public otherwise they would have been thrown out. Most items were relocated to our storage unit. There was a huge and heavy bingo sign that did not turn on when we plugged it in. We tried to find a home, but it is nearly 100 LBS and huge and between 40 and 50 years old. It went to the dump transfer station in Caspar. The dive trailer is parked at 401 North Harbor. There is a kayak rack that is worth \$200-300 and we have contacted kayak companies around town who have not wanted it. It will be sold as it takes up too much room in storage.

2024 April Board Report

Jennifer Saunders-Recreation Supervisor

March 30th- We started our very successful K-2nd grade Hoopstar program at Fort Bragg High School! I was able to get over 50 kids in the program which allows our youth to participate in learning the early fundamental skills of basketball. From 10-12pm the kids are learning skills and drill from 6-8 highly motivated and skilled volunteer coaches, and then they eat lunch for 30 minutes, and then they play games from 1230-130pm. This program is not only teaching them basketball drills but is also teaching them the rules of the game which will give the 2nd graders an “edge” when they enter the youth program in 3rd grade! It is important to “blend” our programs for success. The program is headed by Coach Miles who the kids and community adore. The kids are so happy every Saturday and the parents are ecstatic!

- I put a ton of energy into making this program successful. Graphic design for shirts, organizing coaches and creating a system that is positive and productive for the kids. We are in our third session and the kids are dramatically improving and coming into the gym very happily!
- I have designed banners for our amazing sponsors and the banners will be out on the lawn during each program so that the community sees the support. Our sponsors are very thrilled with this. I have also helped with giving personal letter responses to Sponsors which give much thanks and feedback about our programs in a very personal matter.
- We have partnered with Basketball Jones Hoop to promote an amazing basketball camp! This camp will bring even more basketball life to the community!
- I have successfully produced a Co-ed Softball League with five teams! I have designed the schedule, rule development, provided equipment, held structures and positive coach’s meetings, and developed a plan and team to make the fields great! Sponsors will get shirts on the team to promote businesses.
- I have been developing program ideas with Nizz on the Southcoast (Hoopstars and Coed Softball, and Futsal) We are finding some success with the PA district to utilize their facilities!
- I have been working on programs online that are making my programs more successful like Bracket Team, and Active which allow us to move more smoothly navigating the registration and development of schedules for tournaments and leagues.
- Our Mens League was approved so I have been setting up this program which will take place after Coed Softball. Field Prep, team organizing, and most of all getting trained and acquainted with the new registration system (Active), for greater success and ease.
- I have been diligent on updating websites, making new posters for programs, keeping our social media new and fresh.
- I have been researching and developing an MCRPD “Philosophy” which is important to have on our website and in our introduction of our entity. It is important our community knows what our goals are, what we want to provide to the community and the types of opportunities we want to provide in order to reach more successful heights, it is good to develop a philosophy.
- I have been of help and value in researching with Kylie, explorations for a new site to expand our programs. Touring buildings and new places to possibly set up a new home for programs like gymnastics and developing new programs like wrestling and/or jujitsu.
- Currently, I am working on a t-shirt design for our gymnastics program which will be an option to purchase through the program, creating a merchandise avenue for MCRPD.

Nizzar Badgett-MCRPD Recreation Coordinator

April 2024 Board Report

04/9/24

- I met and had lunch with Sea Ranch Staff members Tony Areola, Faye Cabrera, and Kelly Coria in regard to hosting swim lessons at their facility located at Ohlson Pool. We discussed what the expectations and rules they wanted us to follow on the day of the event.
- Due to unforeseen circumstances, I was unable to obtain my lifeguard certification and I am currently searching for a replacement. On the bright side, I was able to procure another potential swim instructor. This person is Paul Vincent Carter who is a former Division 1 All American swimmer, has over 40 years of swim instructor experience and is willing to volunteer his time to help us out with our program.
- I have continued to reach out to the community via social media and have amassed a large following of the community on the MCRPD South Coast Facebook page. I have continued to post content promoting the Co-ed softball league and have posted flyers at several community establishments to spread the word. So far I have 3 potential players who have contacted me to sign up.
- On 4/9/24 I was able to meet with PAHS Principal Mark Feliz and his staff to follow-up on the facility use form that we submitted for indoor soccer and hoopstars(Basketball Program). I am happy to report that it went well and that we are approved to use the facility for Tuesdays and Thursdays starting on April 23rd. We are also approved to use the gym in June for the basketball program.
- In regards to Hoopstars, I have confirmation that Sal Martinez is willing to help run the program alongside myself. Sal is a staple in the local basketball community and has years of experience coaching at a variety of levels. We have targeted the 8th,15th,22nd and 29th of June for this program. I am still searching for other local coaches to assist.

I was also approached by Shauna Boyd who is offering an opportunity for us to use her space for small group gymnastics or youth fitness programs. The location she is offering is the St. Paul Community Center. There is a room that is 600 square feet that has been used for dance classes. There is also a larger room that is about 1000 square feet with a carpet floor. Shauna said they charge 20 per hour for use of the smaller room. I thought this was an interesting option and something that we could utilize for a program later down the road.



Prospective Martial Arts Program

Martial arts have evolved over centuries, originating from different cultures and regions . These arts have deep-rooted traditions, emphasizing personal growth, discipline, and self-improvement

Traditional martial arts encompass a diverse range of disciplines

Wrestling
Judo
Brazilian Jiu-Jitsu
Karate
Boxing
Capoeira
Muay Thai
Tai Chi
Yoga, and more.



Core Principles

- ❖ **Discipline:** Martial arts instill discipline through structured training, routines, and adherence to principles.
- ❖ **Respect:** Respect for oneself, peers, instructors, and opponents is fundamental in martial arts training.
- ❖ **Self-Improvement:** Martial arts encourage continuous self-improvement, both physically and mentally.



Prospective Martial Arts Program

Benefits for All Ages

Our martial arts program will welcome individuals of all ages, backgrounds, and fitness levels

- ❖ **Physical Fitness:** Martial arts promote strength, flexibility, endurance, and agility.
- ❖ **Mental Well-being:** Training enhances focus, concentration, and stress management.
- ❖ **Self-Confidence:** Achieving milestones and mastering techniques boost self-esteem and confidence.
- ❖ **Social Interaction:** Martial arts classes foster camaraderie, teamwork, and a sense of community.

Tailored Programs for Different Age Groups

- ❖ **Children:** Focus on coordination, discipline, and character development in a fun and safe environment.
- ❖ **Teens:** Emphasize self-defense, confidence-building, and leadership skills.
- ❖ **Adults:** Offer diverse training options catering to fitness, stress relief, and self-defense needs.



Prospective Martial Arts Program

The Beginning

- ❖ MCRPD currently has 5 instructors eager to teach our community
- ❖ Adult Classes begin May 6th at Fort Bragg High School (6-week open-mat program)
- ❖ Youth classes will begin at Fort Bragg High School this summer
- ❖ A solid Relationship with Far West MMA located in Point Arena has been established and will only help support our growing program.
- ❖ New staff member Jamie Campione has extensive background working in the mixed martial arts world. Jamie understands of the culture, disciplines, gear and facilities needed for a successful program.
- ❖ Current studio in Fort Bragg offers focus on fitness, and belt advancement – MCRPD Martial Arts Program will not be in direct competition.



Prospective Martial Arts Program

The Future



Currently Far West MMA in Point Arena offers classes for kids ages 7 and up at \$135/ month

Beginning Jiu Jitsu for kids 4-8 at \$125/ month



- Martial arts offer a holistic approach to personal development, encompassing physical, mental, and spiritual well-being.
- Let's embrace the tradition, foster growth, and unleash potential through our martial arts program!





Gymnastics revenues, costs and projections

Fiscal Year 23/24

Revenue:

- ❖ Class fees
- ❖ MCCF
- ❖ Friends of MCRPD
- ❖ Sequoia Grove Vouchers

Total Revenue \$85,273.49

Expenses:

- ❖ Facility Rental \$12,000
- ❖ Payroll \$17,000
- ❖ Program expenses \$2,000

Total Expense \$31,000*

**Not including insurance & administrative costs*

Projections for 24/25

Revenue:

- ❖ Class fees
- ❖ MCCF
- ❖ Friends of MCRPD
- ❖ Sequoia Grove Vouchers

Total Revenue \$102,000

Expenses:

- ❖ New Facility Rental \$36,000
- ❖ Payroll \$21,000
- ❖ Program expenses \$10,000*

Total Expense \$67,000**

**New equipment*

***Not including insurance & administrative costs*

➤ **20% Projected growth**

Projections for 25/26

Revenue:

- ❖ Class fees
- ❖ MCCF
- ❖ Friends of MCRPD
- ❖ Sequoia Grove Vouchers

Total Revenue \$123,000

Expenses:

- ❖ New Facility Rental \$36,000
- ❖ Payroll \$25,000
- ❖ Program expenses \$2,000

Total Expense \$63,000*

**Not including Insurance & Administrative costs*

➤ **20% Projected growth**

LETTER OF INTENT

THIS LETTER OF INTENT (the "Letter") made as of this _____ day of _____,
_____ (the "Execution Date"),

BETWEEN:

Mendocino Coast Recreation and Parks District of Fort Bragg CA

(the "Lessee")

- AND -

17925 CA 1 LLC /Robert Buckel manager of P O Box 1274 Mendocino CA 9546017875

(the "Lessor").

BACKGROUND:

- A. The Lessor is the owner of commercial property that is available for lease.
- B. The Lessee wishes to lease commercial property from the Lessor.

This Letter will establish the basic terms to be used in a future lease agreement between the Lessor and the Lessee. The terms contained in this Letter are not comprehensive and it is expected that additional terms may be added, and existing terms may be changed or deleted. The basic terms are as follows:

Non-Binding

1. This Letter does not create a binding agreement between the Lessee and the Lessor and will not be enforceable. Only the future lease agreement, duly executed by the Lessor and the Lessee, will be enforceable. The terms and conditions of any future lease agreement will supersede any terms and conditions contained in this Letter. The Lessor and the Lessee are not prevented from entering into negotiations with other third parties with regard to the subject matter of this Letter.

Transaction Description

2. The commercial property that is the subject of this Letter (the "Property") is located at:
17875 Highway 1
Fort Bragg CA 95437.

3. The legal land description for the Property is:
Building descriptions
Building #1 office spaces one ground floor and one second floor approx. 800 sq/ft each
Remainder of Building #1 40 x 50 with 18' ceiling Ht.
Building #2 1100 Sq/ft. with 18' ceiling Ht.
Additional option to add 700 sq/ft to building #2 increases total rent by \$ 800.00
.

Rental Rate

4. The Lessee will pay to the Lessor the amount of \$9,700.00 USD on the first day of each month starting on the 1st day of June, 2024.

5. The Lessee will take possession of the Property on the 1st day of June, 2024.

6. This lease will terminate on the 31st day of May, 2034.

Terms and Conditions

7. The Lessee accepts the Property in its current state and condition without any further work, repairs, treatments or improvements except the following specific work, repairs, treatments and improvements that the Lessor will complete at the Lessor's sole cost:
Add window for ventilation with 6 foot or greater sill height Buildings # 1&2
Add interior finishes per final agreement.
Provide ADA ramps and access to all areas as required.
Occupation: Office second floor on or before June 1st.
Building #1 40' X 25' Gym area May 1st. Add area 40' X 25' September 1st.
Building #2 obtaining county permits may be as early as May 15th.
Building #2 1100sq/ft Gym area July 1st to October 1st subject to permits
Starting lease to be \$1800 p/mo with second floor office.
All lease amounts will add after buildings become ready for occupancy.

Additional Terms

- 8. The property operates on a private well system.
Lessee to provide or require alternate drinking water for all uses.
Parties to participate in any requests for an amended Coastal Use Permit.
Initial Lease will be for ten years thereafter with future options to extend and or purchase.
Rental payment to be adjusted every two years. Inflation rate plus 3%

This Letter accurately reflects the understanding between the Lessor and the Lessee, signed on this _____ day of _____, _____.

Per: _____ (Seal)
Mendocino Coast Recreation and Parks District
(Lessee)

Per: _____ (Seal)
17925 CA 1 LLC /Robert Buckel manager
(Lessor)



Recommendations for Reserve Fund Allocations in California Class

\$495K undesignated money in California Class

- \$25K to Vehicle Reserve
- \$25K to Tech. Reserve
- \$50K to Special Projects
- \$50K to District Personnel Reserve
- \$100K to Capital Improvement
- \$245K to General Operating



REGULAR BOARD OF DIRECTORS MEETING
Mendocino Coast Recreation and Park District
401 North Harbor Drive Fort Bragg, CA 95437
Wednesday, March 20, 2024
5:30 P.M.

MINUTES

1.0 CALL TO ORDER

- 5:30 P.M.
- Present is Barbara Burkey, Dave Shpak, John Huff, Craig Comen, Angela Dominguez, Kylie Felicich,
- Employees present Jennifer Saunders, Holly Ugulano, Nizz Badgett
- Public present Tessie Branscomb, Sherrie Lyons, Bob Rodriguez

2.0 APPROVAL AND ADOPTION OF AGENDA

- John Huff asked that Consent Calendar be voted on individually. Huff Motioned, Craig Comen seconded this change to agenda.
- Ayes: Burkey, Shpak, Huff, Comen and Dominguez

3.0 PUBLIC PARTICIPATION, NON-AGENDA ITEMS

- None

4.0 STAFF REPORTS:

4.1 District Manager Report (Kylie Felicich)

- Felicich noted that Legal RFP had been amended to allow for hourly rates as well as retainer rates.
- Felicich added Cornhole had been canceled due to issues with the grounds
- Felicich Added the Whale Run and MCRPD had participated with a water booth
- Felicich added that part time admin had been hired to support document improvements, board packets. Second admin hired for data entry and filing support 5-10 hours a week
- Next meeting will include a planning session for the Per Capita Grant and would be nice to have remote link for the public. Perhaps the District can borrow an OWL from another organization.

4.2 District Recreation Supervisor Report (Jennifer Saunders)

5.0 OTHER REPORTS:

5.1 Friends of MCRPD

- Dominguez updated that upcoming meeting on 3/25, Friends of gave 8 ½ off scholarships for Manchester Softball and 15 half off scholarships for Hoopstars

5.2 South Coast

- Shpak updated board on the prospect of MCRPD taking on an operational agreement for Bower Park. First conversation had taken place and likely one year before the project could move forward

5.3 Mendocino Coast Botanical Gardens

- Burkey updated on board member team building, tour, lunch, workshops,

- non-profit fundraising and succession planning
- 5.4 Personnel Committee
 - None
- 5.5 District Services Committee
 - None
- 5.6 Finance Committee
 - Meeting same day, reserve fund discussions and allocating funds
- 5.7 Board of Directors
 - Burkey asked for Calendar on website to be updated. Staff explained it was brand new item on website and still being constructed but would be a priority
- 5.8 Transition Committee
 - None

6.0 DISCUSSION/ACTION

- 6.1 Brett Jones of JJACPA will present the Fiscal Year 2021/2022 Audit via Teleconference
 - Brett Jones present via Zoom. Reviewed the audit
 - Shpak asked if the state controller's office had been notified, Brett said that the County has been notified.
 - Bob Rodriguez asked for an updated org. chart
 - Final note from Brett was that we were late for this audit.
 -
- 6.2 Remove Transition Committee from future agendas
 - Shpak motioned, Huff Seconded
 - Ayes: Burkey, Shpak, Comen, Huff, Dominguez
 -
- 6.3 Introduction of new staff members
 - Nizz Badget on South Coast as Recreation Coordinator
 - Holly Ugulano as part time admin in office
 - Jamie Campione as part time admin for board matters, working remotely
 - Noelle White for Recreation Leader
 -
- 6.4 Bower Park update and information
 - Previously noted from Board Report on South Coast
- 6.5 2150 Reserve Policy
 - Amendments made with adding District Personnel Reserve fund of \$250K
 - Reserve policy will be reviewed at the end of every fiscal year and updated accordingly.
 - Huff motioned to approve reserve as amended, Comen seconded.
 - Ayes: Burkey, Shpak, Huff, Comen, Dominguez
- 6.6 Tres Familias Softball Field in Manchester
 - Discussion for how to deal with general public use. Huff suggested contacting CAPRI

- Huff motioned to approve Tres Familias Contract pending other waiver question pending CAPRI

6.7 Quote for Shed at Fort Bragg High School/Pavioni Field

- Board wants to look into a construction company building a shed
- Get a storage unit for Polaris

6.8 Aquathon fund allocation

- Felicich asked board to allocate excess funds raised to an Aquathon fund at California Class
- Dominguez Motioned, Comen seconded.
- Ayes: Burkey, Shpak, Comen, Dominguez, Huff

7.0 CONSENT CALENDAR

All items under the consent calendar will be acted upon in one motion unless a board member requests that an individual item be taken up under DISCUSSION/ACTION

7.1 Approval of minutes for Regular Board Meeting Minutes, 1-17-2024

- Shpak motioned, Dominguez Seconded
- Ayes: Comen, Dominguez, Shpak
- Abstain: Burkey and Huff

7.2 Approval of Finance committee minutes from 2-21-2024

- Huff motioned, Dominguez Seconded
- Ayes: Burkey, Shpak, Huff, Comen, Dominguez

7.3 Approval of minutes from Regular meeting on 2-21-2024

- Huff Motioned, Dominguez seconded.
- Ayes: Burkey, Shpak, Huff, Dominguez
- Abstain: Comen

8.0 ADJOURNMENT 7:06 P.M.



FINANCE COMMITTEE MEETING
Mendocino Coast Recreation and Park District
401 North Harbor Drive
Wednesday, March 20, 2024
4:30 P.M.

MINUTES

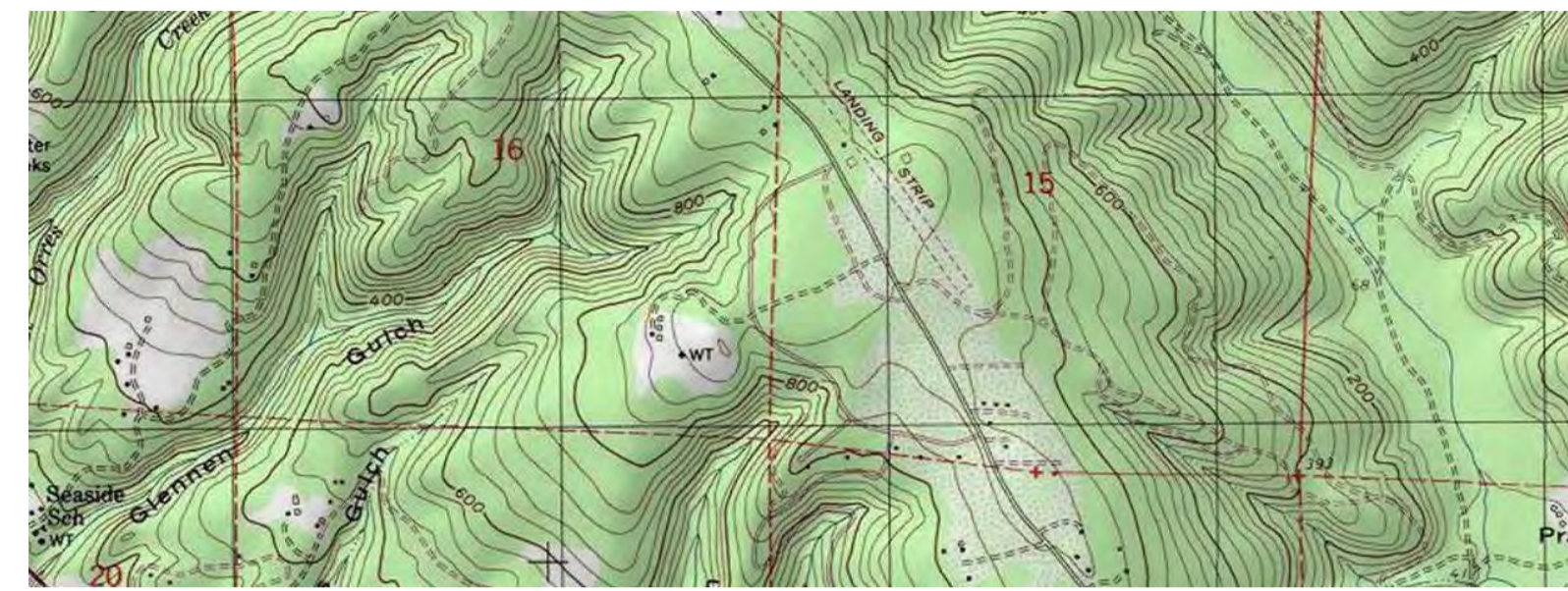
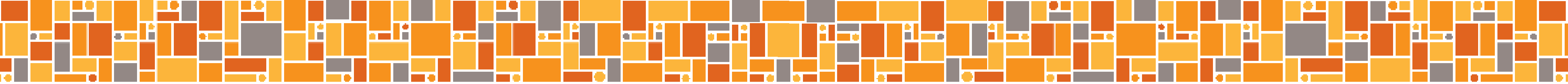
1.0. CALL TO ORDER

- 4:41
- Dave Shpak, Barbara Burkey, Kylie Felicich – Present
- No public present

3.0 INFORMATION/DISCUSSION

- 5.9 Meet with Rick Wood (Zoom) to discuss allocating reserve funds
- Rick joined the committee via Zoom. Rick emphasized the importance of not having undesignated money
 - Rick and Committee discussed sub accounts and Barbara stated this is preferred and allows more transparency.
 - Changes were made to the proposed Reserve Policy which will be proposed to the board and voted on at regular meeting.
- 5.10 Review California Class Statements
- 5.11 Review CBC Summary Analysis
- 5.12 Review Savings Bank of Mendocino Summary Analysis
- 5.13 Review CFO financial reports

6.0 ADJOURNMENT 5:19 P.M.

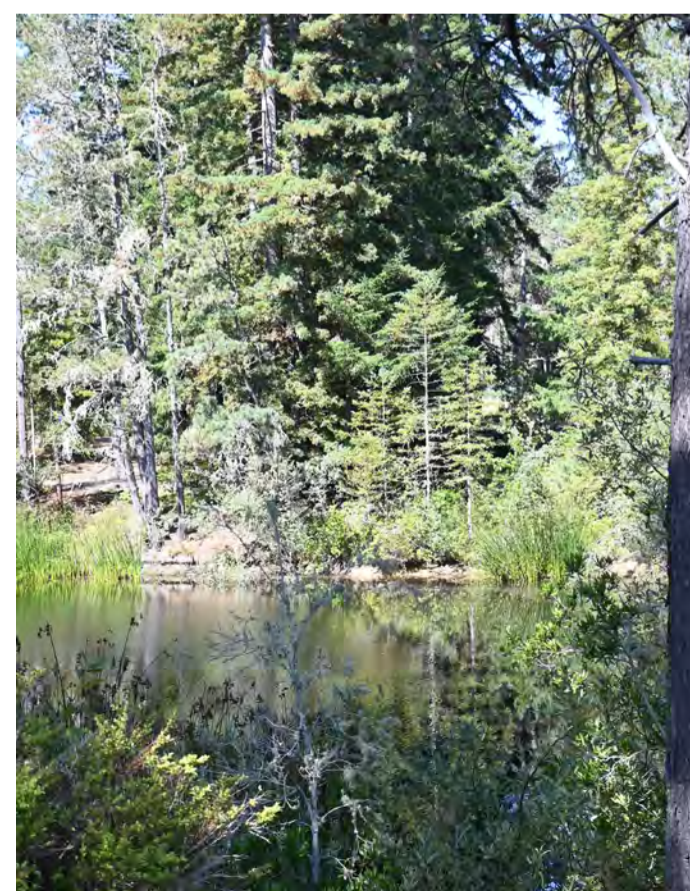
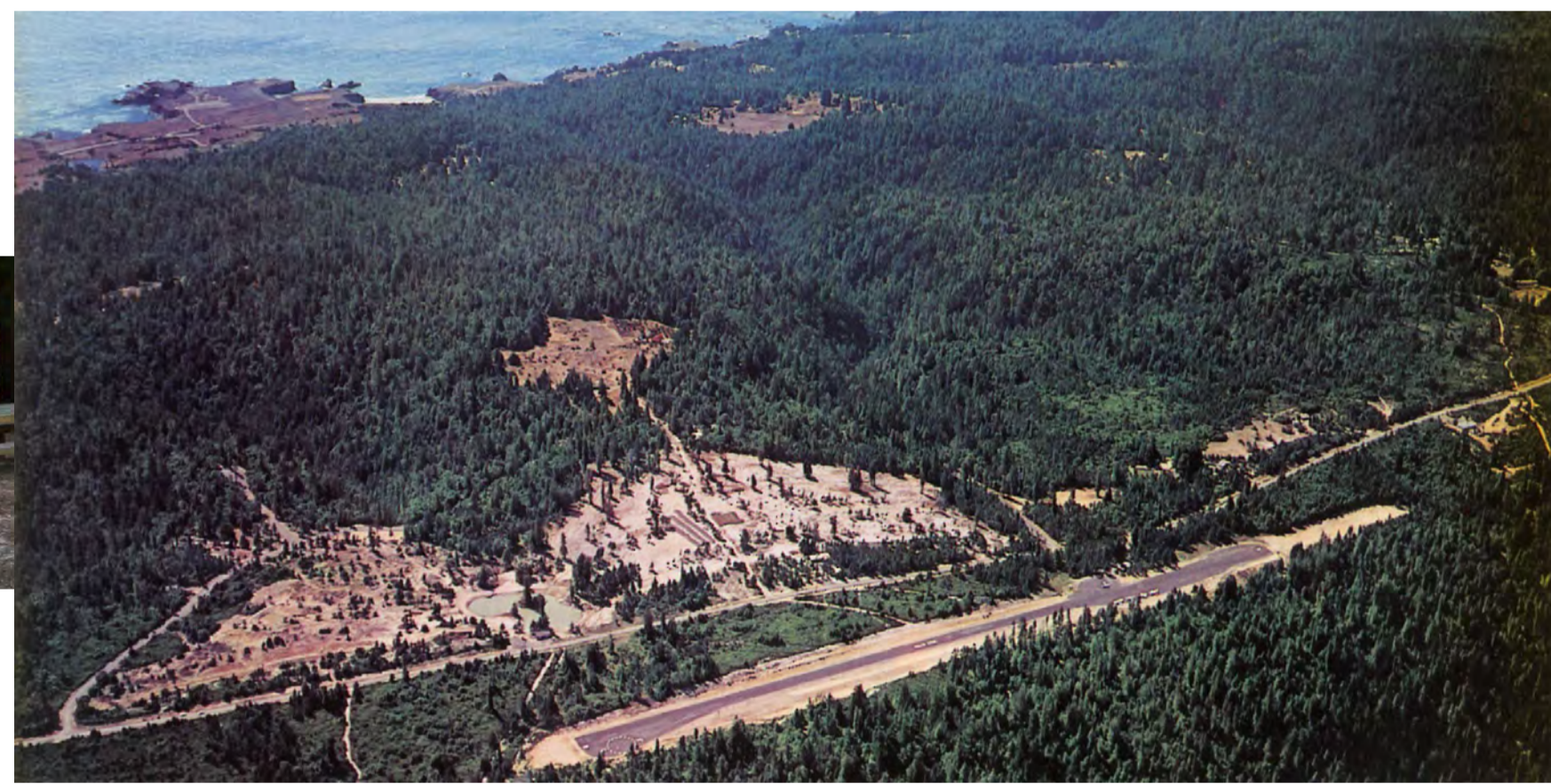


In December 1974, 10 acres of private land was donated to the County of Mendocino by John Bower. Park development began in **1976**.

BOWER PARK HISTORY



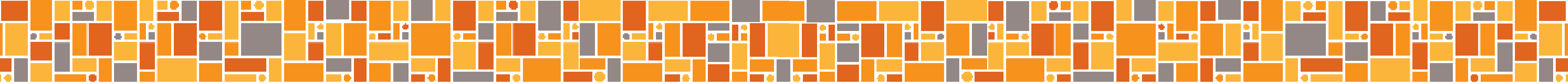
Bower Park is located north-east of **Gualala, California**. The park is overgrown with pine **trees**, redwoods and other evergreens.



Today the park features playgrounds, basketball and tennis court, baseballfield, a picnic area and a **duck pond**.



1506 FOURTH STREET, SANTA ROSA CA 95404
P. 707.852.0500 | WWW.INTEGRAPLA.COM



The State of California Budget Act 2022/23 includes several key investments in parks and open spaces. The bill set aside significant funds for **local assistance grants**. Mendocino County has been allocated **\$2,200,000** for Bower Park Restoration Project.



B O W E R P A R K G R A N T

Past improvements in the park (Prop 12 and Prop 40) carried restrictions - the land must remain a **publicly accessible open space**.

The improvements made as a part of grants, like the play areas, tennis courts, baseball field or basketball court, cannot be removed or relocated.



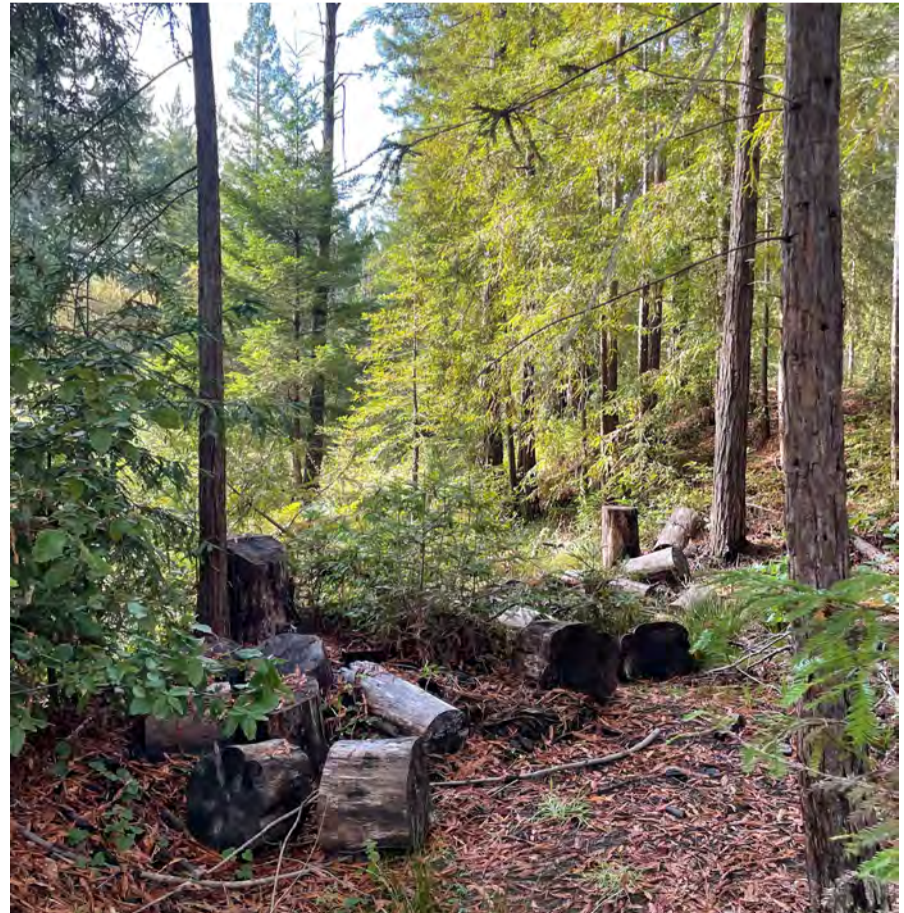
On **June 15, 2023**, the County received the fully executed Grant Agreement back from the State which provides the County the authority to proceed with the **park improvements**.



CURRENT PROJECT

Phase I of the project, **hazardous tree removal and replanting**, was eligible for an exemption under The California Environmental Quality Act (CEQA).

It is expected to be completed by **Summer 2024**.



1506 FOURTH STREET, SANTA ROSA CA 95404
P. 707.852.0500 | WWW.INTEGRAPLA.COM

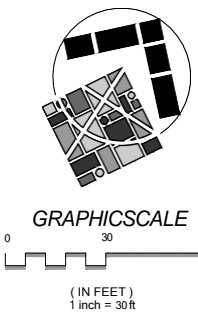


EXISTINGSITEAMENITIES

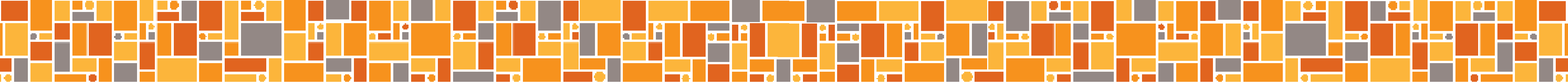
- 1 EXISTING CONCRETE PAVING AND CURBS
- 2 EXISTING ASPHALTIC PAVING
- (A1) EXISTING PARKING
- (B1) EXISTING COMMUNITY BUILDING
- (B2) EXISTING RESTROOM
- (B3) EXISTING CONCESSIONS STAND
- (C1) EXISTING BASEBALL FIELD
- (C2) EXISTING FENCED TENNIS COURTS
- (C3) EXISTING BASKETBALL COURT
- (D1) EXISTING PLAY AREA (2-5 YEAR OLD)
- (D2) EXISTING PLAY AREA (5-12 YEAR OLD)
- (E1) EXISTING GROUP PICNIC AREA W/ BBQ GRILL PIT AND DRINKING FOUNTAIN
- (E2) EXISTING GROUP PICNIC AREA W/ BBQ GRILLS, FIRE PIT, AND DRINKING FOUNTAIN
- (F1) EXISTING AMPHITHEATER
- (F2) EXISTING STAGE
- (G1) EXISTING OVERLOOK
- (G2) EXISTING SPILLWAY
- (H1) EXISTING PICNIC TABLES (TYP. OF 12)
- (H2) EXISTING BENCHES (TYP. OF 3)
- (H3) EXISTING GRILL (TYP. OF 7)
- (H4) EXISTING DRINKING FOUNTAIN (TYP. OF 3)
- CHAIN LINK FENCE
- △ GATES



Existing Topography and Aerial
BOWERPARKRESTORATIONANDIMPROVEMENTGRANTPROJECT
 38040 Old Stage Road, Gualala CA 95445
 County of Mendocino, Facilities & Fleet Department



DATE: 04/06/24
 SHEET NUMBER: 1 OF 1
 PROJECT NUMBER: 23-060.01



Many trees are deceased and dying, vegetation is overgrown.
Estimated cost.\$400,000
» Tree removal and clearing out vegetation.



↓ Pond overlook has some of the framing damaged. The access is not ADA compliant.
Estimated cost. \$8,000-20,000
» Overlook repairs and ADA access ramp



↓ Pond is overgrown with vegetation and the water appears stagnant.
Estimated cost. \$50,000-80,000
» Pond aeration/rehabilitation

B O W E R P A R K



Community building needs many upgrades. Demolition was determined to be more cost effective.
Est. cost \$30,000-55,000
» Demolition of the building



Concession stand needs new roofing and ADA access.
Est. cost.....\$50,000-80,000
» Concession stand repairs and ADA .



Utilities (water service, electrical, septic) need updating and expanding to more areas in the park.
Estimated cost.....\$150,000-200,000
» Utilities upgrades, new water lines, electrical lines.



Protective surfacing needs replenishing, wooded edge is failing. There is no safety fencing around the play area.
Estimated cost..... \$50,000-80,000
» 2-5 Play area upgrades, 5-12 upgrades, ADA improvements.



Baseball field does not have irrigation. The grass area needs regrading and reseeding. Backstop, bases, dugout and scorekeeper's booth are worn.
Estimated cost.....\$125,000-160,000
» Baseball field upgrades, ADA improvements.



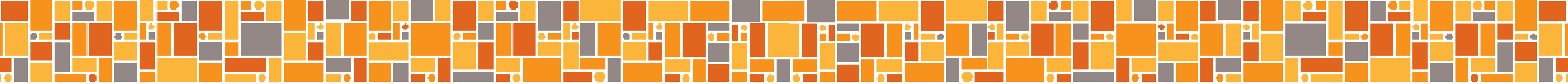
Spillway is damaged and cannot support pathway and pedestrian traffic that goes around pond.
Estimated cost.....\$60,000-90,000
» Spillway repair., structural considerations (concrete), repave.



Fencing around the pond is failing.
Estimated cost.....\$50,000-85,000
» Reconstruct the fence, realignment.



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Signage is mostly outdated or illegible.
Estimated cost. \$20,000-25,000
» Develop a signage program, install park/direction signs.



Site amenities are outdated and insufficient.
Estimated cost. \$30,000-60,000
» Developing a site furnishing program, install site furnishings.

↓ Basketball court surfacing is damaged, the hoops and backboards are damaged and bent. There is no **ADA** access.
Estimated cost. \$60,000-75,000
» Basketball court reconstruction, striping.



The transition from walkway to access ramp is not **ADA** compliant. There is no **ADA** parking near the restroom building.
Estimated cost. \$20,000-50,000
» Restroom upgrades, **ADA** ramp, lighting.

B O W E R P A R K



Horseshoe pit is in disrepair.
Est. cost.....\$8,000-10,000
» Relocate, construct the horseshoe pit.



The stage of the amphitheater is damaged and there is no **ADA** access to it. Some seats need repair.
Estimated cost.....\$25,000-35,000
» Demolition of damaged structures.



Group picnic area has no **ADA** access to barbecue grills. The wooden stage was volunteer-built and requires assessment / reconstruction.
Estimated cost.....\$65,000-85,000
» Picnic area upgrades, **ADA** access, pathways, picnic tables.

↓ Slide is damaged, and surfacing needs replenishing. The wood edge is failing and there is no **ADA** access ramp.
Estimated cost. \$20,000-45,000
» 2-5, 5-12 Play area upgrades, surfacing.



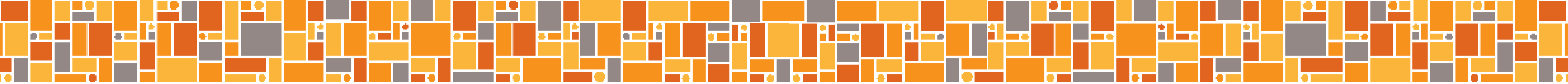
The striping in the parking lot is worn and hard to see.
Est. cost..... \$100,000-140,000
» Parking lot sealing and restriping.



Tennis court is damaged and needs repair. Nets are missing, fencing is damaged. **ADA** improvements.
Estimated cost..... \$100,000-125,000
» Demolition of court, repave, striping, fencing, pickleball, ramp.



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Asphalt Path Improvements
\$60,000 - \$125,000



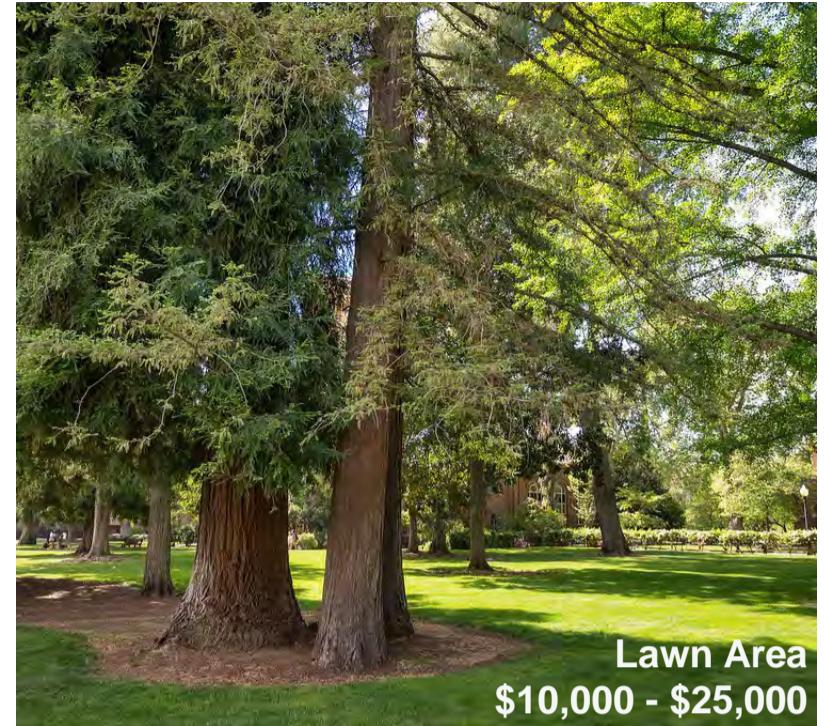
Additional Trash/Recycling
\$3,000 - \$8,000



Bicycle Pump Track
\$40,000 - \$60,000



Fitness Equipment
\$10,000 - \$40,000



Lawn Area
\$10,000 - \$25,000

POTENTIAL IMPROVEMENTS



Site Amenities
\$30,000 - \$40,000



Additional Playground Structures
\$20,000 - \$50,000



Bocce Ball Court
\$10,000 - \$20,000



Volleyball Court(s)
\$20,000 - \$45,000



Site Amenities
\$30,000 - \$40,000



Outdoor Ping Pong
\$1,500 - \$3,000



Covered Picnic Area
\$90,000 - \$120,000



Concrete Game Tables
\$5,000 - \$20,000



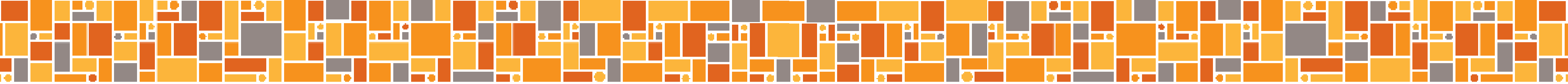
Site Amenities
\$30,000 - \$40,000



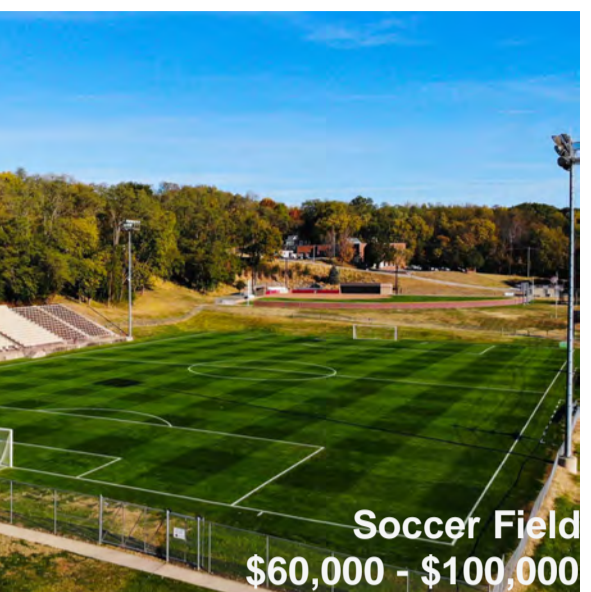
Site Amenities
\$30,000 - \$40,000



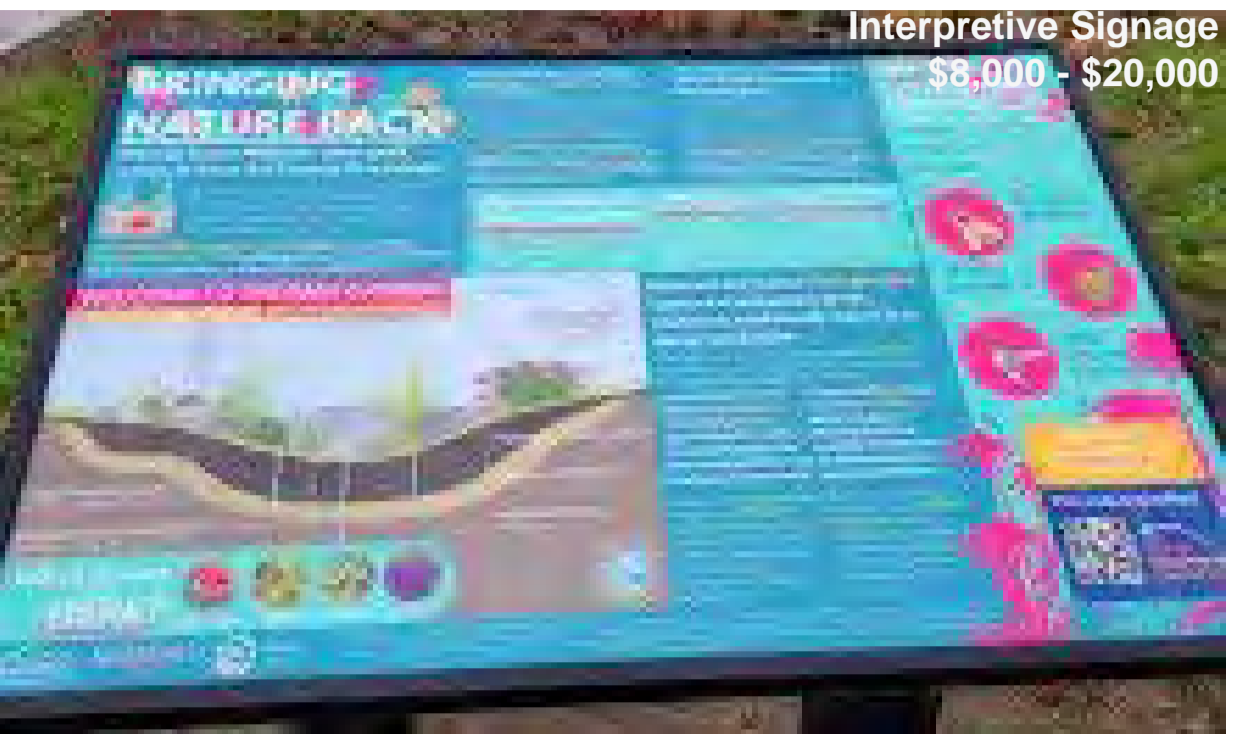
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Additional Playground Structures
\$20,000 - \$50,000



Soccer Field
\$60,000 - \$100,000



Interpretive Signage
\$8,000 - \$20,000

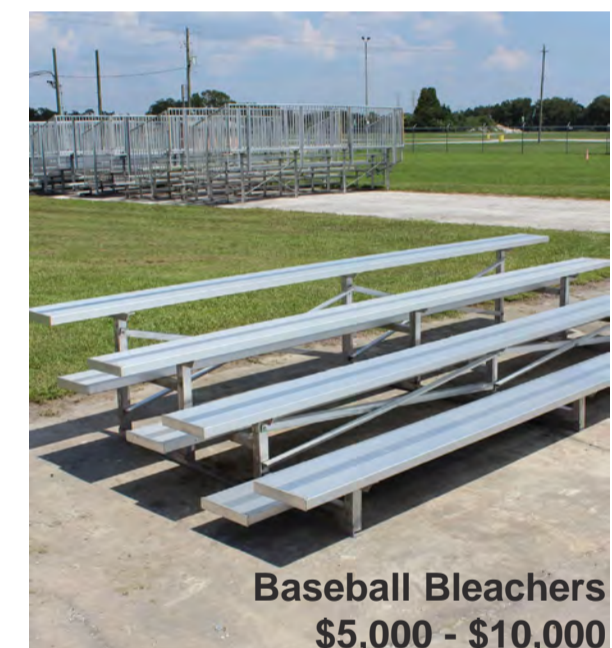


Basketball Court
\$50,000 - \$80,000



Higher Security Lighting
\$20,000 - \$50,000

POTENTIAL IMPROVEMENTS



Baseball Bleachers
\$5,000 - \$10,000



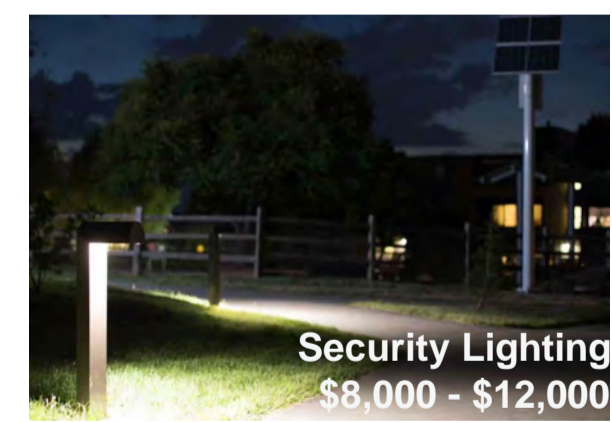
Baseball Scoreboard
\$5,000 - \$10,000



Cornhole Courts
\$5,000 - \$15,000



Drinking Fountains
\$4,000 - \$15,000



Security Lighting
\$8,000 - \$12,000



Pickleball Court Addition
\$25,000 - \$40,000



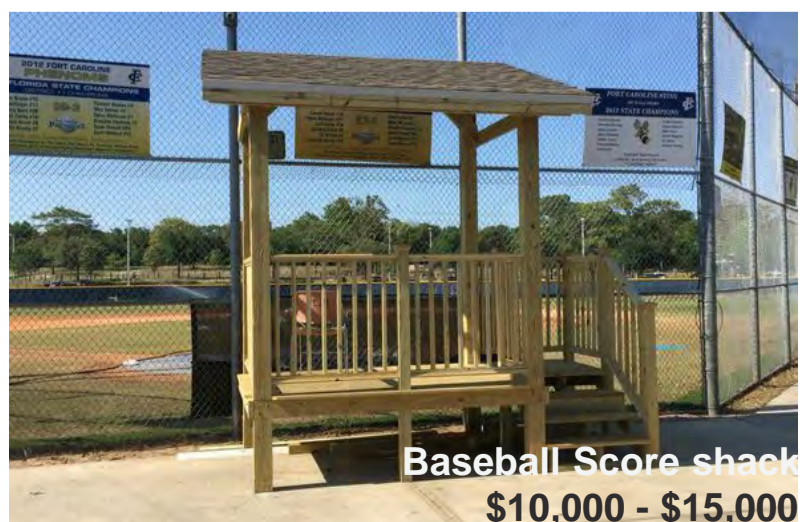
Pet Waste Stations
\$1,000 - \$5,000



Expansion of Parking Lot
\$50,000 - \$100,000



Baseball backstop/Dugouts
\$55,000 - \$75,000



Baseball Score shack
\$10,000 - \$15,000



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