

MEMORANDUM

TO: Board of Trustees

THROUGH: Steven J. Pinkerton
General Manager

FROM: Indra Winqest
Director of Parks and Recreation

SUBJECT: Review, Discuss and Possibly Receive Input from the Board of Trustees on the 2019 Final Draft of the Community Services Master Plan

STRATEGIC PLAN: Long Range Principle #6 - Communication

DATE: June 12, 2019

I. RECOMMENDATION

No recommendation as this is a discussion item only.

II. STRATEGIC PLAN REFERENCE(S)

Long Range Principle #6 – Communication – The District will engage, interact and educate to promote understanding of the programs, activities, services, and ongoing affairs.

- Provide clear, concise and timely information in multiple, publicly accessible formats.
- Ensure that both internal and external communication is responsive, comprehensive and inclusive.

III. BACKGROUND

On May 1, 2019, Staff presented the Final Draft of the Community Services Master Plan and at that time requested that the Board of Trustees discuss this document with the community. This is the second check in of two (the first one was on May 22, 2019) before considering final approval and acceptance of the Community Services Master Plan at the July 17, 2019 Board of Trustees meeting.

As requested by Trustee Dent, included as an attachment to this memorandum, is the top priority list from the consultant.

IVGID Community Services Master Plan

June 7, 2019

Feedback from Public input

- Maintain/Enhance what we currently have
- Provide trails and improved connectivity
- Provide a dedicated dog park
- Address Recreation Center needs: gymnasium, multi-use meeting rooms, and fitness facilities
- Provide facilities to meet trending recreation needs: bocce and pickleball
- Provide Snow Play
- Valued sports and recreation programs

Top Trends Influencing Priorities for the CSMP

- Maintain/Enhance existing facilities
- Trails
- Active sports play and trends for needs for rectangle and diamond fields
- Dog parks
- Bocce
- Pickleball
- Bike park
- Recreation programming and fitness
- Aquatics centers
- Year-round recreation/winter play

Top Takeaways for Professional Assessments and Needs Assessments

- Maintain/Enhance existing facilities
- Address conflicts of use and provide dedicated dog park
- Provide dedicated rectangle fields
- Address Recreation Center Needs
 - Reorganize and provide enhanced efficiencies in entry, lobby and reception areas
 - Address overuse/limitations of gymnasium
 - Address shortages of storage and office space
 - Improve the weights and fitness studio
 - Provide multi-use meeting rooms to support recreation programming
- Create a recreation campus at the Recreation Center, Incline Park, and Village Green
- Connect existing facilities and trails to create walking and biking loops
- Diversify play equipment

- Take advantage of snow play opportunities

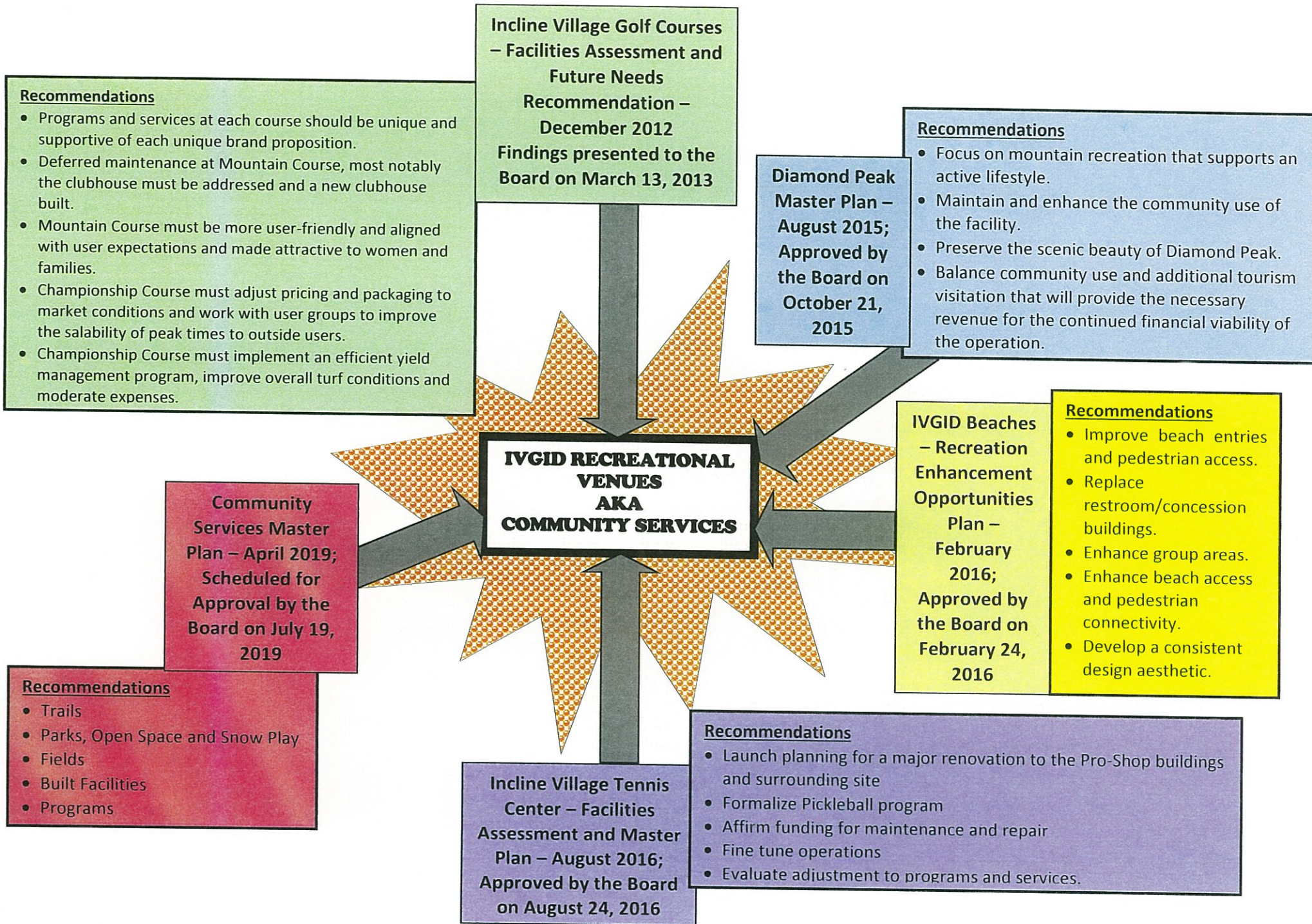
Top Priorities based on Above Takeaways and Prioritization Criteria

- *Top Tier Priorities*
 - Enhance and maintain IVGID's current facilities and upgrade equipment on a regular schedule.
 - Connect facilities to create a connected trail system and provide walking loops.
 - Develop a dedicated dog park.
 - Develop dedicated rectangle fields.
 - Expand the Recreation Center to provide for a more efficient layout for the entry/reception, expand the weights and fitness studio, and provide additional multi-use meeting rooms, offices, and storage.
 - Continue partnerships to provide cross-country ski trails.
 - Move forward top priorities from the Beaches Recreation Enhancement Opportunities Plan, the Tennis Center Facilities Assessment and Master Plan, and the Diamond Peak Master Plan.
- *Second Tier Priorities*
 - Bocce Courts
 - Great Park at Village Green (dependent upon development of a dog park)
 - Skate Park enhancements
 - Sierra Park enhancements
 - Ice rink and snow play areas at the Chateau
- *Aspirational (Projects Could Rise in Priority if Funding or Partnerships Became Available)*
 - Cross-Country Center
 - Aquatic Center at the Recreation Center Property

Prioritization Criteria

Moving forward, as new projects and needs arise, the following criteria can be used to evaluate the prioritization of parks, open space, trails, and recreation projects in Incline Village/Crystal Bay. Projects that meet the criteria may rise in priority, depending on funding and timing. As funding becomes available and partnerships occur, projects may advance in priority. However, those opportunities should still be evaluated to understand long-term costs and to understand community support. Projects with highest levels of community interest and fill a community need should rank higher in priority than those with low community support.

- Has a funding source or a funding source can be identified.
- Fills a gap in the current system. Provides parks or park facilities in an area that is needed.
- Has moderate to low impact on maintenance and operations expenses.
- Improves facilities that have reached end-of-life usability.
- Aligns with District partners' planning efforts. IVGID will work with partners to prioritize future projects that overlap and align with regional planning efforts.
- Offers a high return on investment or maximizes public resources.
- Addresses needs associated with growth and increased demand.
- Provides multiple benefit for both parks and recreation and other community and environmental needs.



Master Plan Capital Project Wish List
Summary of Projects identified in Master Plan Documents

Golf:

Mountain Course Clubhouse: \$3 million rebuild, \$1.4 million renovation (recent estimate).

Mountain Course Maintenance Building replacement: \$750,000 (recent estimate)

Diamond Peak:

Summer Activities Phase 1a: \$2.4 million

Summer Activities Phase 1b: \$1.7 million

Summer Activities Phase 2: \$250,000

Snowflake Lodge: \$6.2 million

Winter Improvements Phase 3/4: \$6 million

Incline Beaches:

Incline Beach House: \$3 million (2017 estimate)

Burnt Cedar Restroom Replacement: \$750,000

Burnt Cedar Concession Improvements: \$450,000

Beach Group Picnic Areas Improvements: \$600,000

Burnt Cedar Individual Picnic Areas: \$350,000

Burnt Cedar Pedestrian Circulation: \$600,000

Burnt Cedar Entry and Pedestrian Access: \$540,000

Incline Beach Entry and Pedestrian Access: \$200,000

Tennis:

Pro Shop Renovation and Bocce addition: \$1.25 million (recently updated)

Community Services Master Plan (not yet approved by Board of Trustees)

Upper High School Fields: \$350,000 to \$1.7 million

Dog Park: \$3.4 million

Bocce Courts: \$250,000 - \$450,000

Bike Park, Phase 2: \$600,000

Skate Park - Phase 2: \$500,000 - \$1 million

Village Green Enhancements: \$2.6 million

Old Elementary School Park Development: \$7.5 million

Crystal Bay - Sierra Park Improvements: \$250,000 to \$500,000

Rec Center Expansion/Admin Building: \$7.5 million

Rec Center Expansion/Gym/Fitness/Exercise Rooms: \$7.725 million

Rec Center Aquatics Expansion: \$4.4 million

Sprung Structure Fieldhouse: \$2.25 million

Please note: Estimated costs have all been established at different points in time, and many have not yet included a detailed scope of work. These estimates are included solely to provide an order of magnitude of cost when considering capital project priorities.

COMMUNITY SERVICES MASTER PLAN (CSMP)

PROPOSED IMPLEMENTATION STRATEGY-FINANCIAL

FUNDING:

Available Fund Balance after deducting reserve\$8,940,000.
 One-time transfer from General Fund/Insurance\$860,000.
 Total Available for Capital Projects**\$9,800,000.**

POTENTIAL EXPENDITURES:

Six Year Expenditure Plan

<u>Project</u>	<u>Cost</u>
Mountain Clubhouse Renovation.....	\$1,400,000.
Mountain Maintenance Building/Tank Removal.....	\$800,000.
Champ Golf Course Maintenance Building.....	\$700,000.
Tennis Center Renovation/Bocce Addition	\$1,200,000.
IVGID contribution to Community Dog Park	\$500,000.
Incline Beach House and Access Improvements	\$3,000,000.
Burnt Cedar Pool Reconstruction.....	\$2,200,000.
 Estimated Total Cost for Proposed Projects	 <u>\$9,800,000</u>

Fiscal Assumptions

- ✓ Ski Way/Roundabout \$4,850,000 (Cost)
 Funded by a Future Bond. Recreation Bond drops off in 2022/2023 and could cover about two thirds of new Bond Payment. Potential seasonal Ice Rink capital and operating costs paid via existing Foundation funds.

- ✓ Current Facility Fee allocations dedicated towards Capital remain constant and supply funds necessary for ongoing asset replacement costs. (\$405 per parcel for Rec Fee, \$39 per parcel for Beach Fee)

- ✓ Assumes balance of Facility Fee covers cost of operation for all Community Services Facilities. (No revenue windfall from future robust ski seasons or revenue loss from drought ski seasons.)

Six Year Plan for Sequencing Project Implementation-Timing

Fiscal Year	Design	Construct	Completion
2020	Beach House Tennis Ice Rink	Mountain Clubhouse Mountain Gas Tank	
2021	Burnt Cedar Pool Dog Park	Beach House Tennis Ice Rink Champ Maint. Building	Mountain Clubhouse Ice Rink Champ Maint.
2022	Ski Way	Burnt Cedar Pool Dog Park	Beach House Tennis
2023	Roundabout	Ski Way	Burnt Cedar Pool Dog Park
2024		Roundabout Mountain Maint. Bldg.	Ski Way Mountain Maint.
2025			Roundabout

Proposed language for CSMP:

Upon Board of Trustees approval of the CSMP via resolution, Staff is directed to:

1. Begin the process to apply for a Special Use Permit with the U.S. Forest Service to conduct community recreation, including a Dog Park on the 12-acre parcel across from Incline High School.
2. Secure the services of a licensed architect and work with the Community to finalize the design for the Incline Beach House and associated circulation/access improvements.
3. Secure the services of a licensed architect and work with the Community to finalize the concept plan for the renovation of the Incline Tennis Center, including the addition of Bocce Courts.
4. Within ninety days, provide a timeline to the Board of Trustees to ensure the ongoing operation of Burnt Cedar pool while initiating a Community process to review the options for the renovation and/or reconstruction of the Burnt Cedar pools.
5. Immediately initiate discussions with the Incline Tahoe Foundation and Incline Ice Foundation to determine the feasibility of developing a seasonal Ice Skating Rink by leveraging the current funding held by the Incline Ice Foundation.