
BOARD OF DIRECTORS REGULAR MEETING

Thursday, August 27, 2026 – 4:00 P.M.

If you need accommodation to participate in this meeting, please call (530) 895-4711

Documents produced and distributed less than 72 hours prior to or during an open session will be made available for public inspection at the meeting.

Agenda was posted prior to 4:00 PM Monday, August 24, 2026

BOARD MEMBERS

Michael McGinnis, Chair
Christopher Norden, Vice Chair
Dave Donnan
Tom Lando
Jason Royce

DISTRICT STAFF

Annabel Grimm, General Manager
Scott Schumann, Assistant General Manager
Phil Aviles, Finance & Human Resources Director
Holli Drobny, Administrative Director
Erin Morrissey, Recreation Director

LEGAL COUNSEL

Jackson Glick, Sac Valley Law

Zoom Meeting Information:

<https://card.zoom.us/j/81607636750?pwd=R1NNUkZPYi9ySGNsNVQ3OXh0U1hoZz09>

Meeting ID: 816 0763 6750

Passcode: 156857

A G E N D A

1. CALL TO ORDER

1.1. Roll Call

2. PUBLIC COMMENTS

Members of the public may address the Board of Directors on any matter not listed on the Agenda and within the District's authority. Comments are limited to three minutes or as determined by the Chairman of the Board based on the number of speakers. The Board cannot act on requests made under this section of the agenda.

3. CONSENT AGENDA

3.1. MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS ON JUNE 23, 2026 – Action Requested: Approve meeting minutes.

- 3.2. **JULY 2026 MONTHLY FINANCIAL REPORT** (Staff Report FI-26-22) – Action Requested: Approve the monthly financials as recommended by the Finance Committee.

4. **REGULAR AGENDA**

- 4.1. **ACCEPTANCE OF DONATION – MEMORIAL BENCH AT HOOKER OAK PARK** (Staff Report 26-44) – Action Requested: Accept donation of memorial bench at Hooker Oak Park.

The District received a request from a community member to donate and install a memorial bench, concrete pad, and plaque in Hooker Oak Park along Big Chico Creek in memory of a family member, with the City of Chico having consented to the addition since the site includes City-owned property. There is no cost to the District, as the donor will fund and install the bench, plaque, and concrete work, with ongoing maintenance absorbed into existing Parks and Facilities operations.

- 4.2. **ADOPT RESOLUTION NO. 26-10 ORDERING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2026-27 WITHIN COMMUNITY FACILITIES DISTRICT NO. 2023-01 (PARK MAINTENANCE)** (Staff Report FI-26-23) – Action Requested: Adopt Resolution No. 26-10 ordering the levy of special taxes within Community Facilities District No. 2023-01 (Park Maintenance) for Fiscal Year 2026-27.

For Tax Zone No. 1 (Meriam Park), the annual special tax is set at the maximum rate of \$710.91 per acre of taxable property. For Tax Zone No. 2 (Henshaw Park), the annual special tax remains at \$0.00, as development of the park will not be complete in Fiscal Year 2026-27.

- 4.3. **AUTHORIZING ADDITIONAL EASEMENT FOR PUBLIC UTILITY INSTALLATION NORTH ESPLANADE PROJECT** (Staff Report 26-45) – Action Requested: Authorize easement right away for PG&E public utility installation for the North Esplanade Project.

The District is donating two public utility easements totaling approximately 1,851 square feet across District-owned property along Esplanade (APN 006-220-014) to support the Pacific Gas & Electric Undergrounding Project, waiving its right to compensation for the affected area. The easements will allow for the installation and maintenance of underground electric, gas, and communication facilities, including the right to trim or remove trees and brush as needed.

- 4.4. **UPDATE ON STONEGATE DEVELOPMENT** (Staff Report 26-46) – Action Requested: Informational update; no action requested.

District staff will provide an update on a pending regulatory review related to a District land management role. This will be informational only with no financial obligation to the District, and no Board action will be required at this time.

- 4.5. **UPDATE ON ADULT SPORTS PROGRAMMING** *(Staff Report 26-47) – Action Requested: Informational update; no action requested.*

Staff will provide an update on the District's adult sports programming. This will be informational only, and no Board action will be required at this time.

- 4.6. **COMMUNITY INPUT SESSION – COMMUNITY RESILIENCE CENTER GRANT** *(Staff Report 26-48) – Action Requested: Receive public input on the Community Resilience Center Grant, as required under the grant terms. (Board authorized submission of the grant application in June 2026.) No formal action requested.*

The District is applying for up to \$10 million through the California Strategic Growth Council's Community Resilience Centers Program to develop the Chico Aquatic and Community Resilience Center, with the application due September 25, 2026, and tonight's session is one of several engagement opportunities gathering the required community input on the facility's design and amenities. No formal Board action is requested; input from tonight and the District's other engagement efforts will be incorporated into the grant application.

- 4.7. Items Removed from the Consent Agenda

5. **NEW BUSINESS**

- 5.1. **TRANSFER OF OAK VALLEY NEIGHBORHOOD PARK TO THE DISTRICT** *(Staff Report 26-49) – Action Requested: The Board accepts the transfer of Oak Valley Neighborhood Park from the City of Chico by approving Resolution 26-10.*

Staff recommend the Board accept the transfer of Oak Valley Neighborhood Park to the District.

- 5.2. **AWARD OF BID – PLEASANT VALLEY RECREATION CENTER ROOF REPAIR** *(Staff Report 26-50) – Action Requested: Award the bid for the Pleasant Valley Recreation Center Roof Repair to American Foam Experts in the amount of \$132,618 and authorize a contingency of 25% for a total authorized expenditure not to exceed \$165,772.50.*

This project is included in the District's Capital Improvement Plan. Staff anticipate the potential for significant dry rot to be discovered once the existing roofing is torn off and are requesting a 25% contingency — above the base bid — so that any dry rot repair identified during the tear-off and replacement process can proceed without requiring a separate return to the Board for authorization.

- 5.3. **CHICO BOCCE COURT SURFACE IMPROVEMENT** *(Staff Report 26-51) – Action Requested: Approve Chico Bocce Club Court Improvements.*

The chip rock base beneath the Chico Bocce Court carpet has settled unevenly over time, resulting in challenging playing conditions. Staff recommend replacing the base with concrete to correct the unevenness and provide a stable, long-term playing surface.

6. **DIRECTOR COMMENTS**

Opportunity for the Board to comment on items not listed on the agenda.

7. **STAFF COMMENTS**

Opportunity for District Staff to comment on items not listed on the agenda.

Recreation Update (Staff Report 26-52)

Parks and Facilities Update (Staff Report 26-53)

General Manager Update (Staff Report 26-54)

8. **ADJOURNMENT**

Adjourn to the next meeting of the Board of Directors of the Chico Area Recreation and Park District.

9. **CLOSED SESSION**

Pursuant to Government Code 54957.6: Conference with Labor Negotiators

Annabel Grimm, General Manager

Union of Operating Engineers, Stationary Engineers (IUOE), Local 39

General Unit Service Employees International Union (SEIU)

BOARD OF DIRECTORS REGULAR MEETING MINUTES

Thursday, July 23, 2026, 2026 – 4:00 P.M.

DRAFT

Board Members Present: Michael McGinnis, Chair
Christopher Norden, Vice Chair
Jason Roye, Board Member

Board Members Absent: Dave Donnan, Board Member
Tom Lando, Board Member

Staff Members Present: Annabel Grimm, General Manager
Phil Aviles, Finance and Human Resources Director
Holli Drobny, Administrative Director
Erin Morrissey, Recreation Director
Scott Schumann, Parks and Facilities Director

Legal Counsel Present: Jackson Glick, Attorney at Law

1. CALL TO ORDER

The meeting was called to order at 4:04, and a roll call was taken, as noted above.

2. PUBLIC COMMENTS

There were none.

3. CONSENT AGENDA

- 3.1. Minutes of the Regular Meeting of the Board of Directors on June 22, 2026
- 3.2. June Monthly Financial Report (Staff Report FI-26-00)

M/S/C/ (Directors Norden/Roye) Board of Directors approved the consent agenda, with an edit to the minutes reflecting

The motion was unanimously approved.

Absent: Donnan, Lando

4. REGULAR AGENDA

- 4.1. Public Hearing of Continuation of Landscape and Lighting Assessment Districts (Staff Report FI-26-021 & Resolution 26-07)

Resolution 25-07 approves engineer's reports, confirms diagram and assessment, and orders the continuation of the levy of assessment for Fiscal Year 2026-27 for the Oak Way, Amber Grove/Greenfield, and Baroni Neighborhood Park and Open Space (No. LLD 001-05) Landscaping and Lighting Assessment Districts.

The public hearing opened and closed at 4:04PM, as there were no public comments.

M/S/C/ (Directors Norden/Roye) Board of Directors adopted Resolution 26-07.

The motion was unanimously approved.

Absent: Donnan, Lando

5. NEW BUSINESS

5.1. 2026 Board of Directors Annual Meeting Calendar Amendment (Staff Report 26-38)

The Board considered approval of standing amendments to the annual meeting calendar.

M/S/C/ (Directors Norden/Roye) Board of Directors approve amendments to the Board of Directors annual meeting calendar to cancel the July regular meeting each year and consolidate the November and December regular meetings into a single meeting on the second Thursday of December each year.

The motion was unanimously approved.

Absent: Donnan, Lando

5.2. Equipment Lease Agreement with Lupine Legacy Foundation (Staff Report 26-39 and Resolution 26-08)

The Board considered and discussed approval of a lease agreement with Lupine Legacy Foundation for Aquatic Center infrastructure equipment. District Legal Counsel Jackson Glick explained that the originally proposed loan structure was not permissible under Special District regulations. Under the lease structure, the Foundation would purchase the equipment, and the District would lease it from the Foundation for a 15-year term. At the end of the lease term, the Foundation has the option to donate or sell the equipment to the District. Legal Counsel also noted that the equipment's useful life is approximately 15 years, coinciding with the length of the lease term.

M/S/C/ (Directors McGinnis/Norden) Board of Directors adopted Resolution 26-08 approving the equipment lease agreement with Lupine Legacy Foundation.

The motion was unanimously approved.

Absent: Donnan, Lando

5.3. Resolution Authorizing Application for the Community Resiliency Centers Implementation Grant (Resolution 26-09)

The Board discussed and approved the resolution authorizing staff to submit an application for the second round of Community Resiliency Centers Implementation Grant.

M/S/C/ (Directors McGinnis/Norden) Board of Directors adopted Resolution 26-09 authorizing the District to apply for the Community Resiliency Centers Implementation Grant.

The motion was unanimously approved.

Absent: Donnan, Lando

5.4. Garner Lane Frontage Improvements: Revised Intergovernmental Cooperative Agreement with the City of Chico and Associated Change Order with Slater & Son, General Contractor (Staff Report 26-40)

The Board considered approval of a revised Intergovernmental Cooperative Agreement with the City of Chico with updates to property transfers, impact fee disbursement amount, Garner Lane and Esplanade road improvement, and an associated change order with Slater and Son, General Contractor, to coordinate construction of frontage improvements along Garner Lane adjacent to the Chico Aquatic Center. Grimm confirmed Garner Lane improvement begin in August.

M/S/C/ (Directors Roye/McGinnis) Board of Directors approved revisions to the Intergovernmental Cooperative Agreement between the City of Chico and CARD including updated to property transfers, impact fee disbursement amount, and coordinated construction of the Garner Lane frontage improvements adjacent to the Aquatic Center; the Board approved an associated change order to the Aquatic Center construction contract with Slater & Son, General Contractor, for that scope of work; and authorized the General Manager to execute related documents.

The motion was unanimously approved.

Absent: Donnan, Lando

6. DIRECTORS' COMMENTS

Director Norden thanked District staff for their participation in the California Special District Association virtual tour.

7. STAFF COMMENTS

8. ADJOURNMENT

Adjourned at 4:27PM to the next meeting of the Board of Directors of the Chico Area Recreation and Park District.

9. CLOSED SESSION

Pursuant to Government Code 54957.6: Conference with Labor Negotiators

Annabel Grimm, General Manager

Union of Operating Engineers, Stationary Engineers (IUOE), Local 39

General Unit Service Employees International Union (SEIU)

Closed Session Announcement: Information provided, no action given.

STAFF REPORT

Finance

DATE: August 27, 2026
TO: Board of Directors
FROM: Annabel Grimm, General Manager
SUBJECT: Monthly Financial Reports for July

JULY OVERVIEW

July 1st marks the start of the District's new fiscal year. The District typically front-loads several large expenses early on, including fixed asset purchases, the CalPERS Unaccrued Accumulated Liability payment, and Worker's Compensation and Property Liability insurance. These large expenses cause the revenue-to-expense ratio to appear imbalanced. This is an expected pattern, the ratio will level out as the year progresses.

July represents **8.33%** of the annual budget.

BUDGET ANALYSIS

Revenue: July revenue was reported at 3.20%.

Income:

- **Tax Revenue:** The District receive no significant tax or impact fee revenue disbursements in July, consistent with prior year's cadence from the City of Chico and Butte County. Tax revenue is expected to arrive as early as August, with additional deposits in fall and/or early winter.
- **Program Income:** Operating income is nearly 6% (5.58%), down about 2.8% from July 2025. This is mainly due to lower program income from summer camps and adult sports. Management expects that fall and winter program enrollment will help level this out.
- **Other Income:** Investment income is down compared to July 2025 due cash outflows for the Chico Aquatic Center construction project. As grant income, capital donations, and program revenue tied to the project come in, the District will be able to resume investing to rebuild this passive revenue.

Expenses: July expenses are reported at 11.78%.

- **Salaries & Wages** reported under period budget at 3.45%.
- **Employee Benefits** reported to be 25.52% of budget due to the following one-time, front-loaded payments:
 - Worker's Compensation Insurance \$289,565
 - CalPERS Unaccrued Accumulated Liability \$358,250
- **Supplies & Services** reported at 26.32% of budget due to two factors:
 - Property & Liability Insurance payment of \$584,685
 - Contract Instructor Profit-Sharing at 34.22% of budget due to increased program offerings during the first several months of the fiscal year.

- **Repairs & Maintenance** reported at 14.95% of budget, driven by ongoing non-capital facility improvement projects across the District.
- **Utilities** reported at 8.79% of budget, on track for this time of year.
- **Contracts** reported at 9.75% of budget and are expected to stay on track following the expiration of short-term contracts in the previous fiscal year.

Program Income:

- **Rentals:** Revenue reported at 9.32% combining Facility, Picnic and Field Rentals.
- **Contracted Programs:** Revenue reported at 23.55% combining Contract Camps and Contract Programs.
- **Adult Sports:** Revenue reported at 1.45% of budget, due to the delayed start of summer field sports.
- **Inclusion:** Revenue reported at 0.26% of budget, as Inclusion Summer Program revenue is captured under camps or contracted programs. Most Inclusion revenue for the year comes from the ASP contract and will appear after the first quarter payment from CUSD later this year.
- **Youth Sports:** Revenue reported at 25.83% of plan, with expenses at 3.23%.
- **Aquatics:** Revenue for PV Pool programming reported at 30.71%, with expenses at 41.79%—consistent with expectations since the aquatic season spans two fiscal years. Aquatics revenue is expected to increase once the Chico Aquatic Center project is complete.

Assessment Districts: Reporting for the Assessment Districts has changed and now appears differently in this period's statements. Each year, the General Fund supplements the operating and maintenance costs of each Assessment District. To simplify this process, management now records all Assessment District expenses in the General Fund throughout the fiscal year, using a calculated percentage to allocate costs to each district. The General Fund then recovers these costs from the Assessment Funds during Fiscal Year End procedures. As a result, the Assessment Districts section of the financial statements shows a deficit – reflecting the true cost of operating the districts and the amount the General Fund is expected to subsidize.

Impact Fees: Impact fee payments continue as expected. The August report will have the disbursement received from the City of Chico based on the July 1 measurement date.

As part of last year's fiscal year-end procedures, several transfers moved fund balance from Impact Fees to the General Fund, reimbursing it for cash outlays on Aquatic Center construction costs. This depleted the fund balance in Fund 70 – City Impact Fees and reduced it in Fund 80 – County Impact Fees (page 9, equity section). Both funds should begin to rebound later this year as construction wraps up and impact fee revenue is disbursed.

Cash Accounts: Cash Balances continue to decline from the prior year due to ongoing construction at the Aquatic Center. Beginning in August and continuing through year-end, several million-dollar deposits are expected from the Lupine Legacy Foundation, grant reimbursements, and fundraising activities. These deposits will boost cash flow and allow construction to continue as planned.

Project Activity: Two carryover projects—Aquatic Center Design & Construction and District-Wide Irrigation Upgrades—are progressing on schedule and expected to finish by fiscal year end. The FY27 replacement fleet vehicle has been ordered, with delivery expected in October. The two Gators have also been ordered, and reimbursement from the \$27,000 grant is underway, with funds expected within 2-3 periods. Other FY27 projects are planned for later this year.



Chico Area Recreation and Park District

Budget to Actuals General Fund

For Fiscal: FY 2027 Period Ending: 07/31/2026

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 90 - General Fund						
Revenue						
50 - Taxes	7,550,000.00	7,550,000.00	0.00	0.00	-7,550,000.00	0.00%
53 - Operating Income	10,233,758.34	10,233,758.34	570,924.19	570,924.19	-9,662,834.15	5.58%
55 - Other Income	424,030.00	424,030.00	11,074.94	11,074.94	-412,955.06	2.61%
Revenue Total:	18,207,788.34	18,207,788.34	581,999.13	581,999.13	-17,625,789.21	3.20%
Expense						
60 - Salaries & Wages	10,039,385.17	10,039,385.17	346,017.56	346,017.56	9,693,367.61	3.45%
61 - Employee Benefits	3,182,306.29	3,182,306.29	812,139.52	812,139.52	2,370,166.77	25.52%
62 - Supplies & Services	2,992,005.51	2,992,005.51	787,559.47	787,559.47	2,204,446.04	26.32%
63 - Repairs & Maintenance	250,000.00	250,000.00	37,371.16	37,371.16	212,628.84	14.95%
64 - Utilities	854,900.00	854,900.00	75,152.71	75,152.71	779,747.29	8.79%
65 - Contracts	791,754.34	791,754.34	77,168.55	77,168.55	714,585.79	9.75%
69 - Other Expenses	20,000.00	20,000.00	-0.01	-0.01	20,000.01	0.00%
Expense Total:	18,130,351.31	18,130,351.31	2,135,408.96	2,135,408.96	15,994,942.35	11.78%
Fund: 90 - General Fund Surplus (Deficit):	77,437.03	77,437.03	-1,553,409.83	-1,553,409.83	-1,630,846.86	-2,006.03%
Report Surplus (Deficit):	77,437.03	77,437.03	-1,553,409.83	-1,553,409.83	-1,630,846.86	-2,006.03%



Chico Area Recreation and Park District

YOY Comparative Statement

For the Period Ending 07/31/2026

	FY 2027 July Activity	FY 2026 July Activity	July Variance Favorable/ (Unfavorable)	Variance%	FY 2027 YTD Activity	FY 2026 YTD Activity	YTD Variance Favorable/ (Unfavorable)	Variance%
Revenue								
50 - Taxes	2,375.00	4,750.00	(2,375.00)	-50%	2,375.00	4,750.00	(2,375.00)	-50%
53 - Operating Income	570,924.19	609,525.11	(38,600.92)	-6%	570,924.19	609,525.11	(38,600.92)	-6%
55 - Other Income	11,334.25	50,572.53	(39,238.28)	-78%	11,334.25	50,572.53	(39,238.28)	-78%
Revenue Total:	584,633.44	664,847.64	(80,214.20)	-12%	584,633.44	664,847.64	(80,214.20)	-12%
Expense								
60 - Salaries & Wages	346,017.56	350,530.58	4,513.02	1%	346,017.56	350,530.58	4,513.02	1%
61 - Employee Benefits	812,139.52	665,082.41	(147,057.11)	-22%	812,139.52	665,082.41	(147,057.11)	-22%
62 - Supplies & Services	787,559.47	658,367.54	(129,191.93)	-20%	787,559.47	658,367.54	(129,191.93)	-20%
63 - Repairs & Maintenance	37,371.16	33,157.35	(4,213.81)	-13%	37,371.16	33,157.35	(4,213.81)	-13%
64 - Utilities	75,152.71	112,100.17	36,947.46	33%	75,152.71	112,100.17	36,947.46	33%
65 - Contracts	77,168.55	65,559.28	(11,609.27)	-18%	77,168.55	65,559.28	(11,609.27)	-18%
Expense Total:	2,135,408.97	1,884,797.33	(250,611.64)	-13%	2,135,408.97	1,884,797.33	(250,611.64)	-13%
Total Surplus (Deficit):	(1,550,775.53)	(1,219,949.69)	170,397.44	-14%	(1,550,775.53)	(1,219,949.69)	170,397.44	-14%



Chico Area Recreation and Park District

Program Revenue & Expense

For Fiscal: FY 2027 Period Ending: 07/31/2026

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 116 - Rentals						
Program: 11000 - District Wide						
Revenue	20,000.00	20,000.00	0.00	0.00	-20,000.00	0.00%
Program: 11000 - District Wide Total:	20,000.00	20,000.00	0.00	0.00	-20,000.00	0.00%
Program: 11610 - Facility Rentals						
Revenue	400,000.00	400,000.00	18,975.00	18,975.00	-381,025.00	4.74%
Expense	454,972.94	454,972.94	28,284.45	28,284.45	426,688.49	6.22%
Program: 11610 - Facility Rentals Surplus (Deficit):	-54,972.94	-54,972.94	-9,309.45	-9,309.45	45,663.49	16.93%
Program: 11611 - Picnic Rentals						
Revenue	90,000.00	90,000.00	2,905.00	2,905.00	-87,095.00	3.23%
Program: 11611 - Picnic Rentals Total:	90,000.00	90,000.00	2,905.00	2,905.00	-87,095.00	3.23%
Program: 11612 - Field Rentals						
Revenue	150,000.00	150,000.00	2,024.00	2,024.00	-147,976.00	1.35%
Expense	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00%
Program: 11612 - Field Rentals Surplus (Deficit):	145,000.00	145,000.00	2,024.00	2,024.00	-142,976.00	1.40%
Program: 11613 - Park Rentals						
Revenue	15,000.00	15,000.00	0.00	0.00	-15,000.00	0.00%
Program: 11613 - Park Rentals Total:	15,000.00	15,000.00	0.00	0.00	-15,000.00	0.00%
Department: 116 - Rentals Surplus (Deficit):	215,027.06	215,027.06	-4,380.45	-4,380.45	-219,407.51	-2.04%
Department: 117 - Public Outreach						
Program: 11000 - District Wide						
Revenue	10,500.00	10,500.00	502.94	502.94	-9,997.06	4.79%
Expense	307,905.17	307,905.17	20,898.67	20,898.67	287,006.50	6.79%
Program: 11000 - District Wide Surplus (Deficit):	-297,405.17	-297,405.17	-20,395.73	-20,395.73	277,009.44	6.86%
Program: 11710 - Special Events						
Revenue	264,500.00	264,500.00	895.00	895.00	-263,605.00	0.34%
Expense	90,000.00	90,000.00	10,046.52	10,046.52	79,953.48	11.16%
Program: 11710 - Special Events Surplus (Deficit):	174,500.00	174,500.00	-9,151.52	-9,151.52	-183,651.52	-5.24%
Department: 117 - Public Outreach Surplus (Deficit):	-122,905.17	-122,905.17	-29,547.25	-29,547.25	93,357.92	24.04%
Department: 200 - Rec Admin						
Program: 11000 - District Wide						
Revenue	5,000.00	5,000.00	-3,526.05	-3,526.05	-8,526.05	70.52%
Expense	352,658.73	352,658.73	28,780.82	28,780.82	323,877.91	8.16%
Program: 11000 - District Wide Surplus (Deficit):	-347,658.73	-347,658.73	-32,306.87	-32,306.87	315,351.86	9.29%
Department: 200 - Rec Admin Surplus (Deficit):	-347,658.73	-347,658.73	-32,306.87	-32,306.87	315,351.86	9.29%
Department: 210 - Youth Programs						
Program: 11000 - District Wide						
Expense	1,039,959.44	1,039,959.44	69,506.43	69,506.43	970,453.01	6.68%
Program: 11000 - District Wide Total:	1,039,959.44	1,039,959.44	69,506.43	69,506.43	970,453.01	6.68%
Program: 22200 - Camps						
Revenue	964,058.00	964,058.00	235,089.52	235,089.52	-728,968.48	24.39%
Expense	454,594.56	454,594.56	126,917.24	126,917.24	327,677.32	27.92%
Program: 22200 - Camps Surplus (Deficit):	509,463.44	509,463.44	108,172.28	108,172.28	-401,291.16	21.23%
Program: 22340 - Community Programs						
Revenue	70,000.00	70,000.00	540.00	540.00	-69,460.00	0.77%
Expense	33,000.00	33,000.00	771.87	771.87	32,228.13	2.34%
Program: 22340 - Community Programs Surplus (Deficit):	37,000.00	37,000.00	-231.87	-231.87	-37,231.87	-0.63%

Budget Report

For Fiscal: FY 2027 Period Ending: 07/31/2026

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Program: 22350 - Toddler Programs						
Revenue	70,000.00	70,000.00	8,220.00	8,220.00	-61,780.00	11.74%
Expense	36,600.00	36,600.00	0.00	0.00	36,600.00	0.00%
Program: 22350 - Toddler Programs Surplus (Deficit):	33,400.00	33,400.00	8,220.00	8,220.00	-25,180.00	24.61%
Program: 22510 - After School Program						
Revenue	2,644,872.95	2,644,872.95	0.00	0.00	-2,644,872.95	0.00%
Expense	2,005,858.70	2,005,858.70	573.99	573.99	2,005,284.71	0.03%
Program: 22510 - After School Program Surplus (Deficit):	639,014.25	639,014.25	-573.99	-573.99	-639,588.24	-0.09%
Program: 22900 - Youth Leader						
Revenue	30,000.00	30,000.00	0.00	0.00	-30,000.00	0.00%
Expense	920.00	920.00	0.00	0.00	920.00	0.00%
Program: 22900 - Youth Leader Surplus (Deficit):	29,080.00	29,080.00	0.00	0.00	-29,080.00	0.00%
Program: 22910 - Inclusion						
Revenue	685,477.89	685,477.89	1,750.00	1,750.00	-683,727.89	0.26%
Expense	403,630.50	403,630.50	26,404.60	26,404.60	377,225.90	6.54%
Program: 22910 - Inclusion Surplus (Deficit):	281,847.39	281,847.39	-24,654.60	-24,654.60	-306,501.99	-8.75%
Department: 210 - Youth Programs Surplus (Deficit):	489,845.64	489,845.64	21,425.39	21,425.39	-468,420.25	4.37%
Department: 220 - Ice Rink Recreation						
Program: 22100 - Ice Rink Recreation						
Revenue	322,000.00	322,000.00	0.00	0.00	-322,000.00	0.00%
Expense	132,000.00	132,000.00	0.00	0.00	132,000.00	0.00%
Program: 22100 - Ice Rink Recreation Surplus (Deficit):	190,000.00	190,000.00	0.00	0.00	-190,000.00	0.00%
Department: 220 - Ice Rink Recreation Surplus (Deficit):	190,000.00	190,000.00	0.00	0.00	-190,000.00	0.00%
Department: 230 - Nature Programs						
Program: 22600 - NC Admin						
Revenue	210,000.00	210,000.00	2,352.00	2,352.00	-207,648.00	1.12%
Expense	436,463.50	436,463.50	30,309.49	30,309.49	406,154.01	6.94%
Program: 22600 - NC Admin Surplus (Deficit):	-226,463.50	-226,463.50	-27,957.49	-27,957.49	198,506.01	12.35%
Program: 22630 - Nature ABC						
Revenue	8,530.00	8,530.00	0.00	0.00	-8,530.00	0.00%
Expense	3,310.00	3,310.00	0.00	0.00	3,310.00	0.00%
Program: 22630 - Nature ABC Surplus (Deficit):	5,220.00	5,220.00	0.00	0.00	-5,220.00	0.00%
Program: 22650 - Observatory						
Revenue	2,475.00	2,475.00	0.00	0.00	-2,475.00	0.00%
Program: 22650 - Observatory Total:	2,475.00	2,475.00	0.00	0.00	-2,475.00	0.00%
Department: 230 - Nature Programs Surplus (Deficit):	-218,768.50	-218,768.50	-27,957.49	-27,957.49	190,811.01	12.78%
Department: 235 - Sports						
Program: 11000 - District Wide						
Expense	331,104.00	331,104.00	21,540.48	21,540.48	309,563.52	6.51%
Program: 11000 - District Wide Total:	331,104.00	331,104.00	21,540.48	21,540.48	309,563.52	6.51%
Program: 22310 - Youth Sports						
Revenue	320,000.00	320,000.00	82,669.23	82,669.23	-237,330.77	25.83%
Expense	176,400.00	176,400.00	5,701.25	5,701.25	170,698.75	3.23%
Program: 22310 - Youth Sports Surplus (Deficit):	143,600.00	143,600.00	76,967.98	76,967.98	-66,632.02	53.60%
Program: 22320 - Adult Sports						
Revenue	350,000.00	350,000.00	5,080.54	5,080.54	-344,919.46	1.45%
Expense	208,200.00	208,200.00	11,668.13	11,668.13	196,531.87	5.60%
Program: 22320 - Adult Sports Surplus (Deficit):	141,800.00	141,800.00	-6,587.59	-6,587.59	-148,387.59	-4.65%
Program: 22330 - Action Sports						
Revenue	180,000.00	180,000.00	0.00	0.00	-180,000.00	0.00%
Expense	84,715.00	84,715.00	0.00	0.00	84,715.00	0.00%
Program: 22330 - Action Sports Surplus (Deficit):	95,285.00	95,285.00	0.00	0.00	-95,285.00	0.00%
Department: 235 - Sports Surplus (Deficit):	49,581.00	49,581.00	48,839.91	48,839.91	-741.09	98.51%

Budget Report

For Fiscal: FY 2027 Period Ending: 07/31/2026

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 240 - Contract Programs						
Program: 22400 - Contract Programs						
Revenue	490,000.00	490,000.00	9,829.76	9,829.76	-480,170.24	2.01%
Expense	379,927.88	379,927.88	100,127.09	100,127.09	279,800.79	26.35%
Program: 22400 - Contract Programs Surplus (Deficit):	110,072.12	110,072.12	-90,297.33	-90,297.33	-200,369.45	-82.03%
Program: 22450 - Contract Camps						
Revenue	200,000.00	200,000.00	152,699.98	152,699.98	-47,300.02	76.35%
Expense	0.00	0.00	4,222.94	4,222.94	-4,222.94	0.00%
Program: 22450 - Contract Camps Surplus (Deficit):	200,000.00	200,000.00	148,477.04	148,477.04	-51,522.96	74.24%
Department: 240 - Contract Programs Surplus (Deficit):	310,072.12	310,072.12	58,179.71	58,179.71	-251,892.41	18.76%
Department: 245 - Aquatics Recreation						
Program: 11000 - District Wide						
Expense	314,288.00	314,288.00	0.00	0.00	314,288.00	0.00%
Program: 11000 - District Wide Total:	314,288.00	314,288.00	0.00	0.00	314,288.00	0.00%
Program: 22800 - PV Pool						
Revenue	150,000.00	150,000.00	46,069.18	46,069.18	-103,930.82	30.71%
Expense	163,725.79	163,725.79	68,420.87	68,420.87	95,304.92	41.79%
Program: 22800 - PV Pool Surplus (Deficit):	-13,725.79	-13,725.79	-22,351.69	-22,351.69	-8,625.90	162.84%
Program: 22830 - Aquatic Center						
Revenue	1,267,600.00	1,267,600.00	33.00	33.00	-1,267,567.00	0.00%
Expense	947,942.00	947,942.00	0.00	0.00	947,942.00	0.00%
Program: 22830 - Aquatic Center Surplus (Deficit):	319,658.00	319,658.00	33.00	33.00	-319,625.00	0.01%
Program: 22840 - Sycamore Pool						
Revenue	100,000.00	100,000.00	0.00	0.00	-100,000.00	0.00%
Expense	95,000.00	95,000.00	0.00	0.00	95,000.00	0.00%
Program: 22840 - Sycamore Pool Surplus (Deficit):	5,000.00	5,000.00	0.00	0.00	-5,000.00	0.00%
Department: 245 - Aquatics Recreation Surplus (Deficit):	-3,355.79	-3,355.79	-22,318.69	-22,318.69	-18,962.90	665.08%
Department: 250 - Adult Programs						
Program: 22550 - Adult Programs						
Revenue	30,000.00	30,000.00	300.00	300.00	-29,700.00	1.00%
Expense	17,000.00	17,000.00	0.00	0.00	17,000.00	0.00%
Program: 22550 - Adult Programs Surplus (Deficit):	13,000.00	13,000.00	300.00	300.00	-12,700.00	2.31%
Department: 250 - Adult Programs Surplus (Deficit):	13,000.00	13,000.00	300.00	300.00	-12,700.00	2.31%
Report Surplus (Deficit):	574,837.63	574,837.63	12,234.26	12,234.26	-562,603.37	2.13%



Chico Area Recreation and Park District

Assessment Districts

For Fiscal: FY 2027 Period Ending: 07/31/2026

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Program: 33500 - Baroni Park						
50 - Taxes	114,000.00	114,000.00	0.00	0.00	-114,000.00	0.00%
60 - Salaries & Wages	94,444.12	94,444.12	6,602.56	6,602.56	87,841.56	6.99%
61 - Employee Benefits	32,422.66	32,422.66	2,327.08	2,327.08	30,095.58	7.18%
62 - Supplies & Services	123,901.76	123,901.76	1,553.93	1,553.93	122,347.83	1.25%
63 - Repairs & Maintenance	2,632.35	2,632.35	365.64	365.64	2,266.71	13.89%
64 - Utilities	20,285.29	20,285.29	2,327.28	2,327.28	17,958.01	11.47%
65 - Contracts	4,696.00	4,696.00	235.29	235.29	4,460.71	5.01%
Program: 33500 - Baroni Park Surplus (Deficit):	-164,382.18	-164,382.18	-13,411.78	-13,411.78	150,970.40	8.16%
Program: 33510 - Indigo Park						
50 - Taxes	48,600.00	48,600.00	0.00	0.00	-48,600.00	0.00%
60 - Salaries & Wages	94,444.12	94,444.12	6,602.56	6,602.56	87,841.56	6.99%
61 - Employee Benefits	32,422.66	32,422.66	2,327.08	2,327.08	30,095.58	7.18%
62 - Supplies & Services	63,501.76	63,501.76	1,553.93	1,553.93	61,947.83	2.45%
63 - Repairs & Maintenance	2,632.35	2,632.35	365.64	365.64	2,266.71	13.89%
64 - Utilities	10,035.29	10,035.29	867.55	867.55	9,167.74	8.64%
65 - Contracts	4,696.00	4,696.00	235.29	235.29	4,460.71	5.01%
Program: 33510 - Indigo Park Surplus (Deficit):	-159,132.18	-159,132.18	-11,952.05	-11,952.05	147,180.13	7.51%
Program: 33520 - Oakway Park						
50 - Taxes	23,900.00	23,900.00	0.00	0.00	-23,900.00	0.00%
60 - Salaries & Wages	181,017.90	181,017.90	13,205.11	13,205.11	167,812.79	7.29%
61 - Employee Benefits	62,143.43	62,143.43	4,654.14	4,654.14	57,489.29	7.49%
62 - Supplies & Services	52,461.73	52,461.73	3,107.85	3,107.85	49,353.88	5.92%
63 - Repairs & Maintenance	5,045.34	5,045.34	731.30	731.30	4,314.04	14.49%
64 - Utilities	15,180.15	15,180.15	594.13	594.13	14,586.02	3.91%
65 - Contracts	9,000.67	9,000.67	470.57	470.57	8,530.10	5.23%
Program: 33520 - Oakway Park Surplus (Deficit):	-300,949.22	-300,949.22	-22,763.10	-22,763.10	278,186.12	7.56%
Program: 33530 - Peterson Park						
50 - Taxes	42,527.50	42,527.50	0.00	0.00	-42,527.50	0.00%
60 - Salaries & Wages	110,184.81	110,184.81	7,923.07	7,923.07	102,261.74	7.19%
61 - Employee Benefits	37,826.44	37,826.44	2,792.50	2,792.50	35,033.94	7.38%
62 - Supplies & Services	59,912.90	59,912.90	1,864.71	1,864.71	58,048.19	3.11%
63 - Repairs & Maintenance	3,071.08	3,071.08	438.77	438.77	2,632.31	14.29%
64 - Utilities	32,016.18	32,016.18	1,090.82	1,090.82	30,925.36	3.41%
65 - Contracts	5,478.67	5,478.67	282.34	282.34	5,196.33	5.15%
Program: 33530 - Peterson Park Surplus (Deficit):	-205,962.58	-205,962.58	-14,392.21	-14,392.21	191,570.37	6.99%
Report Surplus (Deficit):	-830,426.16	-830,426.16	-62,519.14	-62,519.14	767,907.02	7.53%



Chico Area Recreation and Park District

Impact Fee Activity

For Fiscal: FY 2027 Period Ending: 07/31/2026

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 70 - City Impact Fees (Community Park)						
Revenue	1,360,000.00	1,360,000.00	0.00	0.00	-1,360,000.00	0.00%
Fund: 70 - City Impact Fees (Community Park) Total:	1,360,000.00	1,360,000.00	0.00	0.00	-1,360,000.00	0.00%
Fund: 80 - County Impact Fees						
Revenue	75,000.00	75,000.00	2,634.31	2,634.31	-72,365.69	3.51%
Fund: 80 - County Impact Fees Total:	75,000.00	75,000.00	2,634.31	2,634.31	-72,365.69	3.51%
Report Total:	1,435,000.00	1,435,000.00	2,634.31	2,634.31	-1,432,365.69	0.18%



Chico Area Recreation and Park District

Cash Accounts

Current to Prior Year

Current Year	Balance	Prior Year	Balance
As of 07/31/2026		As of 07/31/2025	
Petty Cash	800.00	Petty Cash	800.00
US Bank - County Treasurer	3,083,632.60	US Bank - County Treasurer	4,780,147.24
Golden Valley Bank - Operations	1,212,433.10	Golden Valley Bank - Operations	859,415.30
California CLASS	4,891.61	California CLASS	2,790,148.12
GVB Investment	391,246.85	GVB Investment	10,913,739.60
TCB Investment	31,458.06	TCB Investment	1,185,294.68
TOTAL	4,724,462.22	TOTAL	20,529,544.94



Chico Area Recreation and Park District

Fund Balance Summary
Account Summary
 As Of 07/31/2026

	90 - General Fun	70 - City Impact Fees (Community Par	80 - County Impact Fees	60 - Baroni Park	63 - Indigo Park	65 - Oak Way Park	67 - Peterson Park (Amber Grove)	Total
Asset								
Cash								
10 - Cash	4,374,246.89	0.00	344,094.59	5,000.00	480.73	1,744.61	887.07	4,726,453.89
Total Cash:	4,374,246.89	0.00	344,094.59	5,000.00	480.73	1,744.61	887.07	4,726,453.89
Capital and Current Assets								
12 - Capital Assets	61,712,717.74	0.00	0.00	0.00	0.00	0.00	0.00	61,712,717.74
13 - Current Assets	993,230.50	0.00	0.00	0.00	0.00	0.00	0.00	993,230.50
Total Capital and Current Assets:	62,705,948.24	0.00	0.00	0.00	0.00	0.00	0.00	62,705,948.24
Total Asset:	67,080,195.13	0.00	344,094.59	5,000.00	480.73	1,744.61	887.07	67,432,402.13
Liability								
Current Liabilities								
20 - Current Liabilities	5,567,936.04	0.00	0.00	0.00	480.73	1,744.61	887.07	5,571,048.45
Total Current Liabilities:	5,567,936.04	0.00	0.00	0.00	480.73	1,744.61	887.07	5,571,048.45
Total Liability:	5,567,936.04	0.00	0.00	0.00	480.73	1,744.61	887.07	5,571,048.45
Equity								
Fund Balance - Spendable								
30 - Fund Balance	25,111,784.51	0.00	0.00	0.00	-12,779.69	0.00	-38,447.94	25,060,556.88
Total Fund Balance - Spendable:	25,111,784.51	0.00	0.00	0.00	-12,779.69	0.00	-38,447.94	25,060,556.88
Fund Balance - Restricted								
30 - Fund Balance	2,500,000.00	0.00	341,460.28	5,000.00	12,779.69	0.00	38,447.94	2,897,687.91
Total Fund Balance - Restricted:	2,500,000.00	0.00	341,460.28	5,000.00	12,779.69	0.00	38,447.94	2,897,687.91
Fund Balance - NonSpendable								
30 - Fund Balance	35,555,915.76	0.00	0.00	0.00	0.00	0.00	0.00	35,555,915.76
Total Fund Balance - NonSpendable:	35,555,915.76	0.00	0.00	0.00	0.00	0.00	0.00	35,555,915.76
Total Total Beginning Equity:	63,167,700.27	0.00	341,460.28	5,000.00	0.00	0.00	0.00	63,514,160.55
Total Revenue	581,999.13	0.00	2,634.31	0.00	0.00	0.00	0.00	584,633.44
Total Expense	2,237,440.31	0.00	0.00	0.00	0.00	0.00	0.00	2,237,440.31
Revenues Over/Under Expenses	-1,655,441.18	0.00	2,634.31	0.00	0.00	0.00	0.00	-1,652,806.87
Total Equity and Current Surplus (Deficit):	61,512,259.09	0.00	344,094.59	5,000.00	0.00	0.00	0.00	61,861,353.68
Total Liabilities, Equity and Current Surplus (Deficit):	67,080,195.13	0.00	344,094.59	5,000.00	480.73	1,744.61	887.07	67,432,402.13



Chico Area Recreation and Park District

Project Summary

As of 7/31/2026

Project Number	Project Name	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
2324-102	AQC- Design	2,075,000.00	-	2,006,258.13	19,628.18	2,025,886.31	49,113.69
2324-103	AQC - Construction	34,200,628.00	-	16,551,581.71	1,544,297.37	18,095,879.08	16,104,748.92
2324-107	DST - Irrigation Upgrades	819,040.00	300,000.00	468,945.04	-	468,945.04	350,094.96
2627-101	PVC - Roof Repair	155,000.00	155,000.00	-	-	-	155,000.00
2627-102	HKO - Outfield Fencing	100,000.00	100,000.00	-	-	-	100,000.00
2627-103	DST - Access Control	85,000.00	85,000.00	-	-	-	85,000.00
2627-104	DST - Re-key	32,000.00	32,000.00	-	-	-	32,000.00
2627-201	DST - Seed Spreader	22,000.00	22,000.00	-	-	-	22,000.00
2627-202	DST - Gator (2)	11,000.00	11,000.00	(27,000.00)	32,982.42	5,982.42	5,017.58
2627-203	DST - Vehicle Replacement (1)	54,000.00	54,000.00	-	46,777.44	46,777.44	7,222.56
Report Total:		37,553,668.00	759,000.00	18,999,784.88	1,643,685.41	20,643,470.29	16,910,197.71



Aquatic Center Project Cost

Total Project Cost	Budget
Design Phase	2,074,600
Construction Phase	29,885,850
Board Approved Contingency	2,500,000
Project Total	34,460,450

Source of Funds	Actuals	Pending	Total
Dev Impact Funds	15,400,000	1,000,000	16,400,000
LWCF Grant	6,000,000	-	6,000,000
Funraising - Secured	3,200,000	-	3,200,000
Pledged		2,000,000	2,000,000
Lease Financing	3,000,000	4,000,000	7,000,000
Total Funds	27,600,000	7,000,000	34,600,000

Other Funds	
General Fund Reserve	8,945,687
Catastrophic Reserve	(2,500,000)
Available Reserve	6,445,687

STAFF REPORT

DATE: August 27, 2026
TO: Board of Directors
FROM: Scott Schumann, Assistant General Manager
SUBJECT: Acceptance of Donation - Memorial Bench at Hooker Oak

BACKGROUND

The District has received a request from Monte Nystrom to donate and install a memorial bench in Hooker Oak Park, along Big Chico Creek, in memory of his sister, Cheryl "Cheri" Stowers. Ms. Stowers was paralyzed from the shoulders down following a 1984 car accident and lived for 42 years as a quadriplegic. Mr. Nystrom and his sister frequently spent time together along Big Chico Creek, and he has requested the bench be placed there so that others may enjoy the same setting that was meaningful to her. Mr. Nystrom's letter, along with a map and photograph of the proposed bench location, is attached to this report as Exhibit A.

Hooker Oak Park sits on property that includes areas under City of Chico ownership. Staff has confirmed that the City of Chico has given its consent for the addition of the bench on the Hooker Oak property.

DISCUSSION

Mr. Nystrom will purchase the memorial bench specified by Staff and is donating the concrete pad installation on which the bench will be mounted. He has also requested to install a memorial plaque, to be embedded in the concrete slab, specified by Staff and reading: "In loving memory of Cheryl Stowers." District staff will coordinate with Mr. Nystrom on the bench and plaque specifications, the final placement within the proposed location shown in Exhibit A, and inspection of the completed concrete work prior to installation of the bench.

There is no direct cost to the District. In alignment with the Districts Policy 2215 Donations and Gifts, the bench, plaque, and concrete installation will be donated and installed by Mr. Nystrom. Ongoing maintenance of the bench will be absorbed by existing Parks and Facilities operations, consistent with other donated memorial benches within the District.

RECOMMENDATION

Staff recommends the Board of Directors accept the donation of a memorial bench, concrete pad installation, and plaque in honor of Cheryl Stowers for placement in Hooker Oak Park, as described in this report.

June 3, 2026

To the CARD Parks Board,

I am writing to request approval to donate and install a memorial bench in Hooker Oak Park near Big Chico Creek. The purpose of the donation is to honor my sister, Cheryl Stowers, who died recently.

Cheri was involved in a car accident in 1984 in which her spinal cord was severed. This caused her to be paralyzed from the shoulders down for the remaining 42 years of her life. Her life as a quadriplegic was challenging, but she lived courageously, and she was an inspiration to all who interacted with her.

Cheri loved the beauty of nature, and we would often “walk” together (she in her wheelchair) along Big Chico Creek. She loved to hear the sound of the running water and bask in the natural beauty along the creek.

I would like to place the memorial bench along that creek so that others may rest there and enjoy the beauty that was so uplifting for Cheri. (A map showing the proposed location of the bench is attached.) The installation would include a concrete pad onto which the bench would be bolted. (It would be meaningful for me to do the work myself rather than hire a contractor. I have experience pouring and finishing concrete and I guarantee excellent workmanship.) I will purchase the bench that the Park Board has specified. (A photo of the bench is attached.)

I would also like to install a memorial plaque in the concrete slab with the following message: “In loving memory of Cheryl Stowers”. (I would use the plaque specified by the Park Board.)

Thank you for considering this request for a memorial bench for Cheri. I would welcome the opportunity to answer any questions you may have regarding this request.

Sincerely,
Monte Nystrom
(530) 966-0269

Cheryl Stowers Memorial Bench Location (Hooker Oak Park)



STAFF REPORT

Finance

DATE: August 27, 2026
TO: Board of Directors
FROM: Annabel Grimm, General Manager
SUBJECT: Adopt Resolution No. 26-10 ordering the levy of special taxes for fiscal year 2026-27 within the Community Facilities District No. 2023-01 (Park Maintenance)

BACKGROUND

On June 22, 2023, the Board adopted Resolution No. 23-015 ("Resolution Levying") authorizing the levy of special taxes within Community Facilities District No. 2023-01 (Park Maintenance) ("CFD") to fund the annual operation, maintenance, and servicing, including repair and replacement, of parks, trails and recreation facilities, storm drainage facilities, landscape corridors, wetlands, and open space areas, and any incidental expenses authorized by the Act ("Services"). The Resolution Levying directs the District or its designee to determine the maximum special tax rates and the annual special tax to be levied each fiscal year on each parcel within the CFD as provided in the Rate and Method of Apportionment ("RMA").

On October 23, 2025, the Board adopted Resolution No. 25-015 ("Annexation Resolution"), annexing certain territory into the CFD as Tax Zone No. 2 (Henshaw Park). The CFD now comprises two tax zones: Tax Zone No. 1 (Meriam Park) and Tax Zone No. 2 (Henshaw Park).

DISCUSSION

Maximum Special Tax Rates. The RMA provides that the maximum special tax rates are adjusted each fiscal year by the percentage change during the preceding year in the Consumer Price Index for All-Urban Consumers in the San Francisco-Oakland-San Jose area ("CPI-U"), or 4%, whichever is greater. The change in the CPI-U for 2025 was 3.0365%; therefore, the annual escalation factor for Fiscal Year 2026-27 is 4%. Applying that factor, the maximum special tax rate for Fiscal Year 2026-27 is \$710.91 per acre of taxable property for Tax Zone No. 1 (Meriam Park) and \$124.80 per Unit of Developed Residential Property for Tax Zone No. 2 (Henshaw Park).

Annual Special Tax Rates. For each fiscal year, the Board determines the Special Tax Requirement and levies the annual special tax on each parcel of Developed Residential Property or taxable property up to 100% of the applicable maximum special tax to fund the Special Tax Requirement. If additional revenue is needed, the annual special tax is levied Proportionately on each parcel of Undeveloped Property up to 100% of the Maximum Special Tax for Undeveloped Property.

Tax Zone No. 1 (Meriam Park). The annual special tax rate is set at the maximum rate of \$710.91 per acre of taxable property to meet the Special Tax Requirement. The proceeds will fund Services associated with Meriam Park.

Tax Zone No. 2 (Henshaw Park). The special tax for Tax Zone No. 2 was established to fund the maintenance of Henshaw Park. Development of the park has been delayed due to a lack of grant funding; accordingly, there is no Special Tax Requirement for Tax Zone No. 2 for Fiscal Year 2026-

27, and the annual special tax is set at \$0.00. The special tax will remain at \$0.00 until Henshaw Park requires maintenance, at which time it will be levied in accordance with the RMA up to the maximum rate then in effect.

RECOMMENDATION

It is recommended that the Board of Directors adopt Resolution No. 26-10 so that the District can fund Services within the CFD for Fiscal Year 2026-27.



**RESOLUTION 26-10 OF THE BOARD OF DIRECTORS OF THE
CHICO AREA RECREATION AND PARK DISTRICT**

Ordering The Levy Of Special Taxes
For Fiscal Year 2026-27, Within
Community Facilities District No. 2023-01 (Park Maintenance)

WHEREAS, the Board of Directors ("Board") of the Chico Area Recreation and Park District ("District") previously established the Chico Area Recreation and Park District Community Facilities District No. 2023-01 (Park Maintenance) ("CFD") pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Government Code Section 53311 (the "Act"), and at the time of formation established Tax Zone No. 1 (Meriam Park) within the CFD; and

WHEREAS, the Board is authorized pursuant to Resolution No. 23-012 (the "Resolution of Formation") and Resolution No. 23-015 (the "Resolution Levying"), each adopted June 22, 2023, to levy a special tax sufficient to fund the annual operation, maintenance, and servicing of certain services within the CFD (as defined in the Resolution of Formation); and

WHEREAS, on October 23, 2025, the Board adopted Resolution No. 25-015 (the "Annexation Resolution"), which approved Annexation No. 1 and annexed certain territory into the CFD as Tax Zone No. 2 (Henshaw Park); and

WHEREAS, the Rate and Method of Apportionment of Special Tax for the CFD ("RMA") provides that the maximum special tax rates shall be adjusted each fiscal year by an annual escalation factor equal to the change during the preceding year in the Consumer Price Index for All-Urban Consumers in the San Francisco-Oakland-San Jose area ("CPI"), or 4%, whichever is greater; and

WHEREAS, the change in the CPI for 2025 was 3.0365%; therefore, the annual escalation factor applied to the maximum special tax rates for Fiscal Year 2026-27 is 4%; and

WHEREAS, it is now necessary and appropriate that this Board order the levy and collection of the special taxes for Fiscal Year 2026-27 for the purposes specified in the Resolution of Formation and the Resolution Levying by the adoption of a resolution as specified by the Act and the Resolution Levying.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. The foregoing recitals are true and correct.

Section 2. The special tax is imposed without regard to property valuation and is levied in compliance with the Act and the Resolution Levying.

Section 3. Applying the annual escalation factor described above, the maximum authorized special tax rate for Tax Zone No. 1 (Meriam Park) for Fiscal Year 2026-27 is \$710.91 per acre of taxable property.

Section 4. In accordance with the Act and the Resolution Levying, the special tax is hereby levied for Fiscal Year 2026-27 upon the parcels of real property within Tax Zone No. 1 (Meriam Park) of the CFD that are not otherwise exempt from taxation under the Act or the Resolution Levying, at the rate of \$710.91 per acre of taxable property, which rate does not exceed the maximum special tax rate set forth in Section 3 above.

Section 5. Applying the annual escalation factor described above, the maximum authorized special tax rate for Tax Zone No. 2 (Henshaw Park) for Fiscal Year 2026-27 is \$124.80 per Unit of Developed Residential Property, based on the Base Year Maximum Special Tax Rate established by the Annexation Resolution.

Section 6. In accordance with the Act and the Resolution Levying, the special tax is hereby levied for Fiscal Year 2026-27 upon the parcels of real property within Tax Zone No. 2 (Henshaw Park) of the CFD that are not otherwise exempt from taxation under the Act or the Resolution Levying, at the rate of \$0.00 per Unit of Developed Residential Property, which rate does not exceed the maximum special tax rate set forth in Section 5 above. The special tax for Tax Zone No. 2 was established to fund the maintenance of Henshaw Park; because development of the park has been delayed due to a lack of grant funding, there is no Special Tax Requirement for Tax Zone No. 2 for Fiscal Year 2026-27. The annual special tax for Tax Zone No. 2 shall remain at \$0.00 until Henshaw Park requires maintenance, at which time the District shall levy the annual special tax in accordance with the RMA, up to the maximum special tax rate then in effect.

Section 7. After the adoption of this Resolution, the CFD Administrator may make any necessary modifications to the special taxes levied under this Resolution to correct any errors, omissions, or inconsistencies in the listing or categorization of parcels to be taxed or in the amount to be charged to any category of parcels; provided, however, that any such modifications shall not result in an increase in the special tax applicable to any category of parcels and are made prior to the submission of the tax rolls to the Butte County Tax Collector.

Section 8. All of the collections of the special tax shall be used only as provided for in the Act and the Resolution of Formation. The special tax shall be levied only so long as needed to accomplish the purposes described in the Resolution of Formation.

Section 9. The special tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes, except as such procedure may be modified by law and by this Board.

Section 10. The CFD Administrator is hereby authorized and directed to transmit a certified copy of this Resolution to the Butte County Tax Collector, together with other supporting documentation as may be required to place said special taxes on the secured property tax roll for Fiscal Year 2026-27, and to perform all other acts which are required by the Act, the Resolution Levying, or by law in order to accomplish the purpose of this Resolution.

Section 11. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED at a Regular Meeting of the Board of Directors of the Chico Area Recreation and Park District on the 27th day of August 2026 by the following vote:

Ayes:
Noes:
Abstain:
Absent:

ATTEST:

Michael McGinnis, Chair
Board of Directors

Holli Drobny
Clerk of the Board of Directors

STAFF REPORT

DATE: August 27, 2026
TO: Board of Directors
FROM: Annabel Grimm, General Manager
SUBJECT: Additional Public Utility Easement to the City of Chico – North Esplanade Project (APN 006-220-014)

BACKGROUND

On August 25, 2025, the Board of Directors adopted Resolution No. 25-014, authorizing the General Manager, or designee, to execute all documents necessary to complete Escrow No. 7085833, transferring a portion of District property to the City of Chico for right-of-way purposes in connection with the North Esplanade Project (Staff Report 25-051).

In connection with the same North Esplanade Project, the City of Chico has since identified the need for two additional Public Utility Easements (PUEs) across District-owned property at APN 006-220-014, to accommodate the Pacific Gas & Electric (PG&E) Undergrounding Project component of the North Esplanade Project. The additional easement areas, totaling approximately 882 square feet (552 square feet described in Exhibit A/B and 330 square feet described in Exhibit A-1/B-1), are set forth in legal descriptions prepared by Licensed Land Surveyor Richard A. Maddock (PLS 8131) of Unico Engineering, dated April 20, 2026, and depicted in the parcel maps attached hereto.

The City of Chico has prepared an Acknowledgement for Donations (City of Chico Exhibit 17-EX-8) for execution by the District as Grantor. The Acknowledgement confirms that the District has been informed of its rights under federal law to receive just compensation for the property encumbered by the easement, and that the District voluntarily waives those rights and agrees to donate the easement area to the City in support of the undergrounding project.

DISCUSSION

This action expands upon the right-of-way conveyance previously authorized under Resolution No. 25-014 by donating the additional utility easement area needed to complete the PG&E undergrounding component of the North Esplanade Project. The proposed easements would grant the City of Chico the right to lay, construct, repair, maintain, operate, renew, and replace public utility facilities — including electric, gas, and communication facilities — in, under, over, across, and upon the described portions of District property, together with the right to trim, cut down, or otherwise control trees or brush within the easement area as necessary for those facilities. The District would retain fee ownership of the underlying property; only the utility easement rights described above are being conveyed.

The donation supports the undergrounding of existing overhead utility facilities in the vicinity of the affected parcel and does not affect the District's use of the remainder of the property. Board authorization is required for the General Manager to execute the Acknowledgement for Donations. Upon Board approval, the executed Acknowledgement will be returned to the City of Chico for further processing.

FISCAL IMPACT

Consistent with the fiscal impact noted in Staff Report 25-051, this action involves no cost to the District. No compensation is being exchanged for the additional easement, as the District is voluntarily waiving its right to just compensation in support of the North Esplanade Project's undergrounding component.

RECOMMENDATION

Staff recommends the Board of Directors authorize the General Manager to execute the Acknowledgement for Donations, donating approximately 1,851 square feet of Public Utility Easement along Esplanade (APN 006-220-014) to the City of Chico, as an expansion of the right-of-way conveyance previously authorized under Resolution No. 25-014, in support of the North Esplanade Project's PG&E Undergrounding component.

ACKNOWLEDGEMENT FOR DONATIONS

17-EX-8 (6/2002)

(Form #)

Project Pacific Gas & Electric Undergrounding Project File No. _____Parcel 006-220-014 Federal Project No. _____

We, the undersigned, do hereby acknowledge that we have been fully informed of our rights under Federal law to receive just compensation for the 1,851 SF of property encumbered by a Public Utility Easement (PUE) for public purposes in, under, over, across, and upon that portion of our property shown in the attached Exhibits 'B', 'B-1', 'B-2', and 'B-3', and made a part hereof for all public utility facilities including, but not limited to electric, gas, and communication facilities, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush of our property described in attached hereto Exhibits 'A', 'A-1', 'A-2', and 'A-3' and depicted on Exhibits 'B', 'B-1', 'B-2', and 'B-3' and made a part hereof. We have also been informed of our right to have an appraisal made of said property along with an offer of just compensation.

However, we do hereby waive these rights and agree to donate said area to the City of Chico (City) for the improvement of the Pacific Gas & Electric Undergrounding Project.

This acknowledgement is signed by us freely and without coercion of any kind.

Grantor Chico Area Recreation and Park DistrictSigned _____ Date _____
Annabel Grimm, General MangerCITY: City of Chico, A Municipal CorporationSigned: _____
City Manager

Approved as to Form:

Signed _____ Date _____
City Attorney

Approved pursuant to The Charter of the City of Chico 906(D)

Signed _____ Date _____
Jamie Formico, SR/WA
Right of Way Manager, Dokken Engineering

EXHIBIT "A"
PUBLIC UTILITY EASEMENT
APN 006-220-014

Being a portion of the lands of Chico Area Recreation and Park District, as described in the deed 1996-034091, Official Records of Butte County, more particularly described as follows:

Commencing at the northwest corner of the said lands of the District, common with the northern right of way of Esplanada, thence along said common boundary, South 37°50'27" East, 104.00 feet, to the point of beginning;

Thence leaving said common boundary, North 52° 09' 33" East, 12.00 feet;

Thence South 37° 50' 27" East, 46.00 feet;

Thence South 52° 09' 33" West, 12.00 feet, to a point on the said common boundary;

Thence along said common boundary, North 37° 50' 27" West, 46.00 feet, to the point of beginning;

Containing 552 Sq. Ft. more or less

See Exhibit B attached hereto and made part of this description.

This description was prepared by me or under my direction in April 2026.

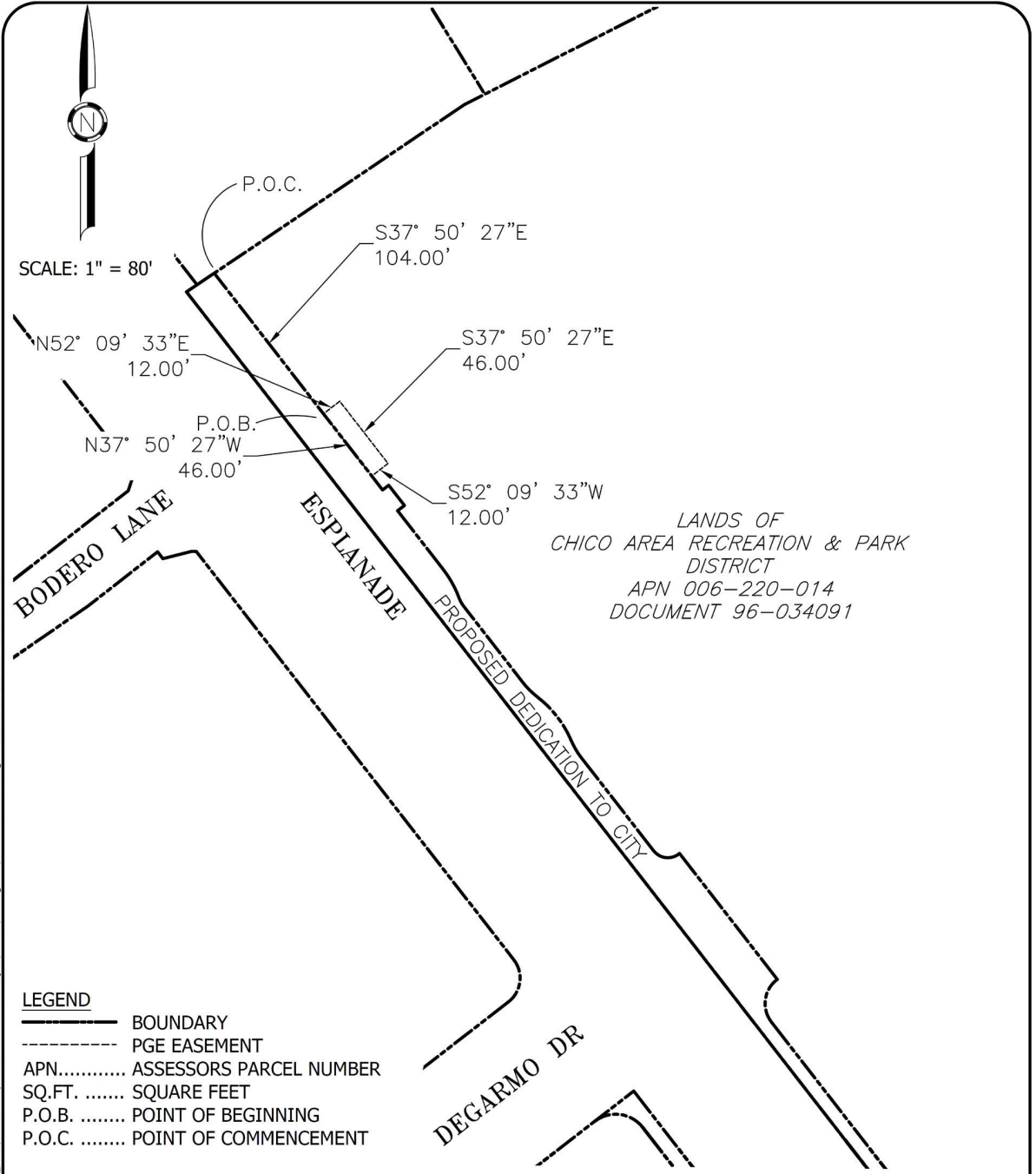


Richard A Maddock, PLS 8131

April 20, 2026

Dated





LEGEND

- BOUNDARY
- - - - - PGE EASEMENT
- APN..... ASSESSORS PARCEL NUMBER
- SQ.FT. SQUARE FEET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



80 BLUE RAVINE RD SUITE 250
FOLSOM, CA 95630
PHONE: 916.900.6623 | uniconengineering.com

EXHIBIT B

PUBLIC UTILITY EASEMENT

552 SQ FT +/-
APN 006-220-014

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EXHIBIT "A-1"
PUBLIC UTILITY EASEMENT
APN 006-220-014

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Beginning at a point on the northern right of way of Esplanada, common with the southern boundary of the said District, being the southern terminus of a curve with a radius of 17.50 feet, thence North 52°09'33" East, 11.00 feet;

Thence South 37°50'27" East, 30.00 feet;

Thence South 52°09'33" West, 11.00 feet, to a point on the said common boundary;

Thence along said common boundary North 37°50'27" West, 30.00 feet, to the point of beginning.

Containing 330 Sq. Ft. more or less.

See Exhibit B attached hereto and made part of this description.

This description was prepared by me or under my direction in April 2026.



Richard A Maddock, PLS 8131

April 20, 2026

Dated



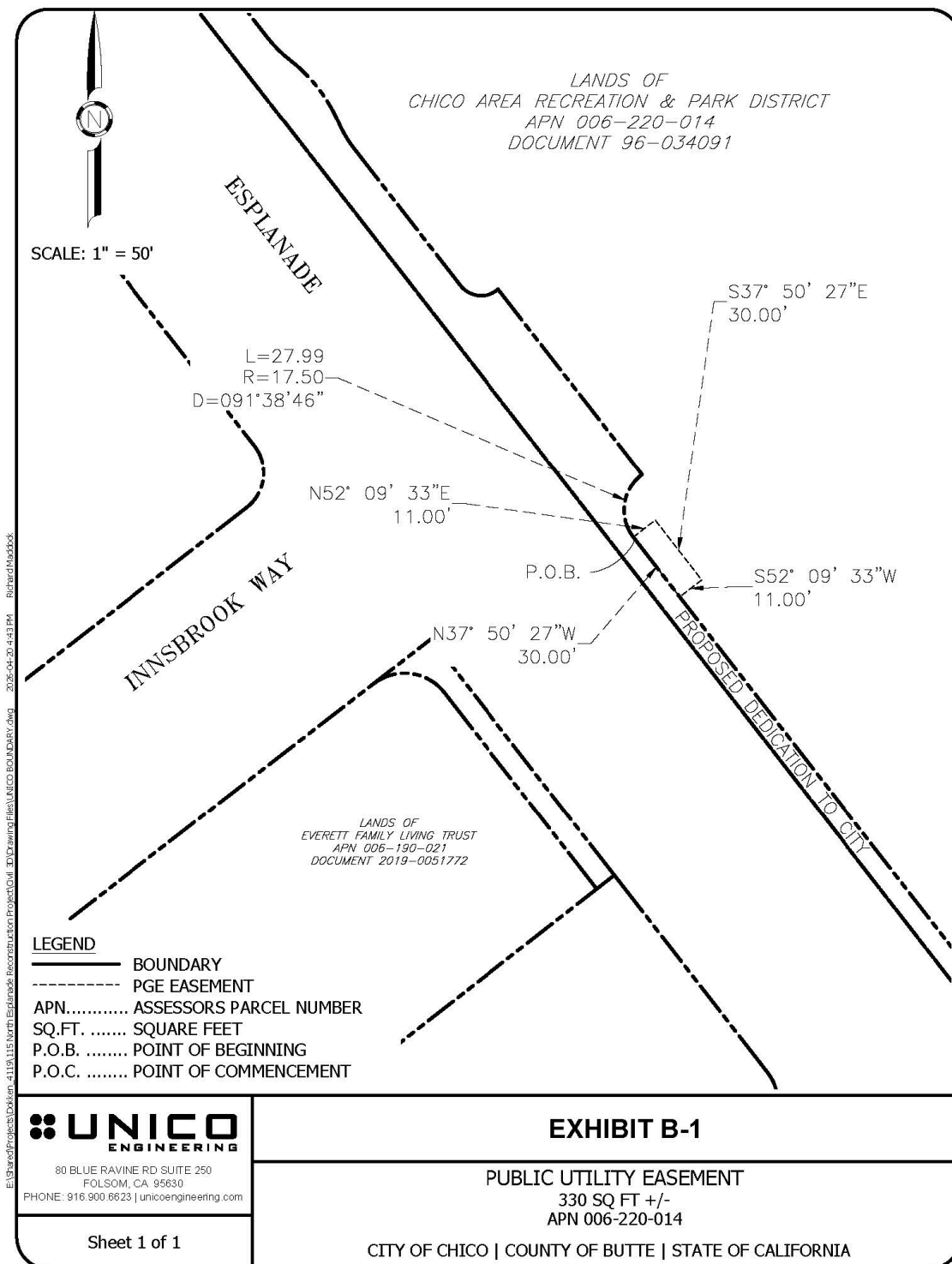


EXHIBIT "A-2"
PUBLIC UTILITY EASEMENT
APN 006-220-014

Being a portion of the lands of Chico Area Recreation and Park District, as described in the deed 1996-034091, Official Records of Butte County, more particularly described as follows:

Commencing at the southwest corner of the said lands of the District, common with the northern right of way of Esplanada, thence along said common boundary, North 37° 50' 27" West, 44.78 feet, to the point of beginning;

Thence North 37° 50' 27" West, 16.00 feet;

Thence leaving said common boundary, North 52° 09' 33" East, 9.00 feet;

Thence South 37° 50' 27" East, 16.00 feet;

Thence South 52° 09' 33" West, to the point of beginning.

Containing 144 Sq. Ft. more or less

See Exhibit B attached hereto and made part of this description.

This description was prepared by me or under my direction in April 2026.



Richard A Maddock, PLS 8131

April 20, 2026

Dated



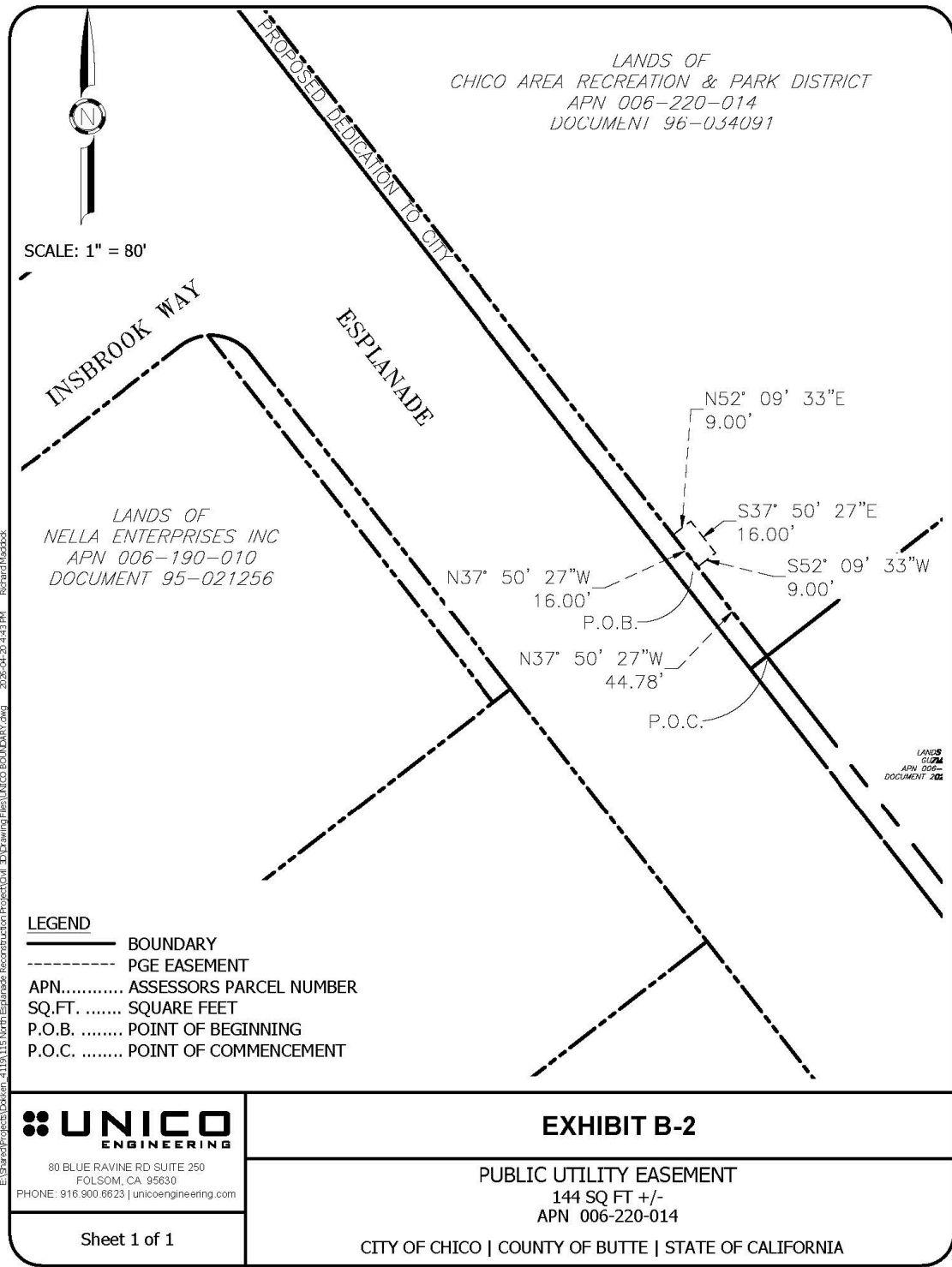


EXHIBIT "A-3"
PUBLIC UTILITY EASEMENT
APN 006-220-014

Being a portion of the lands of Chico Area Recreation and Park District, as described in the deed 1996-034091, Official Records of Butte County, more particularly described as follows:

Commencing at the southwest corner of the said lands of the District, common with the northern right of way of Esplanada, thence along said common boundary, North 37° 50' 27" West, 119.37 feet, to the point of beginning;

Thence North 37° 50' 27" West, 75.00 feet;

Thence leaving said common boundary, North 52° 09' 33" East, 11.00 feet;

Thence South 37° 50' 27" East, 75.00 feet;

Thence South 52° 09' 33" West, 11.00 feet, to the point of beginning,

Containing 825 Sq. Ft. more or less.

See Exhibit B attached hereto and made part of this description.

This description was prepared by me or under my direction in April 2026.

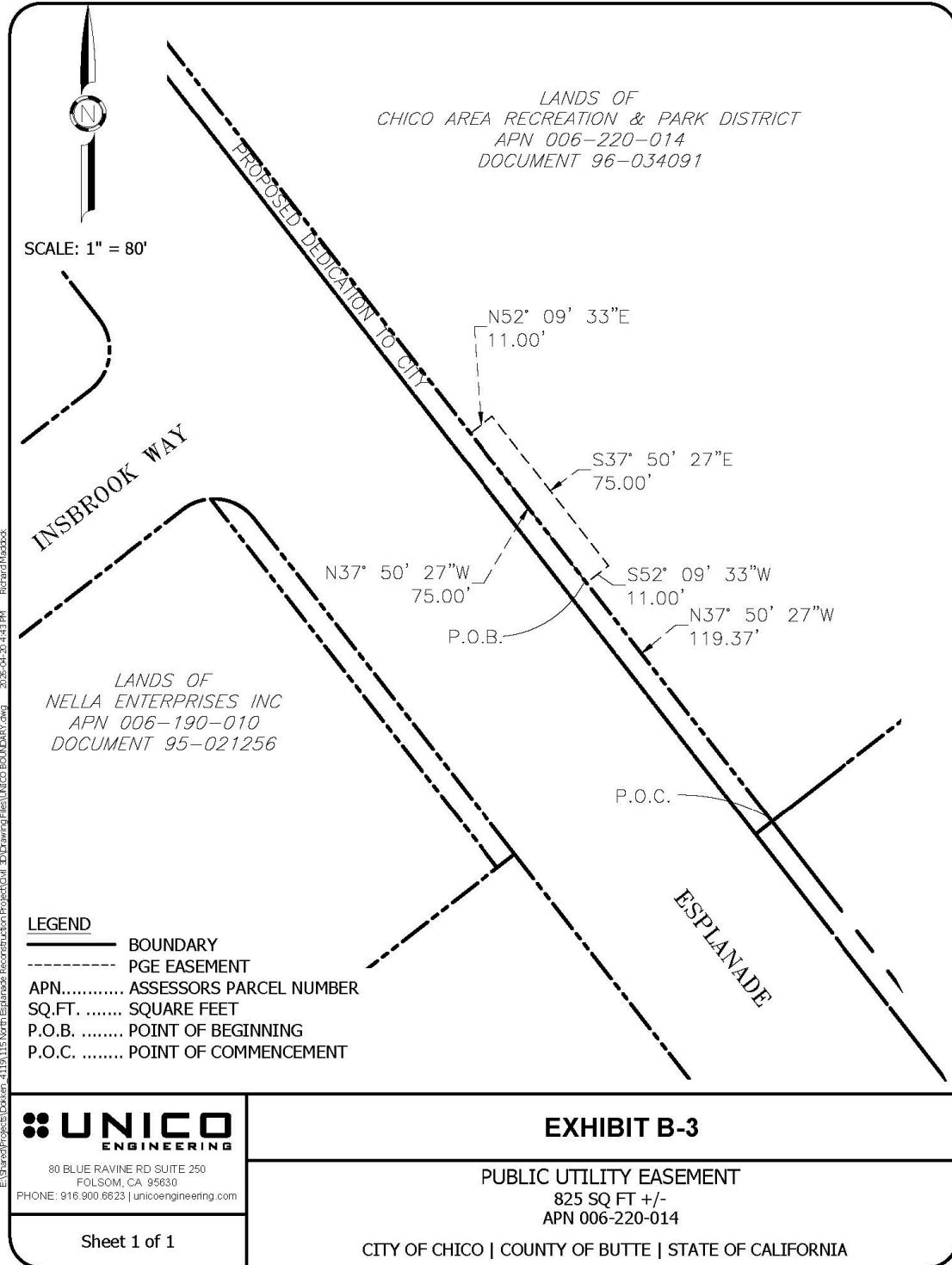


Richard A Maddock, PLS 8131

April 20, 2026

Dated





Exempt from payment of
recording fees pursuant to
§6103 and §27383 of the
California Government Code

After recording, mail this deed and tax statements to:
Public Works Dept.
City of Chico
P. O. Box 3420
Chico, CA 95927-3420

(Space above this line reserved for recorder's use)

R & T Code 11922

APN: 006-220-014

PUBLIC UTILITY EASEMENT

Chico Area Recreation and Park District, (hereinafter referred to as "Grantor"), hereby dedicates to the City of Chico, a Municipal Corporation of the State of California ("City"), a public utility easement for public purposes in, under, over, across, and upon those strips of land as "P.U.E." (Public Utility Easement) for all public utility facilities including, but not limited to electric, gas, and communication facilities, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUE hereby offered for dedication is to be kept open and free of buildings, structures, and wells of any kind upon that certain property located in the City of Chico, County of Butte, State of California described in Exhibits 'A', 'A-1', 'A-2', and 'A-3' and depicted on Exhibits 'B', 'B-1', 'B-2', and 'B-3' attached hereto and made a part hereof by reference.

GRANTOR:

Chico Area Recreation and Park District

By: _____
Annabel Grimm, General Manager

Date: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF BUTTE }

On _____, _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY, under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Exempt from payment of
recording fees pursuant to
§6103 and §27383 of the
California Government Code

AFTER RECORDING, RETURN TO:
Public Works Director – Engineering
City of Chico
P.O. Box 3420
Chico, California 95927

CERTIFICATE OF ACCEPTANCE AND CONSENT

PUBLIC UTILITY EASEMENT
APN 006-220-014 (ptn)

This is to certify that the interest in the real property conveyed by the PUBLIC UTILITY EASEMENT dated _____, from **Chico Area Recreation and Park District**, to the City of Chico, a Municipal Corporation, is hereby accepted by the undersigned officer on behalf of the City Council of the City of Chico, pursuant to the Authority granted by §2R.04.030 of the Municipal Code, and the grantee consents to recordation thereof by its duly authorized officer.

By: City Manager
City of Chico

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF BUTTE)

On _____, 202____, before me, Robyn Ryan, Notary Public, personally appeared Mark Sorensen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY, under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Robyn Ryan, Notary Public

EXHIBIT "A"
PUBLIC UTILITY EASEMENT
APN 006-220-014

Being a portion of the lands of Chico Area Recreation and Park District, as described in the deed 1996-034091, Official Records of Butte County, more particularly described as follows:

Commencing at the northwest corner of the said lands of the District, common with the northern right of way of Esplanada, thence along said common boundary, South 37°50'27" East, 104.00 feet, to the point of beginning;

Thence leaving said common boundary, North 52° 09' 33" East, 12.00 feet;

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Containing 552 Sq. Ft. more or less

See Exhibit B attached hereto and made part of this description.

This description was prepared by me or under my direction in April 2026.

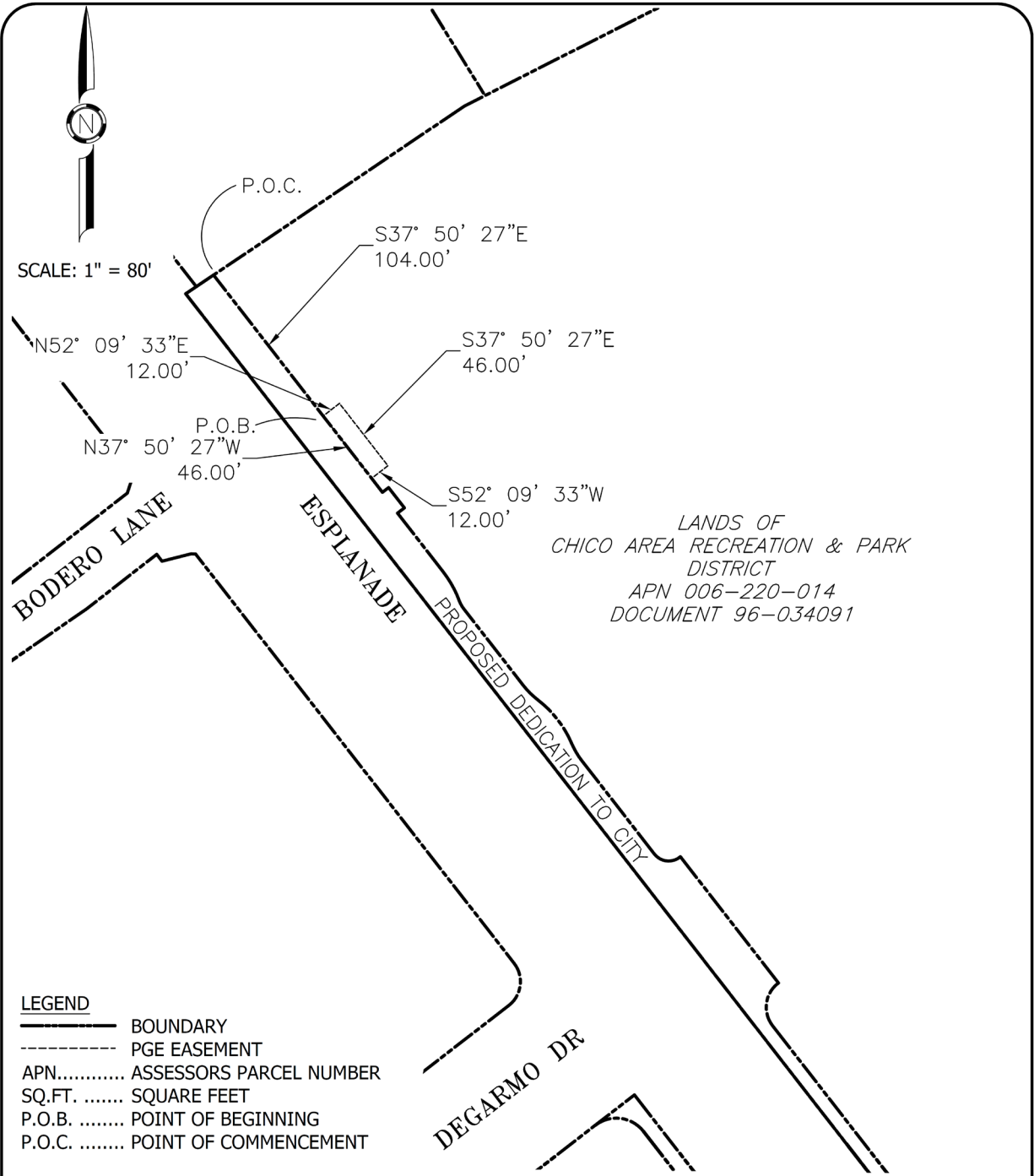


Richard A Maddock, PLS 8131

April 20, 2026

Dated





UNICO
ENGINEERING

80 BLUE RAVINE RD SUITE 250
FOLSOM, CA 95630
PHONE: 916.900.6623 | uniconengineering.com

Sheet 1 of 1

EXHIBIT B

PUBLIC UTILITY EASEMENT

552 SQ FT +/-
APN 006-220-014

CITY OF CHICO | COUNTY OF BUTTE | STATE OF CALIFORNIA

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EXHIBIT "A-1"
PUBLIC UTILITY EASEMENT
APN 006-220-014

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Containing 330 Sq. Ft. more or less.

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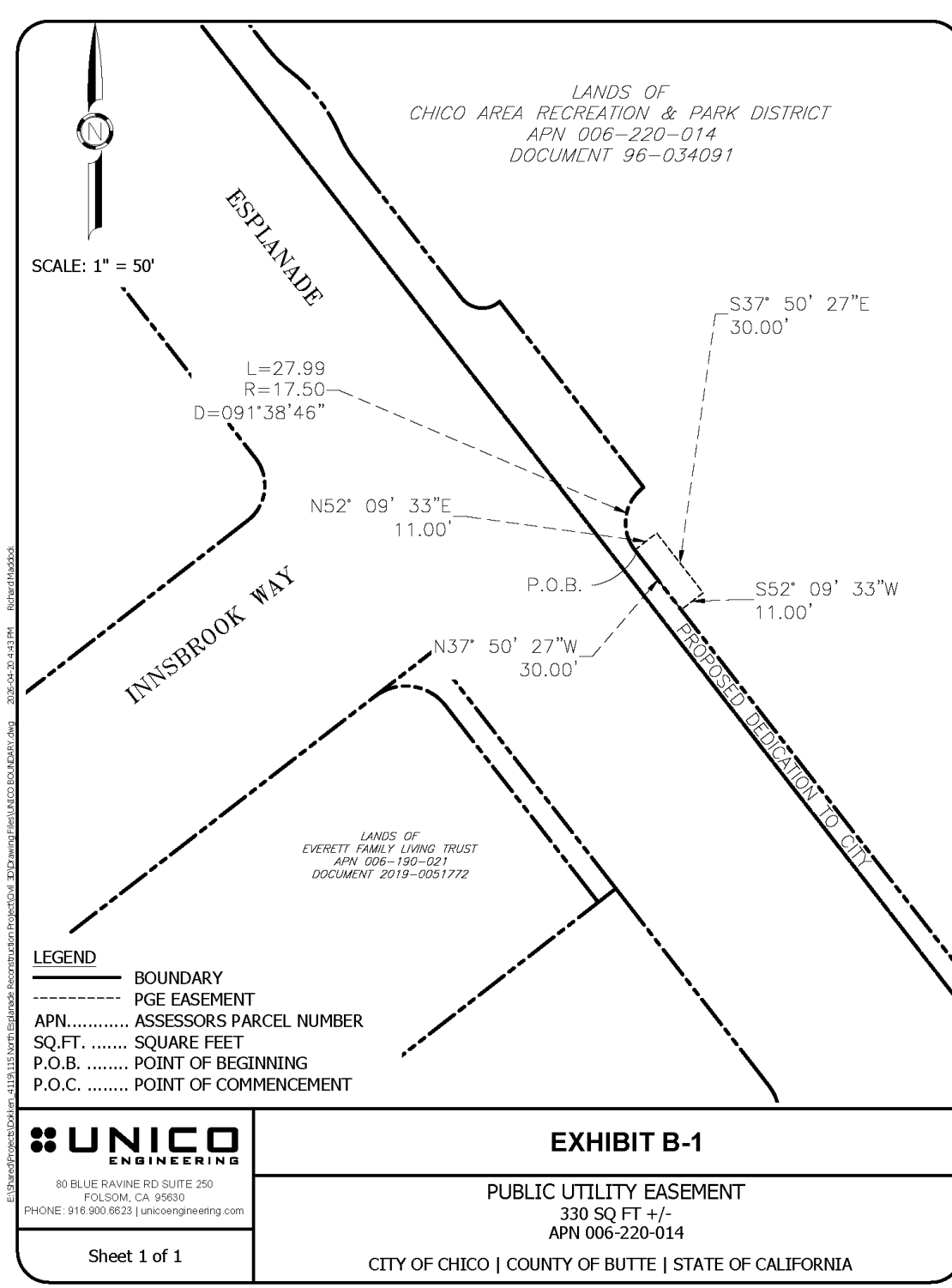


Richard A Maddock, PLS 8131

April 20, 2026

Dated





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EXHIBIT "A-2"
PUBLIC UTILITY EASEMENT
APN 006-220-014

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Commencing at the southwest corner of the said lands of the District, common with the northern right of way of Esplanada, thence along said common boundary, North 37° 50' 27" West, 44.78 feet, to the point of beginning;

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Thence South 37° 50' 27" East, 16.00 feet;

Thence South 52° 09' 33" West, to the point of beginning.

Containing 144 Sq. Ft. more or less

See Exhibit B attached hereto and made part of this description.

This description was prepared by me or under my direction in April 2026.

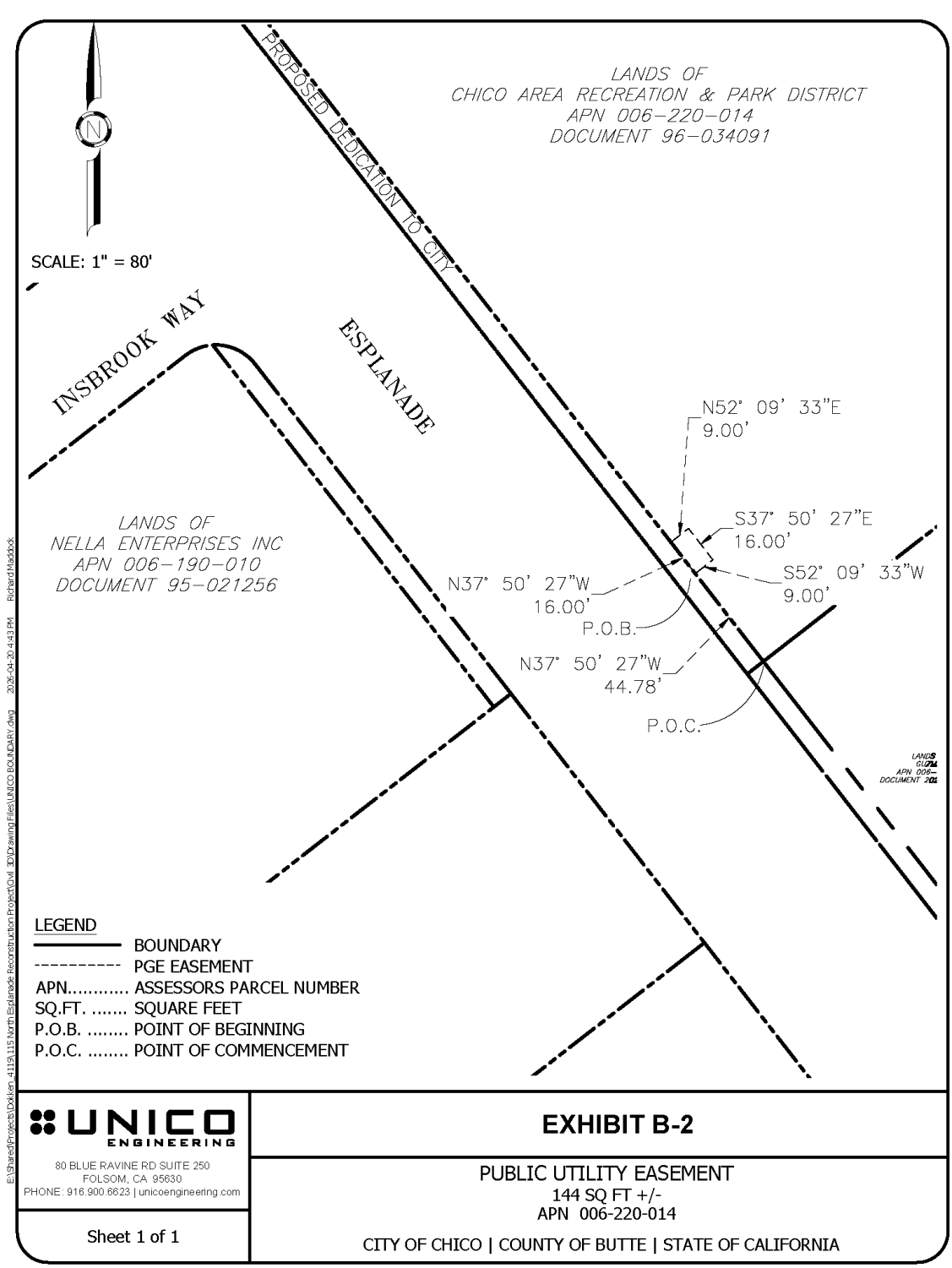


Richard A Maddock, PLS 8131

April 20, 2026

Dated





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EXHIBIT "A-3"
PUBLIC UTILITY EASEMENT
APN 006-220-014

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Thence South 37° 50' 27" East, 75.00 feet;

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Containing 825 Sq. Ft. more or less.

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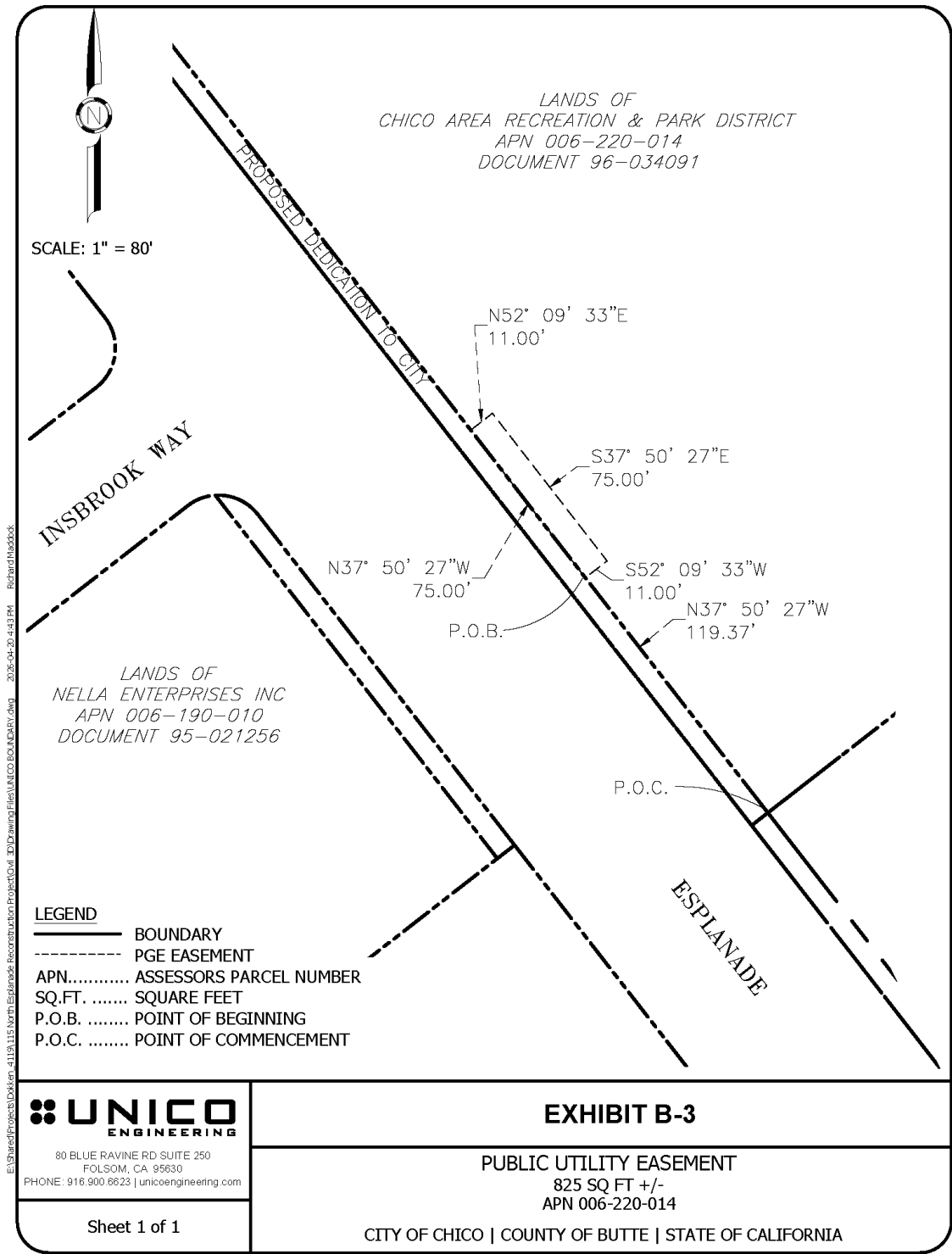


Richard A Maddock, PLS 8131

April 20, 2026

Dated





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STAFF REPORT

DATE: August 27, 2026
TO: Board of Directors
FROM: Scott Schumann, Assistant General Manager
SUBJECT: Update on Stonegate Development

BACKGROUND

On April 28, 2022, the Board authorized staff to proceed with the due diligence process for the District's potential role in the Stonegate Preserve, a roughly 132-acre open-space area associated with the Stonegate development (Staff Report 22-18). The California Waterfowl Association (CWA) will serve as Easement Holder and Endowment Manager, while the District will serve as Property Owner and Land Manager. Under Government Code §§65965–65968, California Department of Fish and Wildlife (CDFW) must exercise due diligence before approving an entity to hold conservation easements or manage mitigation land. With the development moving forward, Staff completed the documentation CDFW requires for its review.

DISCUSSION

On August 10, 2026, Staff submitted the District's completed CDFW "Checklist for Entities being Considered to Hold Conservation Easements or Manage and Steward Mitigation Land" for the Stonegate Preserve (Permit No. 2081-2018-082-02) to CDFW's North Central Region (Region 2). The 109-page package includes the checklist and all required attachments (entity governance documents, staff/board qualifications, and the District's existing land management history), consistent with the District's requested role as Land Manager only (not CE Grantee or Endowment Holder).

As Property Owner and Land Manager, the District's ongoing responsibilities at the Preserve are expected to include: routine general and biological inspections; protection and monitoring of the occupied Butte County meadowfoam habitat and preserved vernal pool invertebrate habitat; control of non-native invasive species and thatch buildup; erosion and hydrology management; cultural resource protection; addressing unauthorized access and trash; vegetative fuel load and fire hazard reduction; and maintaining fencing, signage, and gates. The District would also prepare annual management and monitoring reports for CWA and CDFW. These tasks will be funded through the allocated endowment funds.

This is an informational submittal only and does not commit the District to any financial obligation; staff expect CDFW to follow up with any questions before rendering a determination. One item for staff to verify before further action. CWA is expected to file its own, separate checklist for its role as Easement Holder/Endowment Manager.

RECOMMENDATION

No Board action is required. Staff will provide updates as CDFW completes its review and Board action becomes necessary.

STAFF REPORT

DATE: August 27, 2026
TO: Board of Directors
FROM: Erin Morrissey, Recreation Director
SUBJECT: Update on Adult Sports Programming

BACKGROUND

Following the Board's June 4, 2026 direction to move forward with adult summer leagues and Staff's June 25, 2026 update on league structure, staffing, and budget, Summer Adult Outdoor Sports launched July 13, 2026, and will conclude August 28. This report provides a status update on programming and improvement efforts.

DISCUSSION

Current Status

Staff conducted an Adult Soccer participant survey and received 108 responses between June 25 and July 12. Results confirmed several areas Staff had already identified for improvement, particularly officiating and discipline consistency, and pointed to broader needs in program oversight, behavior tracking systems, and staff training and retention. A parallel Adult Softball survey closes August 25 and will inform further changes. Survey results are included in the supplemental report.

Conduct on the soccer field has improved this summer: one suspension has been issued to date, and players have anecdotally reported a calmer environment. Staff attribute this to more consistent Code of Conduct enforcement introduced last spring. Softball and volleyball had no reported behavior issues. Building sustainable systems that maintain this standard while supporting and retaining quality staff remains an ongoing challenge.

Staff also met with several officiating providers and associations this summer to evaluate a third-party assignor model. This approach could improve some efficiencies but would not on its own address program oversight, the CARD "Love of the Game" culture, or behavior management systems. A full transition would roughly double the current budget, and the recent survey did not show broad support for the fee increases that would be required. The in-house improvements underway pursue the same goals at lower direct cost, though they require sustained staff time and coordination. The financial analysis is on page 5 of the

Ongoing Program Improvements

Staff are implementing planned improvements and department restructuring. This season adds a pilot head official at each game, building on last season's addition of a second official per game; results from this pilot are still being evaluated. Planned changes for next season — an additional week of pre-season training, expanded certification opportunities, more in-the-moment coaching for officials, and a new framework for evaluating and developing officials — are not yet in place.

Two recent hires, Sports Manager Steve Riccomini and Sports Specialist Neal White, are still ramping up in their roles. A Sports Coordinator recruitment is underway, with an anticipated start date of September 8, 2026.

Conduct and Behavior Management

Staff will continue mandatory pre-season Managers' Meetings covering manager responsibilities, the recreational purpose of the leagues, and CARD's Behavior Management guidelines; per Board direction, teams without a representative at the meeting cannot participate. Staff use nightly game recap reports to track behavior patterns, maintain a staff presence in the park, and require team managers to wear identifying armbands. Enforcing conduct standards, including penalties for unsportsmanlike behavior, continues to require consistent staff time and attention.

Positive Behavior Incentives

Staff are also developing incentives for positive conduct, including a sportsmanship scoring system tied to playoff eligibility and early registration access for teams that score well. This system has not yet been implemented.

Other Improvements

Staff are evaluating changes to season length and start dates to allow more consistent training time between seasons. Additional changes planned for fall include capping game start times at 9:00 p.m. where possible, photo-ID roster checks at every game, a revived Women's league option, and a review of the division-setting process. These changes are in planning and have not yet been implemented.

SUSTAINING PROGRESS

The improvements described above stem largely from more consistent Code of Conduct enforcement and early operational changes, but most are new or still being piloted this season. Sustained work remains on officiating structure, staff retention, and behavior-tracking systems before these results can be considered established. Continued Board support for consistent Code of Conduct enforcement will support this work into fall and beyond.

CARD Adult Soccer Participant Survey

Findings & Recommendations

Survey open June 25 – July 12, 2026 / 108 responses

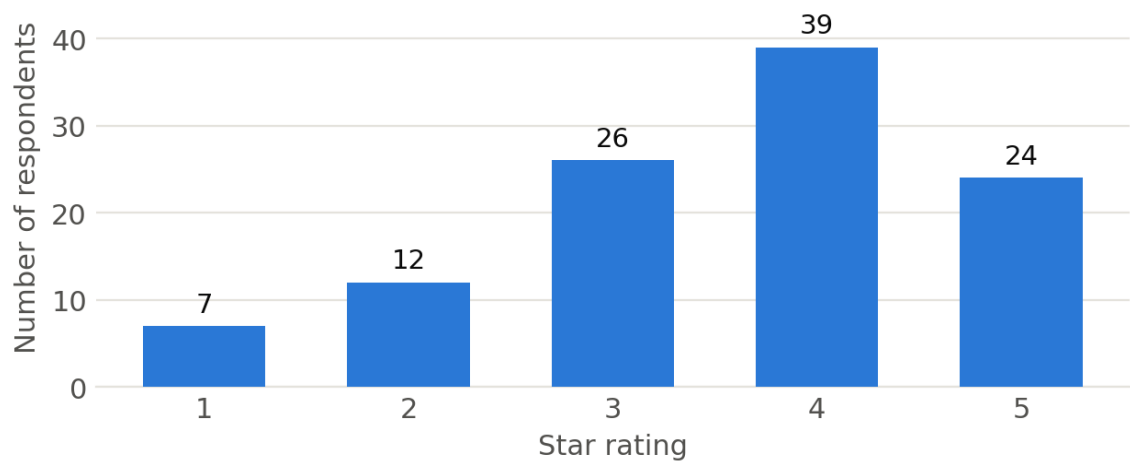
Overview

This report summarizes results from a survey of 108 Adult Soccer participants, distributed by email to all participants from the past year and promoted through Teamsideline and the CARD Adult Soccer web page. Respondents span all adult soccer divisions, with Coed Open, Men's 40+/50+, and Coed 30+ most represented.

Overall average satisfaction was 3.56 out of 5, with responses spread across the full range. Officiating quality was the most common topic in open-ended feedback, followed by field conditions, game scheduling, and discipline and suspension consistency.

Survey Results at a Glance

Overall Satisfaction Rating Distribution (n = 108)

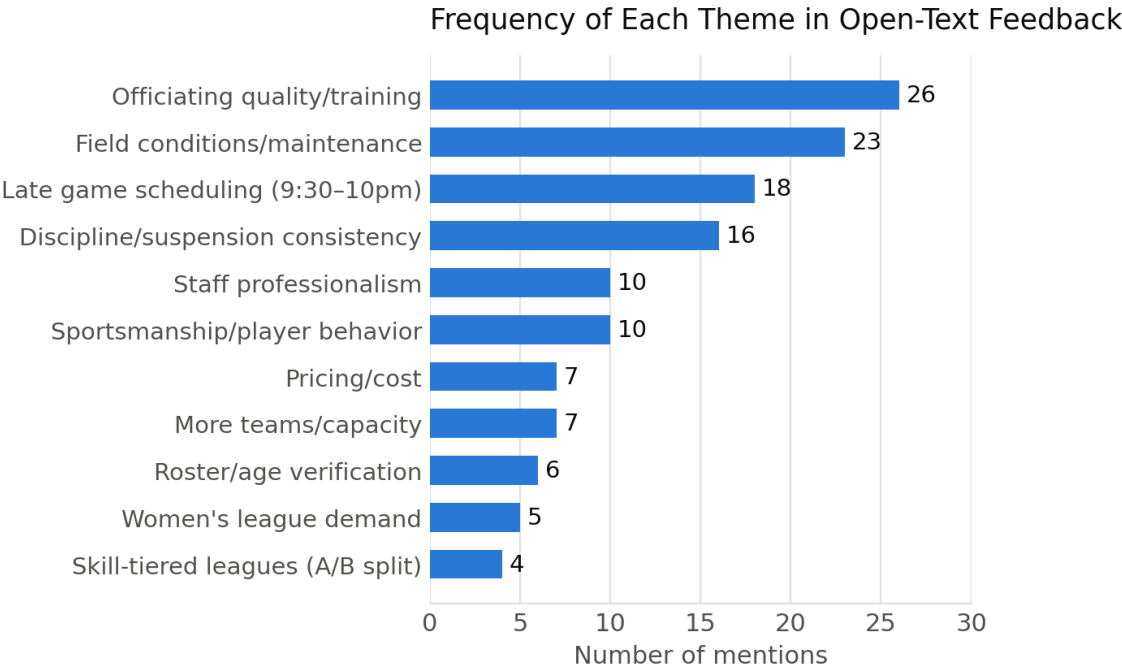


Metric	Result
Total responses	108
Average overall rating	3.56 / 5
1–2 star ratings	19 responses (18%)
4–5 star ratings	63 responses (58%)
Avg. rating — would pay more for certified officials	3.06 / 5 (n=49)
Avg. rating — satisfied with current officiating/pricing	3.98 / 5 (n=59)

Metric	Result
Avg. rating — recreational players	3.65 / 5 (n=63)
Avg. rating — competitive players	3.46 / 5 (n=41)

Key Themes in Open-Text Feedback

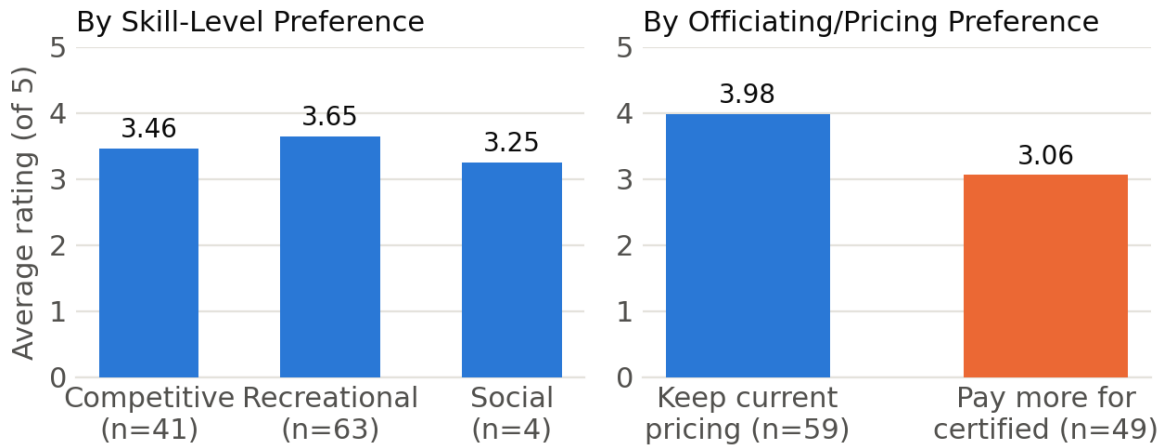
Every open-ended comment was reviewed and coded into themes; a single comment could touch more than one theme, so counts sum to more than 108.



Officiating quality was the most frequently raised theme, followed by field conditions and game scheduling. Discipline and suspension consistency ranked fourth by mention count, though it included some of the more detailed responses in the survey, with some participants describing specific suspensions.

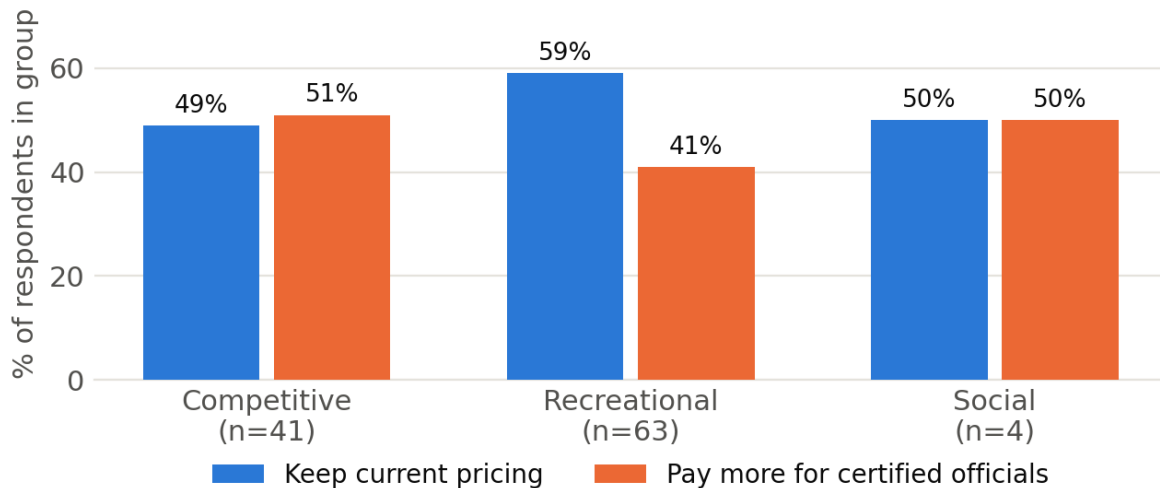
Officiating by Segment

Average Satisfaction Rating by Segment



A key question for weighing any officiating investment is who is actually driving demand for certified/association officials. Cross-referencing skill-level preference against officiating/pricing preference shows a clear split:

Officiating/Pricing Preference by Skill Level



- **Competitive players are the group most willing to pay more:** 51% (21 of 41) would pay a higher fee for certified/association officials, a near-even split tilted toward upgrading.
- **Recreational players — the largest segment (63 of 108) and the most satisfied with current officiating — lean the other way:** only 41% (26 of 63) want to pay more, while 59% prefer to keep current pricing.
- Social players (n=4, too small to generalize) split evenly.

- **Implication:** demand for certified officiating is concentrated among competitive players, not the membership as a whole. A blanket fee increase would ask recreational players — the largest segment and the group already most satisfied — to subsidize a change mainly wanted by a minority.

Field & Facility Conditions

Field conditions were the second most frequent open-text theme. Looking specifically at comments about the physical playing surface and facilities, 12 respondents raised a facility-related concern, falling into four groups:

- **Surface hardness and grass/turf quality:** the most common facility complaint — several respondents flagged fields as too hard or in need of better grass conditions and upkeep.
- **Hooker Oak flagged as an injury risk:** one respondent called out uneven ground at the Hooker Oak field used during the winter session as a hazard.
- **Facility capacity — fields and parking:** respondents asked for more fields and parking; insufficient field capacity is the likely root cause of the disliked 9:30–10:00 pm game slots.

Positive Feedback

Alongside the concerns raised above, a majority of respondents reported a positive overall experience: 58% rated their experience 4 or 5 out of 5, and recreational players — the largest segment — reported the highest average satisfaction of any group. Several respondents specifically credited the firmer disciplinary stance introduced in spring 2026 with more respectful sidelines and safer play. Respondents who raised field or facility concerns still rated their overall experience above the survey average, suggesting those issues read as manageable rather than serious

Third-party Officiating Discussion

Given that officiating quality is the single largest source of complaints and 45% of respondents (49 of 108) say they'd pay more for certified/association officials, the survey weighed contracting an outside officiating association against continuing to recruit and train officials in-house.

Potential Advantages

- More experienced, pre-certified officials trained to a consistent set of rules.
- More consistent rule interpretation across games and divisions.
- Shared liability and insurance exposure with the association.

- Some reduction in HR overhead specific to officiating — recruiting, background checks, and payroll for a small number of staff — though CARD would still provide other game-day staff and retain administrative responsibility.
- Deeper officiating bench, reducing no-shows and short-staffed games.

Potential Drawbacks

- Meaningfully more expensive — and willingness to pay more is not universal; only 41% of recreational players (the largest segment) support a higher fee, versus 51% of competitive players.
- Outside officials work for the association first, not CARD, and associations typically rotate assignments — making it harder to build lasting familiarity with CARD's teams, culture, and code of conduct.
- Less direct, real-time control over training, coaching, or addressing a pattern of complaints about a specific official.
- Adds vendor/procurement overhead — a third-party contract to negotiate, manage, and potentially rebid.

Officiating Budget Comparison

The figures below reflect what was actually piloted in 2026/27 and what is being proposed to build on it going forward; the Association figure is a cost estimate for comparison, not a current expense.

Model	Annual Budget
2025/26 (prior model)	\$36,025
2026/27 (piloted: 2nd official added)	\$75,095
Proposed going forward (2nd official + head official + training)	\$96,209
Association officials replace CARD staff	\$132,600
<i>Bottom line: contracting an outside officiating association is not clearly justified by the data at this time. Demand for certified officials is concentrated among competitive players rather than the membership as a whole and moving to an outside association would mean a real loss of cultural fit, rule flexibility, and direct oversight — the same qualities the survey shows participants value most.</i>	

Between the previous model and contracting outside officials, there is a substantial middle path, and it's the one CARD has been building this season: a head official for on-site oversight and consistency, two officials per game rather than one, and an added week of pre-season training focused on game management and discipline consistency. CARD is also exploring certification pathways for current officiating staff. These changes deliver many of

the benefits an outside provider would offer — more consistent enforcement, better-trained officials, clearer authority on the field — while preserving the flexibility, cost, and direct oversight of an in-house program.

Recommendations for Sports Leadership

- **Continue investing in the in-house officiating model:** retain the head official role, keep two officials per game, and expand pre-season training.
- **Pursue officiating certification for current staff:** a lower-cost alternative to contracting outside providers, building on training already underway.
- **Hold the line on the firmer disciplinary stance:** maintain the standard set in spring 2026 rather than ease off it and continue communicating that the Code of Conduct sets a floor, not a ceiling.
- **Address field conditions and scheduling:** uneven, hard fields (Hooker Oak specifically named) and 9:30–10:00 pm game slots are widely disliked. Start games no later than 9:00 pm, adding a field where it is possible to absorb the demand.
- **Enforce roster and age verification:** implement photo-ID roster checks for every game and ensure free-agent teams are placed in recreational rather than age divisions.
- **Expand skill-based division options:** consider a recreational/competitive (or A/B) split, similar to the existing volleyball model, to reduce the mismatch that makes recreational play unpleasant for less competitive teams.
- **Launch a Women's league option for Fall 2026:** unprompted demand (5 mentions) and safety concerns raised by women playing in open co-ed divisions make this worth continuing to offer regardless of historic enrollment.

STAFF REPORT

DATE: August 27, 2026
TO: Board of Directors
FROM: Scott Schumann, Assistant General Manager
SUBJECT: Community Input Session – Community Resilience Center Grant

BACKGROUND

CARD, in partnership with a coalition of local agencies and community-based organizations, has been pursuing state grant funding to develop the Chico Aquatic and Community Resilience Center (CACRC). At its regular meeting in July 2026, the Board of Directors directed staff to proceed with pursuing funding for the facility through the California Strategic Growth Council's (SGC) Community Resilience Centers (CRC) Program.

The SGC's CRC Program funds multi-benefit facilities that serve as everyday community hubs while doubling as resilience centers during climate events and public health emergencies. Round 2 of the CRC Program is funded through the Climate Bond (Proposition 4) and CARD is pursuing an Implementation Grant of up to \$10 million, with applications due September 25, 2026. Robust, ongoing community engagement is a required and scored component of the application, as input directly shapes the facility's design, amenities, and programming.

DISCUSSION

To meet the CRC Program's community engagement requirements and ensure the facility reflects local priorities, staff have organized multiple opportunities for public input in addition to tonight's session, including:

- On-site engagement near the proposed CACRC project site;
- Shasta Elementary School's Back to School Night on August 20, near the project site;
- The Thursday Night Market in downtown Chico on August 6; and
- District-wide input opportunities, including QR-code surveys, available at CARD facilities and programs.

Tonight's Community Input Session provides the Board and the public with an additional opportunity to share feedback before the Board. Attached for reference are the visual input boards used at these sessions, which invite feedback on preferred outdoor elements, indoor recreation amenities, and services and resources, along with background on what a Community Resilience Center is and how the input collected will be used.

RECOMMENDATION

Staff recommends that the Board receive public input on the proposed Community Resilience Center facility. No formal action is required at this time; input gathered tonight and through the District's ongoing engagement efforts will be incorporated into the full CRC grant application.

Help shape CARD's future and build community resilience!

Follow the QR Code for info at the California Strategic
Growth Council's website





Which outdoor elements do you prefer? (Pick two)



Solar



Picnic Areas



Communal Areas



Natural Landscape



Traditional Landscaping



Play Areas

What else would you like to see?



Which indoor recreation amenities do you prefer? (Pick three)



Indoor Soccer



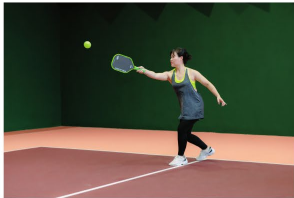
Indoor Track



Volleyball



Tennis



Indoor Pickleball



Hockey



Basketball



Meeting & Classrooms

What is a Community Resilience Center?

A site that offers shelter for a community during climate events and public health emergencies.

During "blue skies" the site is a center for building resilient community relationships and ensuring that if/when public health emergencies occur the center feels familiar and safe.

¿Qué es un centro de resiliencia comunitaria?

Un espacio que ofrece refugio a la comunidad durante eventos climáticos y emergencias de salud pública. En condiciones de normalidad, el lugar funciona como un centro para fomentar relaciones comunitarias resilientes y garantizar que, si llegara a una emergencia de salud pública, el centro resulte un entorno familiar y seguro.



Which Services and Resources do you prefer? (Pick three)



Wellness Classes



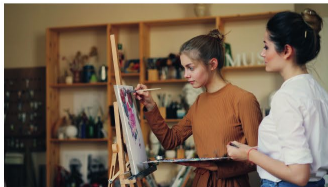
Senior Classes



Youth Classes



Life Skill Classes



Recreation Classes



Gardening classes



Food Distribution



Emergency Preparedness

Purpose of Input?

Input gathered will inform the design of this center, amenities featured, and programs or services offered. The purpose of this site is to serve the community, in both good as well as challenging times, therefore it is critical that we hear from our community so that we can provide a center that meets their needs.

¿Propósito de la entrada?

La información recopilada servirá de base para el diseño de este centro, las instalaciones que incluirá y los programas o servicios que ofrecerá. El propósito de este centro es servir a la comunidad tanto en los buenos momentos como en los difíciles; por eso, es fundamental conocer la opinión de los vecinos para poder ofrecer un centro que satisfaga sus necesidades.

STAFF REPORT

DATE: August 27, 2026
TO: Board of Directors
FROM: Annabel Grimm, General Manager
SUBJECT: Oak Valley Neighborhood Park Transfer

BACKGROUND

As part of the Oak Valley Subdivision development on Humboldt Road, the City of Chico required the developer to construct a neighborhood park to serve the surrounding residential community. The park sits on Lots "FF" and "GG" of the Oak Valley Subdivision (approximately 1.60 acres combined) and includes a play structure, pavilion, basketball court, sidewalks, and associated landscaping and irrigation improvements.

Long-term funding for the maintenance, operation, and eventual replacement of the park's improvements, along with the subdivision's other infrastructure improvements, is provided through City of Chico Maintenance Assessment District No. A09 and A10, formed by the Chico City Council under Resolution No. 66-15, adopted December 1, 2015.

The City Engineer's Report accompanying that resolution identifies the park landscape and amenities as a special benefit to the lots within the Oak Valley Subdivision, with annual assessments apportioned by acreage among the subdivision's lots to fund both annual operating costs and a 20-year replacement reserve (6% annual sinking fund).

With construction now complete and in accordance with the District's Intergovernmental Cooperative Agreement with the City of Chico, the park's ownership and maintenance responsibility is ready to be transferred to the District.

DISCUSSION & FISCAL IMPACT

Staff has reviewed the constructed park improvements, the associated maintenance assessment district documentation, and the terms proposed for transfer. Because Assessment District No. A09 & A10 were specifically structured to fund the ongoing operation, maintenance, and replacement costs of the park landscape and amenities, separately from the District's general operating budget, acceptance of this park does not create an unfunded maintenance obligation for CARD.

The annual per-lot assessments levied against the Oak Valley Subdivision parcels are dedicated to this purpose and continue year to year until the assessment district is dissolved by the Chico City Council, with annual CPI-based adjustments and true-up credits built into the resolution's funding mechanism.

No direct fiscal impact to the District's general operating budget is anticipated, as ongoing maintenance and long-term replacement costs are funded through City of Chico. Should assessment district revenues at any point prove insufficient to cover actual maintenance and replacement costs, staff will return to the Board with any necessary budget amendment.

RECOMMENDATION

Staff recommends that the Board of Directors accept the newly constructed Oak Valley neighborhood park upon transfer from the City of Chico, and authorize the General Manager to execute all documents necessary to complete the transfer.



2015-0043389

Recorded	REC FEE	0.00
Official Records		
County of Butte	CONFORMED COPY	1.00
CANDACE J. GRUBBS		
County Clerk-Recorder		

10:58AM 03-Dec-2015 KL Page 1 of 31

1 Exempt from payment of
2 recording fees pursuant to
3 §6103 and §27383 of the
4 California Government Code

5 After recording, return to:
6 Public Works Dept.
7 City of Chico
8 P. O. Box 3420
9 Chico, CA 95927-3420

10 **RESOLUTION NO. 66-15**

11 **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHICO**
12 **ORDERING FORMATION OF A MAINTENANCE ASSESSMENT**
13 **DISTRICT AND APPROVING A DECLARATION OF CONDITIONS, COVENANTS,**
14 **AND RESTRICTIONS RELATING THERETO**
15 **CITY OF CHICO MAINTENANCE ASSESSMENT DISTRICT NO. A09**
16 **OAK VALLEY CONCEPTUAL**

17 BE IT RESOLVED by the Council of the City of Chico as follows:

- 18 1. The Council has received a petition for the formation of a maintenance assessment
19 district to be designated City of Chico Assessment Maintenance District No. A09 (the
20 "District") which petition has been signed by all of the owners of the property which is
21 proposed to be located within the District. The petition authorizes the City Clerk to
22 record the petition as the vote of the petitioners in favor of the establishment of the
23 assessment district at the protest hearing. The petition contains a waiver of the right of
24 the petitioners to any notice of the protest hearing on the assessment district to be
convened before the city council.
2. This Council has conducted a protest hearing on the formation of the District at the date
and time set forth in the notice for that hearing, which notice was provided in the
manner required by Chapter 3.81 of the Chico Municipal Code. At that protest hearing,
the Council considered the petition requesting formation of the District, the city

1 engineer's report, and all comments and correspondence received relating to the
2 formation of the District.

3 3. This Council now finds that, when weighted as required by Section 3.81.160 of Chapter
4 3.81 of the Chico Municipal Code, the ballots contained in the petition favor the
5 formation of the District and that the establishment of the District otherwise complies
6 with the requirements of law and is warranted.

7 4. This Council finds that the formation of the District as a project is exempt from the
8 California Environmental Quality Act under the provisions of Section 15061(b)(3) of
9 Title 14 of the California Code of Regulations in that it can be seen with certainty that
10 there is no possibility that the formation of the District as a project will have a
11 significant effect on the environment.

12 5. This Council hereby approves the formation of the District. The boundaries of the
13 District, the public improvements and all maintenance work to be funded in whole or in
14 part by the assessments to be levied against the various lots and parcels within the
15 boundaries of the District, and the method of apportioning the assessments to be levied
16 against the various lots and parcels located within the District and the annual
17 assessment to be levied against each lot or parcel, are all as set forth in Attachment I
18 hereto.

19 6. The Council has reviewed and considered a Declaration of Covenants, Conditions, and
20 Restrictions (the "Declaration") to be signed by the owners of the properties within the
21 District and recorded against those properties. The Declaration sets forth a separate
22 obligation for the owners of those properties, and their successors, to provide funding
23 for the ongoing maintenance and operation of the improvements otherwise funded by
24 the District if, for any reason, the District assessment is not levied in any year.

1 7. The Council hereby approves the Declaration.

2 //

3 THE FOREGOING RESOLUTION WAS ADOPTED by the Council of the City of
4 Chico at its meeting held on December 1, 2015, by the following vote:

5
6 AYES: Coolidge, Fillmer, Ritter, Schwab, Stone, Morgan, Sorensen

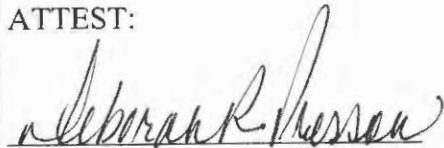
7 NOES: None

8 ABSENT: None

9 ABSTAINED: None

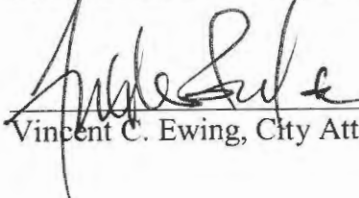
10 DISQUALIFIED: None

11
12 ATTEST:

13 

14 Deborah R. Presson, City Clerk

11
12 APPROVED AS TO FORM:

13 

14 Vincent C. Ewing, City Attorney**

15
16 **Pursuant to The Charter of the
17 City of Chico, §906

18 I, DEBORAH R. PRESSON, City Clerk of the
19 City of Chico, hereby certify that this is a true and
20 correct copy of the document on file in the City
21 Clerk's office.

22 

23 DEBORAH R. PRESSON, MMC, City Clerk
24

**CITY ENGINEER'S REPORT
(Chapter 3.81 CMC)**

**CITY OF CHICO
MAINTENANCE ASSESSMENT DISTRICT NO. A09
OAK VALLEY CONCEPTUAL**

Legal Requirements

In November, 1996, the voters of the State of California passed Proposition 218, which significantly changed the Assessment Law. Among those changes was a requirement that a detailed Engineer's Report be prepared and signed by a registered professional engineer in the State of California. This report is being prepared in response to that requirement.

Another requirement of Proposition 218 is that the Engineer's Report must establish a substantive "special benefit" to property for the valid levy of an assessment. As part of the approval process for a land division, boundary line modification, or subdivision, certain conditions must be met by the property owner. The special benefit specific to this subdivision includes the future replacement and annual operation and maintenance costs of Open Space, overall landscape amenities, specific park landscape and amenities, bike pathway, sanitary sewer lift station, storm water detention facilities, and traffic roundabout which all will be specific to the lots within this subdivision. The Improvements serve only the lots in the Oak Valley Subdivision and each lot receives a special benefit from the improvements in proportion to the acreage of the type of use of the land as unentitled, single-family residential or multi-family residential use bears to the total acreage of the Oak Valley Subdivision. All Improvements and maintenance are special benefits unique to the Oak Valley Subdivision only and there is no general benefit to be assessed.

Maintenance Assessment District Improvements

As a condition of approval of a subdivision map, a mechanism for maintenance purposes must be established to cover long term upkeep of the improvements of special benefit to that parcel. The maintenance assessment district boundary is described in Exhibit A and delineated in Exhibit B, attached. The maintenance assessment district improvements are also depicted in Exhibit B. The spreadsheet setting forth the calculations used to determine costs for the maintenance district is included as Exhibit C. The assessment shall be used for the purpose of funding the future replacement and annual operation and maintenance costs of Open Space, overall landscape amenities, specific park landscape and amenities, bike pathway, sanitary sewer lift station, storm water detention facilities, and traffic roundabout which all will be specific to the lots within the Oak Valley Subdivision.

Annual Assessment

The annual assessment for the maintenance assessment district is established based on the following direct costs:

Annualized replacement costs	\$ 58,036.46/year
Annual operating costs	\$ 212,317.67/year
<u>Total Annual Cost for the District</u>	<u>\$ 270,354.13/year</u>

Annual Per Lot Assessment: (Lot A)	\$ 13,505.33 per year
Annual Per Lot Assessment: (Lot B)	\$ 15,025.93 per year
Annual Per Lot Assessment: (43 Acre Lots 1-159)	\$ 273.98 per year
Annual Per Lot Assessment: (43 Acre Lot 160)	\$ 3,826.11 per year
Annual Per Lot Assessment: (43 Acre Lot 161)	\$ 7,642.38 per year
Annual Per Lot Assessment: (Lot D)	\$ 15,841.79 per year
Annual Per Lot Assessment: (Lot E)	\$ 2,481.35 per year
Annual Per Lot Assessment: (Lot F)	\$ 5,822.16 per year
Annual Per Lot Assessment: (Lot G)	\$ 17,301.90 per year
Annual Per Lot Assessment: (Lot H)	\$ 30,054.66 per year
Annual Per Lot Assessment: (Lot I)	\$ 42,379.81 per year
Annual Per Lot Assessment: (Lot J Portion)	\$ 72,909.92 per year

Apportionment

The assessments will be apportioned based upon acreage at a rate of \$1,406.66 per acre in accordance with the percentage of land used for unentitled use, single-family residential use and multi-family residential use in relation to the total acreage of the subdivision. This results in the following assessment calculations. The subdivision consists of nine (9) unentitled lots (Lots A, B, D, E, F, G, H, I, J Portion) of various sizes and an entitled subdivision consisting of 159 single-family residential lots and 2 multi-family lots. The Total Annual Cost for the District equals \$270,354.13 per year. With respect to the unentitled lots, Lot A represents 5.00% of the apportionment area which equates to \$13,505.33 per year, Lot B represents 5.56% of the apportionment area which equates to \$15,025.93 per year, Lot D represents 5.86% of the apportionment area which equates to \$15,841.79 per year, Lot E represents 0.92% of the apportionment area which equates to \$2,481.35 per year, Lot F represents 2.15% of the apportionment area which equates to \$5,822.16 per year, Lot G represents 6.40% of the apportionment area which equates to \$17,301.90 per year, Lot H represents 11.12% of the apportionment area which equates to \$30,054.66 per year, Lot I represents 15.68% of the apportionment area which equates to \$42,379.81 per year, and Lot J Portion represents 26.97% of the apportionment area which equates to \$72,909.92 per year. With respect to the entitled subdivision, Lots 1-159 represents 16.11% of the apportionment area which equates to \$273.98 per lot per year, Lot 160 represents 1.42% of the apportionment area which equates to \$3,826.11 per year, and Lot 161 represents 5.86% of the apportionment area which equates to \$7,642.38 per year.

Adjustment to Annual Assessments Based on Increases in Consumer Price Index

Any increase in the amount of the total annual assessment as well as any increase in an annual assessment levied against a particular lot or parcel within the boundaries of this assessment district to account for inflation shall be calculated in the following manner. If, on the first day of the City fiscal year commencing on July 1st following the establishment of a maintenance assessment district in the manner provided by Chapter 3.81 of the Chico Municipal Code, and on the first day of each fiscal year thereafter that the assessment district remains in effect, there is an increase in the cost of operating and maintaining the public improvements to be funded with assessment district revenues, as measured by an increase in the consumer price index during such period of time, then the total annual assessment levied against all properties within the assessment district, as well as the proportional annual assessment levied against each lot or parcel within the boundaries of the assessment district shall also be increased in proportion to the increase in such costs. The determination of whether there has been an increase in such costs and the amount of the increase in such assessments which is proportional to the increase in such costs shall be made by the Public Works Director and shall be based exclusively on the percentage increase during such period of time in the consumer price index published by the Federal Bureau of Labor Statistics for all Urban Consumers - U.S. Cities Average (all items) or such other measure employed by the U.S. Department of Labor Statistics in lieu of such consumer price index which measures the cost of living in U.S. cities.

Credits Against Annual Assessments Based on Prior Year Maintenance Costs

If the actual cost of operating and maintaining the public improvements funded by revenues from this assessment district during any year the assessment district remains in effect is less than the assessment levied for that year, the difference between the actual cost of operating and maintaining the public improvements and the assessment levied for that year shall be credited against the assessments levied during the next succeeding year in the manner prescribed as follows. If on the first day of the City fiscal year commencing on July 1st following the establishment of a maintenance assessment district in the manner provided by Chapter 3.81 of Chico Municipal Code, and on the first day of each fiscal year thereafter that the assessment district remains in effect, the total annual assessment levied during the preceding fiscal year exceeded the actual cost of operating and maintaining the public improvements to be funded with assessment district revenues during such preceding year, then the total annual assessment levied against the property within the assessment district during the ensuing fiscal year shall be reduced by a credit equal to the difference between the total annual assessment levied during the preceding fiscal year and the actual cost of operating and maintaining the public improvements to be funded with assessment district revenues during such preceding fiscal year.

In particular, the total annual assessment levied against all property within the maintenance assessment district shall be reduced during the ensuing fiscal year, and only during the ensuing fiscal year, by an amount equal to the difference between the total annual assessment levied during the preceding fiscal year and the total cost of operating and maintaining the public improvements to be funded with assessment district revenues during such preceding fiscal year, and the annual assessment levied against each individual lot or parcel within the boundaries of the assessment district shall be reduced during the ensuing fiscal year, and only during such ensuing fiscal year, by a portion of such amount which is calculated by the Public Works Director using the method of apportionment set forth in this City Engineer's Report as approved by the City Council at the time the district was established.

Maintenance Assessment District No. A09 shall continue from year to year until dissolved by the City Council of the City of Chico.

I do hereby assess and apportion said amount to be assessed upon the assessable lots within the "Oak Valley Conceptual" in accordance with the special benefits to be received and more particularly set forth in Exhibits A and B attached hereto.

Dated: 11/24/15

By: *Lambert O Le*
[Engineer of Work]



EXHIBIT "A"
CHICO MAINTENANCE ASSESSMENT DISTRICT NO. A09
(Fogarty)

All that certain real property situate in the City of Chico, County of Butte, State of California described as follows:

Being Parcel 3 as described in that certain Certificate of Compliance for Boundary Line Modification No. 96-3 recorded on January 21, 1997 in Serial Number 97-001701, Butte County Official Records, and Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, Lot "A", Lot "B", Lot "D", Lot "E", Lot "F", Lot "G", Lot "H", and Lot "I" as shown on that certain map entitled "Oak Valley Subdivision" filed for record on December 23, 2008 in Book 176 of Maps, at Pages 28-39, in the office of the Butte County Recorder, and that property as described in that certain "Irrevocable Offer of Dedication" to the City of Chico recorded on January 6, 2009 under Serial Number 2009-0000236, Butte County Official Records.

TOGETHER WITH that portion of Lots "J", Lot 4, and Lot 12 as shown on said Map, more particularly described as follows:

BEGINNING at the northwesterly corner of said Lot 4,

Thence, along the northwesterly line of said Lot 4, North 72°06'40" East, 1425.59 feet to the northerly extension of the westerly line of the Lot "J" No Development Zone property as shown on said Map;

Thence, along said northerly extension and the westerly line of said Lot "J" No Development Zone, South 18°09'44" East, 1208.50 feet to the northerly boundary line of said Lot 12;

Thence, along the northerly line of said Lot 12 the following courses:

- 1) North 64°05'23" East, 22.27 feet;
- 2) Thence North 70°38'09" East, 57.18 feet;
- 3) Thence North 79°35'46" East, 50.92 feet;
- 4) Thence North 46°44'10" East, 34.16 feet;

Thence, leaving said northerly line, South 34°11'45" East, 224.93 feet to the point of intersection of the westerly line of said Lot "J" No Development Zone with the southerly line of said Lot 12;

Thence, along the westerly line of said Lot "J" No Development Zone, South 70°17'10" East, 163.68 feet;

Thence along said westerly line, South 15°57'26" East, 273.82 feet to the northerly right-of-way line of Humboldt Road as shown on said Map;

Thence, along the northerly right-of-way line of Humboldt Road the following courses:

- 1) South 73°56'20" West, 219.79 feet;
- 2) Thence South 70°15'20" West, 623.04 feet;
- 3) Thence South 86°54'50" West, 798.59 feet;
- 4) Thence North 87°24'10" West, 433.76 feet to the southwesterly corner of said Lot "J";

Thence, along the westerly boundary of Lot "J", Lot 12, and Lot 4 the following courses:

- 1) North 02°35'50" East, 183.79 feet;
- 2) Thence North 72° 40'22" West, 292.71 feet to the beginning of a 312.00 foot radius curve, concave northeasterly;
- 3) Thence, Northwesterly, 154.79 feet along said curve, through a central angle of 28°25'33";
- 4) Thence North 45°45'11" East, 157.40 feet;
- 5) Thence North 14°23'52" East, 682.41 feet;
- 6) Thence North 06°35'46" West, 72.44 feet;
- 7) Thence North 17°53'20" West, 267.47 feet to the Point of Beginning.

TOGETHER WITH the north 16.00 feet of Humboldt Road as said road is shown on said Map, lying between the westerly line of said Lot "D" and the westerly line of said "Lot J No Development Zone".

EXCEPTING THEREFROM that real property situate in the City of Chico, County of Butte, State of California described as follows:

Being a portion of Lot "H" as shown on that certain map entitled "Oak Valley Subdivision" filed for record on December 23, 2008 in Book 176 of Maps at Pages 28-39, in the office of the Butte County Recorder, being more particularly described as follows:

COMMENCING at the northwesterly corner of said Lot "H" as shown on said Map;

Thence, along the northwesterly line of said Lot "H", North 72°06'40" East, 2344.83 feet to the **TRUE POINT OF BEGINNING** of the herein described parcel of land;

Thence, leaving said northwesterly line, South 17°53'20" East, 141.22 feet;

Thence North 86°37'24" East, 80.99 feet;

Thence South $71^{\circ}10'34''$ East, 49.05 feet to the beginning of a non-tangent 52.00 foot radius curve, concave southeasterly, from which point the radius point bears South $71^{\circ}10'34''$ East;

Thence, northeasterly, 68.88 feet along said curve, through a central angle of $75^{\circ}53'56''$;

Thence North $04^{\circ}43'22''$ East, 39.69 feet;

Thence North $10^{\circ}31'25''$ West, 138.43 feet to the northwesterly line of said Lot "H"

Thence, along said northwesterly line, South $72^{\circ}06'40''$ West, 212.40 feet to the point of beginning.

Said Assessment District No. A09 contains 258.59 acres more or less

The property described above is Assessor's Parcel Number 018-500-016, 139, 157, 158, 160, 161, 162, 163, 164, 165, 167, 168, 169, and a portion of 018-500-170, 171, and 166.

By: NorthStar Engineering

Checked: MLM

Approved: MJ

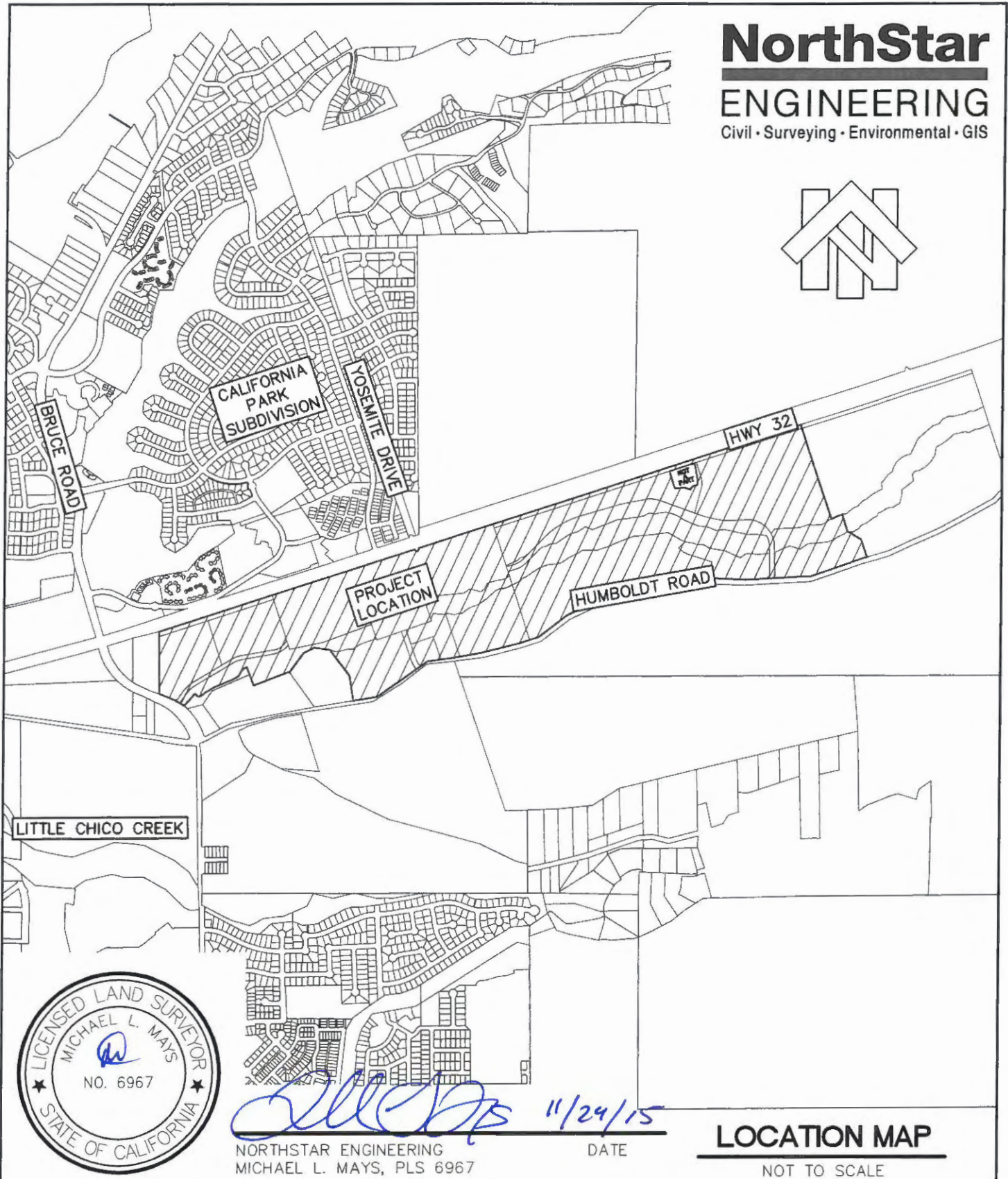
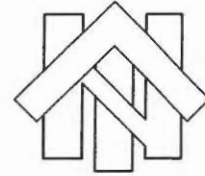
Date: 11/24/15



NorthStar Engineering
Michael L. Mays, PLS 6967



11/24/15
Date



LOCATION MAP
NOT TO SCALE

CITY OF CHICO

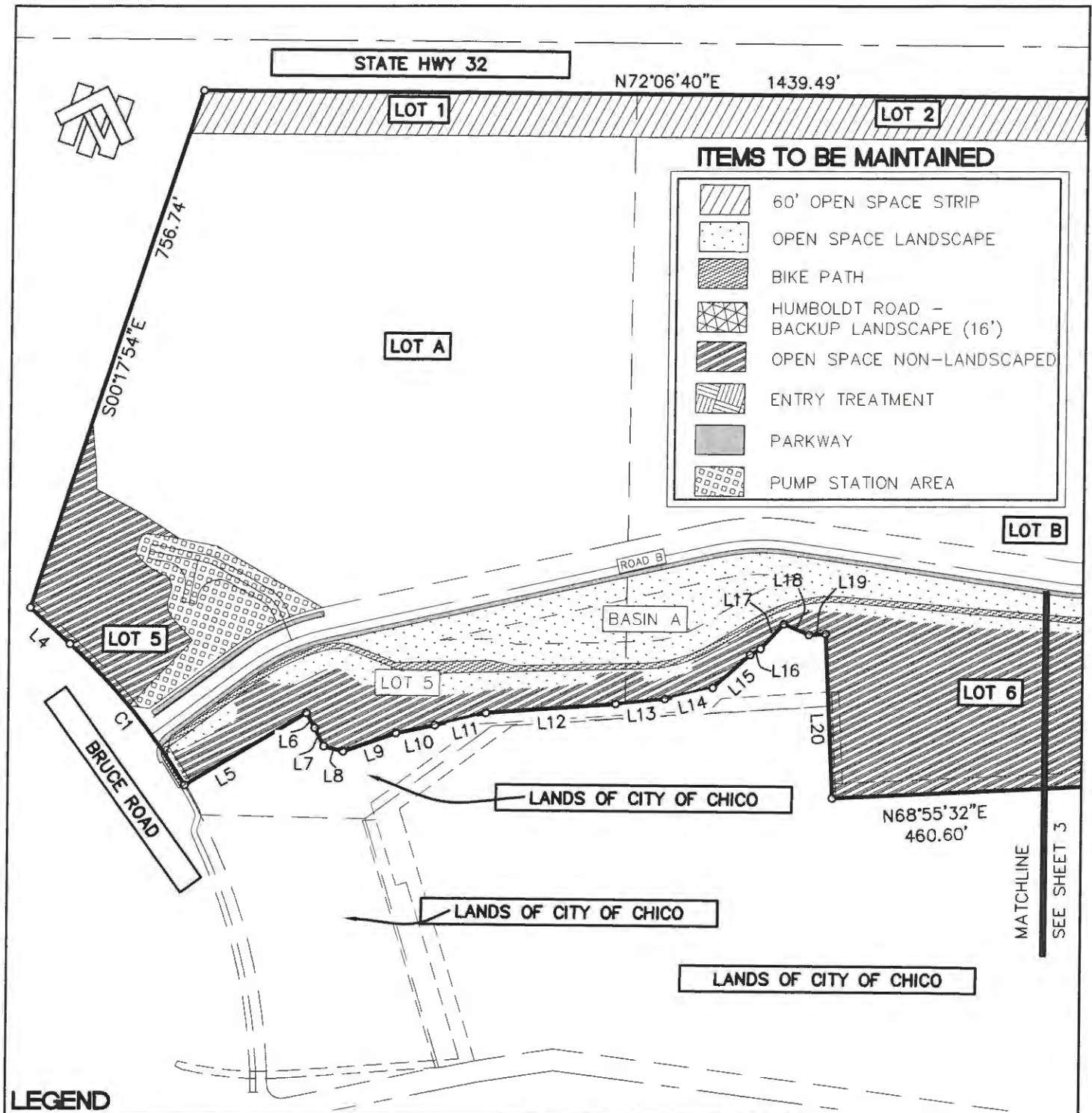
ENGINEERING DIVISION

DRAWN BY NS. E. DATE 11/10/2015
CHECKED MJ SCALE N.T.S.
APPROVED [Signature]
PUBLIC WORKS DIRECTOR

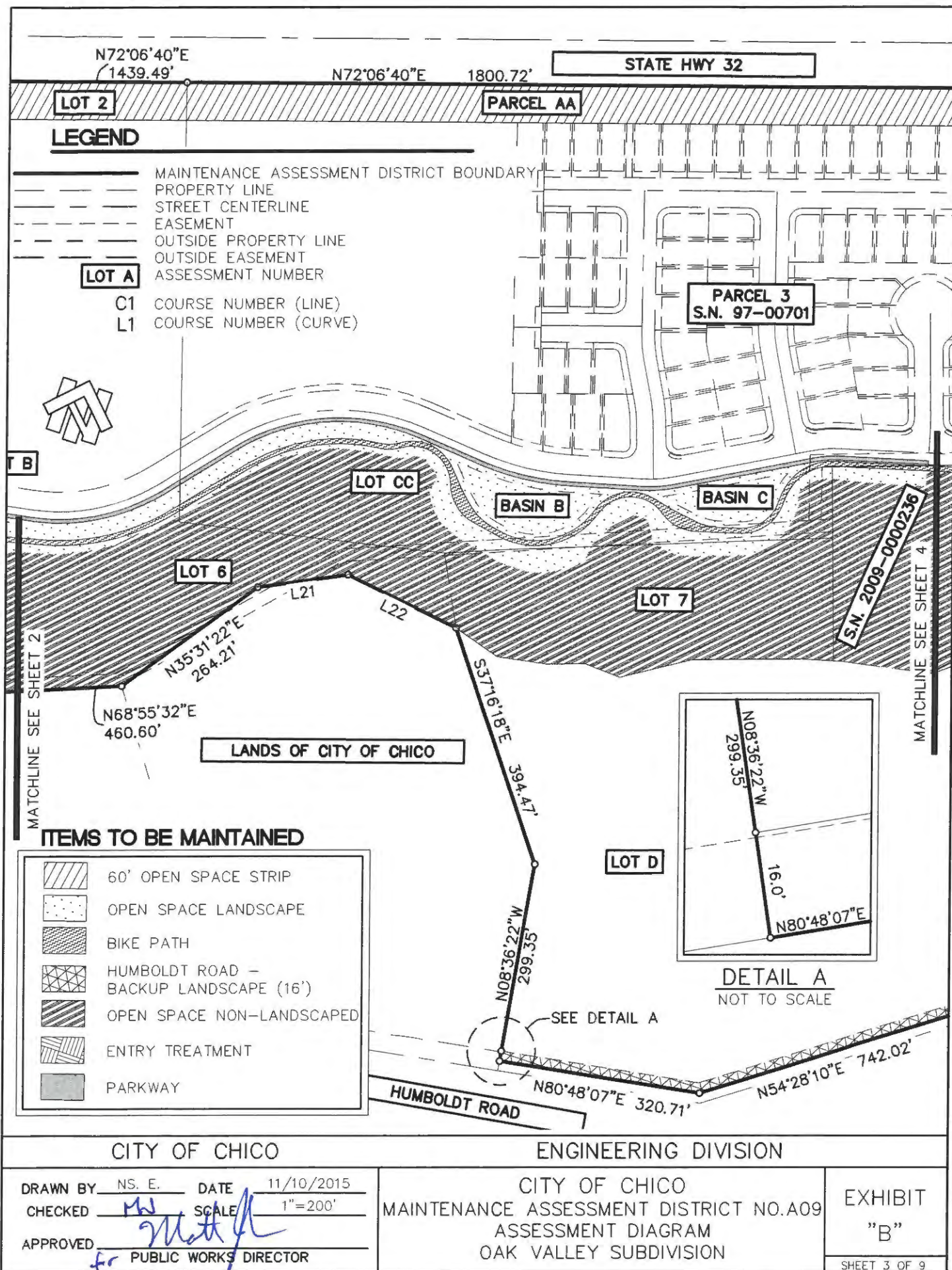
CITY OF CHICO
MAINTENANCE ASSESSMENT DISTRICT NO.A09
ASSESSMENT DIAGRAM
OAK VALLEY SUBDIVISION

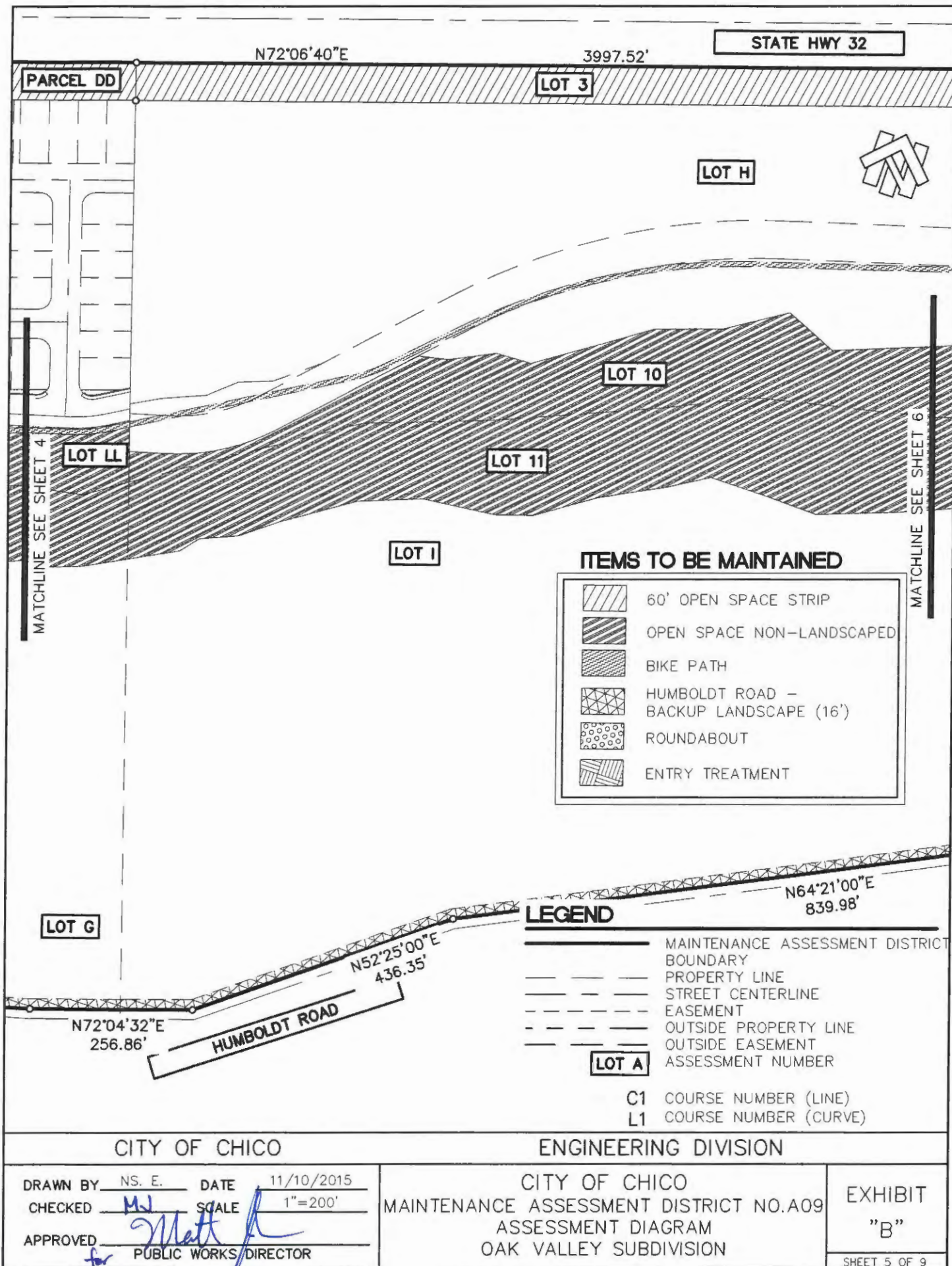
EXHIBIT
"B"

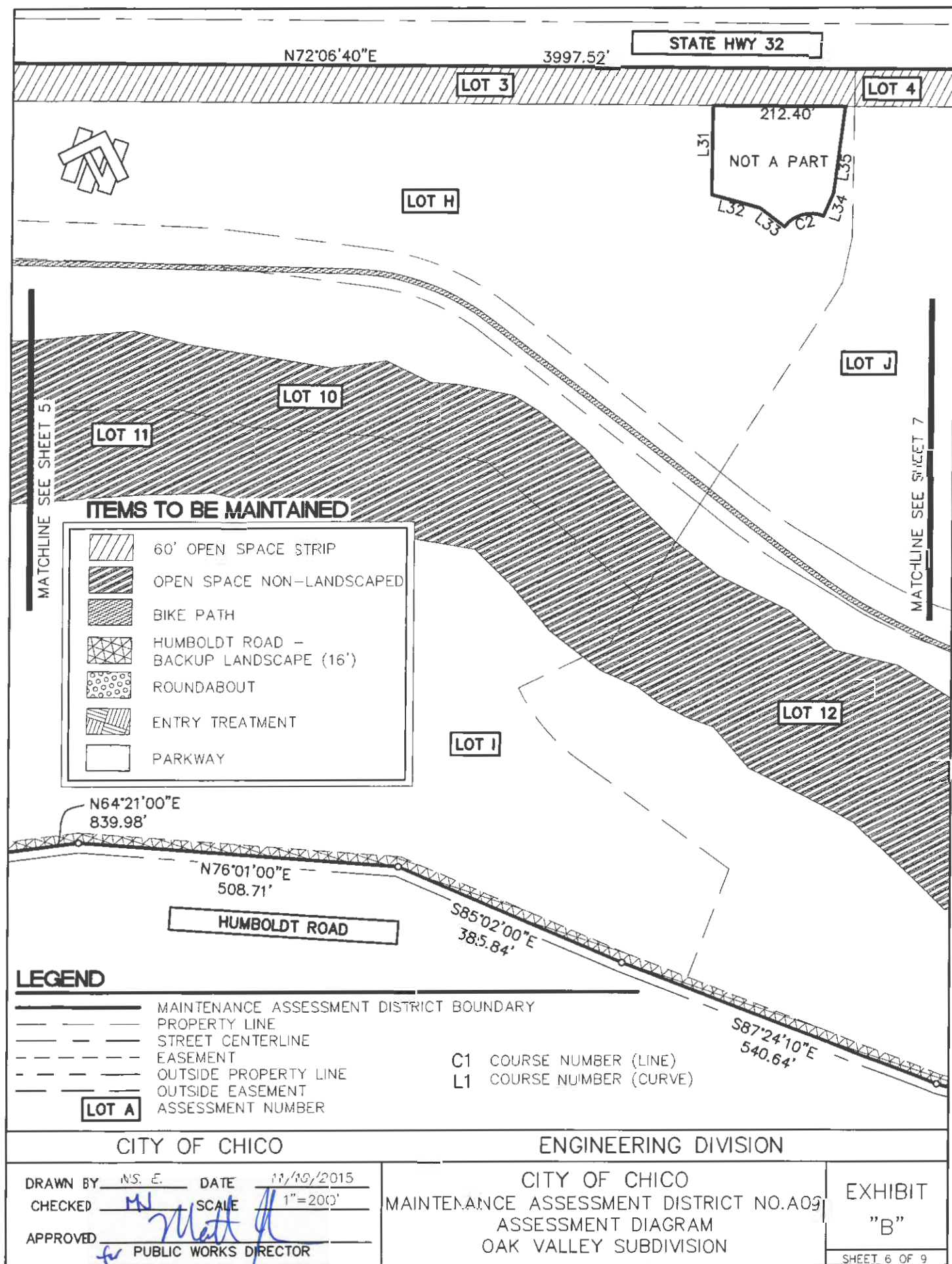
SHEET 1 OF 9



CITY OF CHICO		ENGINEERING DIVISION	
DRAWN BY NS. E. DATE 11/10/2015 CHECKED <i>HJ</i> SCALE 1"=200' APPROVED <i>Math</i> PUBLIC WORKS DIRECTOR		CITY OF CHICO MAINTENANCE ASSESSMENT DISTRICT NO.A09 ASSESSMENT DIAGRAM OAK VALLEY SUBDIVISION	
		EXHIBIT "B"	
		SHEET 2 OF 9	







N72°06'40"E

3997.52'

STATE HWY 32

LOT 4

LOT 4

ITEMS TO BE MAINTAINED

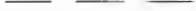
-  60' OPEN SPACE STRIP
-  OPEN SPACE NON-LANDSCAPED
-  BIKE PATH
-  HUMBOLDT ROAD -
BACKUP LANDSCAPE (16')
-  ROUNDABOUT
-  ENTRY TREATMENT
-  PARKWAY

LOT J
NO DEVELOPMENT ZONE

MATCHLINE SEE SHEET 6

LOT J

LEGEND

-  MAINTENANCE ASSESSMENT
-  DISTRICT BOUNDARY
-  PROPERTY LINE
-  STREET CENTERLINE
-  EASEMENT
-  OUTSIDE PROPERTY LINE
-  OUTSIDE EASEMENT
-  ASSESSMENT NUMBER

C1 COURSE NUMBER (LINE)

L1 COURSE NUMBER (CURVE)

LOT 12

LOT J

N86°54'50"E

801.72'

N70°15'20"E

624.87'

HUMBOLDT ROAD

L29

L27

L30

L28

N34°11'45"W

224.93'

L26

N15°57'26"W

289.82'

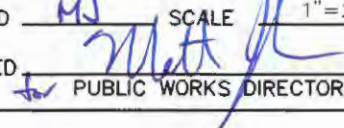
L25

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY NS. E. DATE 11/10/2015

CHECKED MJ SCALE 1"=250'

APPROVED  PUBLIC WORKS DIRECTOR

CITY OF CHICO
MAINTENANCE ASSESSMENT DISTRICT NO.A09
ASSESSMENT DIAGRAM
OAK VALLEY SUBDIVISION

EXHIBIT
"B"

SHEET 7 OF 9

LINE TABLE		
LINE	BEARING	LENGTH
L1	S47° 53' 20"E	34.69'
L2	N71° 59' 34"E	20.00'
L3	N12° 06' 40"E	34.64'
L4	S66° 14' 58"E	75.52'
L5	N40° 57' 02"E	196.64'
L6	S47° 43' 59"E	23.91'
L7	S44° 49' 51"E	28.41'
L8	N86° 35' 25"E	27.50'
L9	N52° 23' 37"E	77.27'
L10	N60° 08' 25"E	54.63'
L11	N58° 00' 43"E	72.93'
L12	N67° 38' 52"E	181.39'
L13	N65° 52' 06"E	69.03'
L14	N58° 30' 20"E	68.52'
L15	N30° 07' 03"E	69.15'
L16	N41° 23' 25"E	16.75'
L17	N24° 55' 20"E	47.27'
L18	S85° 22' 41"E	38.38'
L19	N68° 55' 32"E	23.73'
L20	S21° 04' 28"E	229.02'
L21	N63° 49' 54"E	143.42'
L22	S82° 03' 09"E	189.56'
L25	N73° 56' 20"E	219.24'
L26	N70° 17' 10"W	163.68'
L27	S46° 44' 10"W	34.16'
L28	S79° 35' 46"W	50.92'
L29	S70° 38' 09"W	57.18'
L30	S64° 05' 23"W	22.27'
L31	S17° 53' 20"E	141.22'
L32	N86° 37' 24"E	80.99'
L33	S71° 10' 34"E	49.05'
L34	N04° 43' 22"E	39.69'
L35	N10° 31' 25"W	138.43'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	850.00'	017°12'00"	255.17'
C2	52.00'	75°53'56"	68.88'

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY NS. E. DATE 11/10/2015
 CHECKED *WJ* SCALE N.T.S.
 APPROVED *for Matt*
 PUBLIC WORKS DIRECTOR

CITY OF CHICO
 MAINTENANCE ASSESSMENT DISTRICT NO.A09
 ASSESSMENT DIAGRAM
 OAK VALLEY SUBDIVISION

EXHIBIT
 "B"

SHEET 8 OF 9

13-280 CMD

NO.A09 AREA SUMMARY

DESCRIPTION	LOT/PARCEL DESIGNATION	AREA (AC)
60' OPEN SPACE STRIP	LOTS 1-4, PARCEL AA & DD	11.28
OPEN SPACE LANDSCAPE	LOTS 5-7, CC	6.24
OPEN SPACE NON-LANDSCAPE (WITHOUT BIKE PATH, PUMP STATION OR ROUNDABOUT)	LOTS 5-12 (PTN), LL & CC S.N. 2009-0000236	41.40
PARK	FF, GG	1.60
BIKE PATH		1.69
HUMBOLDT ROAD - BACKUP LANDSCAPE (16')		2.50
ROUNDABOUT		0.49
ENTRY TREATMENT		0.12
PARKWAY		0.46
PUMP STATION AREA	PORTION LOT 5	0.59

Total: 66.37

ITEMS TO BE MAINTAINED

	OPEN SPACE LANDSCAPE
	PARK
	60' OPEN SPACE STRIP
	OPEN SPACE NON-LANDSCAPED
	BIKE PATH
	HUMBOLDT ROAD - BACKUP LANDSCAPE (16')
	ROUNDABOUT
	ENTRY TREATMENT
	PARKWAY

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY NS. E. DATE 11/10/2015
 CHECKED *MS* SCALE N.T.S.
 APPROVED *[Signature]*
 PUBLIC WORKS DIRECTOR

CITY OF CHICO
 MAINTENANCE ASSESSMENT DISTRICT NO.A09
 ASSESSMENT DIAGRAM
 OAK VALLEY SUBDIVISION

EXHIBIT
 "B"

SHEET 9 OF 9

13-280 CMD

EXHIBIT C

CHICO MAINTENANCE DISTRICT A09 - OAK VALLEY CONCEPTUAL

ESTIMATE OF COSTS		Per Hour	Measurement	Replacement %	Cost Per Unit	Amount	Lot A	Lot B	43 Acres	43 Acres	43 Acres	Lot D	Lot E	Lot F	Lot G	Lot H	Lot I	Lot J	Totals
CMD - A09			Hours, Linear or Sq. Ft.																
Description																			
Apportionment: Based upon Developable Acreage						Acreage	9.601	10.682	30.969	2.720	5.433	11.262	1.764	4.139	12.300	21.366	30.128	51.832	192.196
						Percentage Share (%)	5.00%	5.56%	16.11%	1.42%	2.83%	5.86%	0.92%	2.15%	6.40%	11.12%	15.68%	26.97%	100.00%
Replacement based upon 20-year schedule																			
Annual Replacement Cost: 6% Sinking Fund																			
60' Easement						9,343.88	466.77	519.32	1,505.80	132.24	264.13	547.52	85.76	201.22	597.98	1,038.74	1,464.72	2,519.89	9,343.88
Open Space - Landscape						10,284.57	513.76	571.60	1,657.18	145.55	290.72	602.64	94.39	221.48	658.16	1,143.31	1,612.17	2,773.57	10,284.57
Open Space - Non-Landscape						0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roundabout						3,334.84	166.59	185.35	537.35	47.20	94.27	195.41	30.61	71.82	213.42	370.73	522.76	899.35	3,334.84
Entry Treatment						1,930.41	96.43	107.26	311.05	27.32	54.57	113.12	17.72	41.57	123.54	214.80	302.60	520.88	1,930.41
Entry Parkway						361.71	18.07	20.10	58.28	5.12	10.22	21.19	3.32	7.79	23.15	40.21	56.70	97.55	361.71
Pump Station						1,730.23	86.43	96.16	278.80	24.49	48.91	101.39	15.48	37.28	110.73	192.35	271.23	466.61	1,730.23
Humboldt Backup Landscape						6,255.82	312.50	347.69	1,008.02	88.53	176.84	366.57	57.42	134.72	400.35	695.45	980.64	1,687.09	6,255.82
Park FF - GG						8,733.61	436.28	485.40	1,407.27	123.60	246.68	511.76	80.16	188.08	558.93	970.90	1,369.05	2,355.31	8,733.61
Bike Path						14,669.35	732.80	815.30	2,363.71	207.60	414.67	859.57	134.64	315.91	938.80	1,630.78	2,299.52	3,956.07	14,669.35
Detention Pond						1,392.04	69.54	77.37	224.30	19.70	39.35	81.57	12.78	29.96	89.09	154.75	218.21	376.41	1,392.04
						\$56,036.46	\$2,899.17	\$3,225.99	\$9,351.55	\$821.34	\$1,640.58	\$3,400.73	\$532.67	\$1,249.83	\$3,714.17	\$6,451.78	\$9,997.60	\$15,651.45	\$56,036.46
Annual Costs																			
60' Easement						36,023.60	1,799.53	2,002.14	5,804.57	509.81	1,019.32	2,110.85	330.63	775.78	2,305.41	4,004.66	5,646.94	9,714.95	36,023.60
Open Space - Landscape						41,604.48	2,076.32	2,312.32	6,703.83	588.80	1,177.08	2,437.87	381.85	895.97	2,662.57	4,625.08	6,521.78	11,220.02	41,604.48
Open Space - Non-Landscape						7,267.99	363.07	403.95	1,171.11	102.86	205.45	425.88	66.71	156.52	485.13	807.97	1,139.31	1,960.05	7,267.99
Roundabout						8,542.44	426.73	474.78	1,376.46	120.89	241.48	500.56	78.40	183.96	546.69	949.64	1,339.08	2,303.75	8,542.44
Entry Treatment						5,308.20	265.07	294.91	855.00	75.09	150.00	310.92	48.70	114.27	339.58	589.88	831.78	1,430.96	5,308.20
Entry Parkway						1,502.84	75.06	83.51	242.12	21.27	42.48	88.05	13.79	32.36	98.16	167.05	235.55	405.24	1,502.84
Pump Station						14,481.04	723.39	804.84	2,333.36	204.94	409.35	848.54	132.91	311.85	926.75	1,609.82	2,270.00	3,905.29	14,481.04
Humboldt Backup Landscape						25,305.86	1,264.18	1,406.52	4,077.75	358.15	715.37	1,462.89	232.27	544.99	1,619.57	2,813.31	3,967.02	6,824.83	25,305.86
Park FF - GG						34,396.00	1,718.23	1,911.68	5,542.31	486.78	972.31	2,015.48	315.69	740.73	2,201.25	3,823.73	5,391.80	9,776.02	34,396.00
Bike Path						2,927.24	146.23	162.09	471.67	41.43	82.78	171.53	28.87	63.04	187.34	325.41	458.95	789.43	2,927.24
Detention Pond						6,759.18	337.65	375.67	1,089.12	95.66	191.07	396.06	62.04	145.56	432.57	751.40	1,059.55	1,822.84	6,759.18
						\$184,117.67	\$9,197.45	\$10,233.02	\$29,667.32	\$2,605.67	\$5,204.64	\$10,788.64	\$1,689.86	\$3,955.03	\$11,783.01	\$20,467.95	\$28,861.67	\$49,653.41	\$184,117.67
Overall Annual Costs																			
Salaries/Benefits:																			
Maintenance Worker		\$50.00	208	Hours		\$10,400.00	\$519.52	\$578.02	\$1,676.78	\$147.18	\$293.99	\$609.40	\$95.45	\$223.97	\$665.57	\$1,156.14	\$1,630.27	\$2,804.70	\$10,400.00
Landscape Supervisor		\$75.00	104	Hours		\$7,800.00	\$389.64	\$433.51	\$1,256.83	\$110.39	\$220.49	\$457.05	\$71.59	\$167.98	\$499.18	\$867.11	\$1,222.70	\$2,103.53	\$7,800.00
O&M Public Works Supervisor		\$75.00	52	Hours		\$3,900.00	\$194.82	\$216.76	\$628.42	\$55.19	\$110.25	\$228.53	\$35.79	\$83.99	\$249.59	\$433.55	\$611.35	\$1,051.76	\$3,900.00
Administration Manager		\$75.00	16	Hours		\$1,200.00	\$59.95	\$66.69	\$193.36	\$16.98	\$33.92	\$70.32	\$11.01	\$25.84	\$76.80	\$133.40	\$188.11	\$323.62	\$1,200.00
Public Works Director		\$125.00	16	Hours		\$2,000.00	\$99.91	\$111.16	\$322.26	\$28.30	\$56.54	\$117.19	\$18.36	\$43.07	\$127.99	\$222.34	\$313.51	\$539.37	\$2,000.00
Insurance						\$100.00	\$5.00	\$5.56	\$16.11	\$1.42	\$2.83	\$5.66	\$0.92	\$2.15	\$6.40	\$11.12	\$15.68	\$26.97	\$100.00
Annual report prep, reconciliation, contract maintenance						\$800.00	\$39.96	\$44.46	\$128.91	\$11.32	\$22.61	\$46.88	\$7.34	\$17.23	\$51.20	\$88.93	\$125.41	\$216.75	\$800.00
Consultant Administration						\$2,000.00	\$99.91	\$111.16	\$322.26	\$28.30	\$56.54	\$117.19	\$18.36	\$43.07	\$127.99	\$222.34	\$313.51	\$539.37	\$2,000.00
						\$28,200.00	\$1,408.71	\$1,567.32	\$4,543.93	\$399.09	\$797.16	\$1,652.42	\$258.82	\$607.30	\$1,804.72	\$3,134.93	\$4,420.54	\$7,605.06	\$28,200.00
Total Assessment						\$270,354.13	\$13,505.33	\$15,025.93	\$43,562.81	\$3,826.11	\$7,642.38	\$15,841.79	\$2,481.35	\$5,822.16	\$17,301.90	\$30,054.66	\$42,379.81	\$72,909.52	\$270,354.13
Assessment per Unit							1	1	199	1	1	1	1	1	1	1	1	1	1
Per Commercial Lot:							\$13,505.33												
Per Multi-Family Lot:								\$15,025.93		\$3,826.11	\$7,642.38								
Per Single Family Lot:									\$273.98				\$15,841.79	\$2,481.35	\$5,822.16	\$17,301.90	\$30,054.66	\$42,379.81	\$72,909.52
Per Future Development:																			

EXHIBIT C

CITY OF CHICO MAINTENANCE ASSESSMENT DISTRICT NO. A09 - OAK VALLEY CONCEPTUAL

60' Easement Worksheet

Apportionment: Based upon acreage

Location	Area	Unit	Replacement	Annual
Lot 1	0.841	Acres	696.53	2,685.33
Lot 2	1.155	Acres	956.68	3,687.93
Parcel AA	1.844	Acres	1,527.22	5,887.92
Parcel DD	1.937	Acres	1,604.25	6,184.87
Lot 3	3.542	Acres	2,933.52	11,309.66
Lot 4 - Portion	1.963	Acres	1,625.78	6,267.89
	11.282	Acres	\$9,343.88	\$36,023.60

REPLACEMENT/MAINTENANCE COST ANALYSIS

		Per Hour	Hours,	Measurement or Sq. Ft.	Linear	No. of Lots	Replacement %	Cost per DI or Linear Sq. Ft.	Amount
Item									
Replacement:	Remove and replace in 20 years								
	Parcel AA - 1.844 Acres			80,325	SF				
	Imported Fill and Mounding			1	LS		0%	77,712.33	\$0.00
	Fieldstone Boulders			1	LS		0%	2,823.05	\$0.00
	Soil Amendment			1	LS		0%	1,839.04	\$0.00
	Bark Mulch			1	LS		100%	4,479.18	\$4,479.18
	Trees			1	LS		200%	2,835.00	\$5,670.00
	Shrubs			1	LS		400%	2,424.90	\$9,699.60
	Hydroseed - Erosion Mix			1	LS		100%	501.94	\$501.94
	Irrigation			1	LS		100%	\$10,059.11	\$10,059.11
	Irrigation Controller Enclosure			1	LS		50%	\$1,750.00	\$875.00
	SMART Controller			1	EA		400%	\$250.00	\$1,000.00
	Tesco Panel			1	EA		50%	\$3,250.00	\$1,625.00
	Panel Installation			1	EA		50%	\$750.00	\$375.00
	(Based on Engineer's Estimate)		Subtotal:						\$34,284.83
	Adjustment Factor (percentage adjusted for inflation)						163.8616000%		\$56,179.67
	6% Sinking Fund (annualized cost of 20-year replacement)						2.7184600%		\$1,527.22
Annual Costs:	Parcel AA			80,325	SF				
	Landscape/Irrigation			5,352	Month			\$0.08	\$5,137.92
	Water Meter			1	Month			\$15.00	\$180.00
	Water			1	Month	15		\$1.50	\$270.00
	Electricity/Phone Line			1	Month			\$25.00	\$300.00
	Total								\$5,887.92

EXHIBIT C

CITY OF CHICO MAINTENANCE ASSESSMENT DISTRICT NO. A09 - OAK VALLEY CONCEPTUAL										
REPLACEMENT/MAINTENANCE COST ANALYSIS			Per Hour	Hours,	Measurement	Linear	No. of Lots	Replacement %	Cost per Unit	Amount
Open Space Landscape Worksheet					or Sq. Ft.					
Item										
Apportionment: Based upon acreage										
Replacement: Remove and replace in 20 years										
Open Space Landscape				4.11	AC					
Imported Fill				1	LS			0%	\$38,257.72	\$0.00
Fieldstone Boulders				1	LS			0%	\$16,866.63	\$0.00
Soil Amendments				1	LS			0%	\$8,437.18	\$0.00
Bark Mulch				1	LS			100%	\$20,549.69	\$20,549.69
Trees				1	LS			200%	\$21,251.40	\$42,502.80
Shrubs				1	LS			400%	\$7,480.20	\$29,920.80
Perennials				1	LS			400%	\$11,305.00	\$45,220.00
Hydroseed - Erosion Mix				1	LS			100%	\$3,820.60	\$3,820.60
Hydroseed - Chapparral Mix				1	LS			100%	\$8,424.45	\$8,424.45
Irrigation				1	LS			100%	\$76,566.58	\$76,566.58
Irrigation Controller Enclosure				1	EA			50%	\$1,750.00	\$875.00
SMART Controller				1	EA			400%	\$250.00	\$1,000.00
Tescø Panel				1	EA			50%	\$3,250.00	\$1,625.00
Panel Installation				1	EA			50%	\$750.00	\$375.00
{Based on Engineer's Estimate)			Subtotal:							\$20,879.92
Adjustment Factor (percentage adjusted for inflation)								163.8616000%		\$378,323.53
6% Sinking Fund (annualized cost of 20-year replacement)								2.7184600%		\$10,284.57
Annual Costs:										
Open Space Landscape				4.11	AC					
Landscape/Irrigation				40,738	SF				\$0.08	\$39,108.48
Water Meter				1	Month				\$15.00	\$180.00
Water				1	Month		112		\$1.50	\$2,016.00
Electricity/Phone Line				1	Month				\$25.00	\$300.00
Total										\$41,604.48

EXHIBIT C

CITY OF CHICO MAINTENANCE ASSESSMENT DISTRICT NO. A09 - OAK VALLEY CONCEPTUAL

Open Space Non-Landscape Worksheet

Apportionment: Based upon Developable Acreage

Location	Area	Unit							
Lot 5	3.452	Acres	Landscape	6.24					
Lot 6	5.524	Acres	Non-Landscape	33.37					
Lot 7	2.533	Acres		39.61	Acres				
Lot 8	0.94	Acres							
Lot 9	3.718	Acres		1,453,597	SF				
Lot 10	5.403	Acres							
Lot 11	7.064	Acres							
Lot 12 Portion	10.98	Acres							
	39.614	Acres							
REPLACEMENT/MAINTENANCE COST ANALYSIS									
Item			Per Hour	Hours,	Measurement or Sq. Ft.	Linear	No. of Lots	Replacement %	Cost per DI or Linear Sq. Ft.
Replacement:	Remove and replace in 20 years								
	Open Space Non-Landscape								
	(Based on Engineer's Estimate)								
			Subtotal:	1,453,597	SF				\$0.00
	Adjustment Factor (percentage adjusted for inflation)								
								163.8616000%	\$0.00
	6% Sinking Fund (annualized cost of 20-year replacement)								
								2.7184600%	\$0.00
Annual Costs:	Open Space Non-Landscape								
				1,453,597	SF			\$0.005	\$7,267.99
			Total						\$7,267.99

EXHIBIT C

CITY OF CHICO MAINTENANCE ASSESSMENT DISTRICT NO. A09 - OAK VALLEY CONCEPTUAL								
REPLACEMENT/MAINTENANCE COST ANALYSIS		Per Hour	Measurement		No. of Lots	Replacement %	Cost per DI or Linear Sq. Ft.	Amount
Roundabout Worksheet			Hours,	Linear or Sq. Ft.				
	Item							
Apportionment:	Based upon Developable Acreage							
Replacement:	Remove and replace in 20 years							
	Roundabout		21,344	SF				
	Imported Fill		1	LS		0%	\$5,997.84	\$0.00
	Fieldstone Boulders		1	LS		0%	\$4,068.81	\$0.00
	Soil Amendment		1	LS		0%	\$2,650.57	\$0.00
	Bark Mulch		1	LS		100%	\$6,455.76	\$6,455.76
	Trees		1	LS		200%	\$4,456.00	\$8,912.00
	Shrubs		1	LS		400%	\$822.00	\$3,288.00
	Perennials		1	LS		400%	\$2,303.00	\$9,212.00
	Hydroseed - Erosion Mix		1	LS		100%	\$723.44	\$723.44
	Irrigation		1	LS		100%	\$14,498.02	\$14,498.02
	Hardscape		2,790	SF		100%	\$10.00	\$27,900.00
	Irrigation Controller Enclosure		1	EA		50%	\$1,750.00	\$875.00
	SMART Controller		1	EA		400%	\$250.00	\$1,000.00
	Tesco Panel		1	EA		50%	\$3,250.00	\$1,625.00
	Panel Installation		1	EA		50%	\$750.00	\$375.00
	(Based on Engineer's Estimate)	Subtotal:						\$24,864.22
	Adjustment Factor (percentage adjusted for inflation)					163.8616000%		\$122,673.71
	6% Sinking Fund (annualized cost of 20-year replacement)					2.7184600%		\$3,334.84
Annual Costs:	Roundabout		21,344	SF				
	Landscape/Irrigation		7,714	SF			\$0.08	\$7,405.44
	Hardscape		2,790	SF			\$0.10	\$279.00
	Water Meter		1	Month			\$15.00	\$180.00
	Water		1	Month	21		\$1.50	\$378.00
	Electricity/Phone Line		1	Month			\$25.00	\$300.00

EXHIBIT C

CITY OF CHICO MAINTENANCE ASSESSMENT DISTRICT NO. A09 - OAK VALLEY CONCEPTUAL								
REPLACEMENT/MAINTENANCE COST ANALYSIS		Per Hour	Measurement		Area Acre	Replacement %	Cost per Unit	Amount
Entry Treatment Worksheet			Hours,	Linear or Sq. Ft.				
	Item							
Appointment:	Based upon Developable Acreage							
Replacement:	Remove and replace in 20 years							
	Entry Treatment		5,227	SF				
	Imported Fill		1	LS		0%	\$6,480.78	\$0.00
	24" Fieldstone Wall		1	LS		0%	\$17,050.00	\$0.00
	Fieldstone Boulders		1	LS		0%	\$810.00	\$0.00
	Soil Amendment		1	LS		0%	\$1,755.70	\$0.00
	Bark Mulch		1	LS		100%	\$4,276.21	\$4,276.21
	Trees		1	LS		200%	\$810.00	\$1,620.00
	Shrubs		1	LS		400%	\$3,308.55	\$13,234.20
	Perennials		1	LS		400%	\$903.00	\$3,612.00
	Hydroseed - Erosion Mix		1	LS		100%	\$479.20	\$479.20
	Irrigation		1	LS		100%	\$9,603.29	\$9,603.29
	DG w/ Steel Edging		1	LS		100%	\$1,011.09	\$1,011.09
	Concrete Wall		12	CY		50%	\$1,250.00	\$7,500.00
	Letters - Oak Valley		1	LS		200%	\$1,000.00	\$2,000.00
	{Based on Engineer's Estimate)	Subtotal:						\$43,335.99
	Adjustment Factor (percentage adjusted for inflation)					163.8616000%		\$71,011.05
	6% Sinking Fund (annualized cost of 20-year replacement)					2.7184600%		\$1,930.41
Annual Costs:	Entry Treatment		5,227	SF				
	Landscape/Irrigation		5,110	SF			\$0.08	\$4,905.60
	Water		1	Month	14		\$1.50	\$252.00
	Concrete Wall		324	SF			\$0.15	\$48.60
	Letters - Oak Valley		1	LS			\$100.00	\$100.00
		Total						\$5,306.20

EXHIBIT C

CITY OF CHICO MAINTENANCE ASSESSMENT DISTRICT NO. A09 - OAK VALLEY CONCEPTUAL								
REPLACEMENT/MAINTENANCE COST ANALYSIS		Per Hour	Measurement		No. of Lots	Replacement %	Cost per DI or Linear Sq. Ft.	Amount
Entry Parkway Worksheet			Hours,	Linear or Sq. Ft.				
	Item							
Apportionment:	Based upon Developable Area							
Replacement:	Remove and replace in 20 years							
	Entry Parkway		20,038	SF				
	Imported Fill		1	LS		0%	\$784.84	\$0.00
	Fieldstone Boulders		1	LS		0%	\$532.42	\$0.00
	Soil Amendments		1	LS		0%	\$346.84	\$0.00
	Trees		1	LS		200%	\$810.00	\$1,620.00
	Perennials		1	LS		400%	\$182.00	\$728.00
	Irrigation		1	LS		100%	\$1,897.12	\$1,897.12
	Irrigation Controller Enclosure		1	EA		50%	\$1,750.00	\$875.00
	SMART Controller		1	EA		400%	\$250.00	\$1,000.00
	Tesco Panel		1	EA		50%	\$3,250.00	\$1,625.00
	Panel Installation		1	EA		50%	\$750.00	\$375.00
	(Based on Engineer's Estimate)	Subtotal:						\$8,120.12
	Adjustment Factor (percentage adjusted for inflation)					163.8616000%		\$13,305.76
	6% Sinking Fund (annualized cost of 20-year replacement)					2.7184600%		\$361.71
Annual Costs::	Entry Parkway		20,038	SF				
	Landscape/Irrigation		1,009	SF			\$0.08	\$968.64
	Water Meter		1	Month			\$15.00	\$180.00
	Water		1	Month	3		\$1.50	\$54.00
	Electricity/Phone Line		1	Month			\$25.00	\$300.00
	Total							\$1,502.64

EXHIBIT C

CITY OF CHICO MAINTENANCE ASSESSMENT DISTRICT NO. A09 - OAK VALLEY CONCEPTUAL								
REPLACEMENT/MAINTENANCE COST ANALYSIS		Per Hour	Measurement Hours, Linear or Sq. Ft.		No. of Lots	Replacement %	Cost per DI or Linear Sq. Ft.	Amount
Pump Station Worksheet								
	Item							
Apportionment: Based upon acreage								
Replacement:	Remove and replace in 20 years							
	Pump Station		25,700	SF				
	Sewer Lift Station - Structural		1	LS		100%	\$5,000.00	\$5,000.00
	Sewer Lift Station - Mechanical		1	LS		100%	\$9,300.00	\$9,300.00
	Imported Fill		1	LS		0%	\$4,236.70	\$0.00
	Fieldstone Boulders		1	LS		0%	\$2,874.09	\$0.00
	Soil Amendments		1	LS		0%	\$1,872.29	\$0.00
	Bark Mulch		1	LS		100%	\$4,560.16	\$4,560.16
	Trees		1	LS		100%	\$3,189.00	\$3,189.00
	Shrubs		1	LS		100%	\$822.00	\$822.00
	Perennials		1	LS		100%	\$1,344.00	\$1,344.00
	Hydroseed - Erosion Mix		1	LS		100%	\$511.02	\$511.02
	Irrigation		1	LS		100%	\$10,240.98	\$10,240.98
	Irrigation Controller Enclosure		1	EA		50%	\$1,750.00	\$875.00
	SMART Controller		1	EA		400%	\$250.00	\$1,000.00
	Tesco Panel		1	EA		50%	\$3,250.00	\$1,625.00
	Panel Installation		1	EA		50%	\$750.00	\$375.00
	(Based on Engineer's Estimate)	Subtotal:						\$38,842.16
	Adjustment Factor (percentage adjusted for inflation)					163.8616000%		\$63,647.38
	6% Sinking Fund (annualized cost of 20-year replacement)					2.7184600%		\$1,730.23
Annual Costs:	Pump Station		25,700	SF				
	Inspecting/Cleaning Sewer Lift Station							\$8,500.00
	Landscape/Irrigation		5,449	SF			\$0.08	\$5,231.04
	Water Meter		1	Month			\$15.00	\$180.00
	Water		1	Month	15		\$1.50	\$270.00
	Electricity/Phone Line		1	Month			\$25.00	\$300.00
		Total						\$14,481.04

EXHIBIT C

CITY OF CHICO MAINTENANCE ASSESSMENT DISTRICT NO. A09 - OAK VALLEY CONCEPTUAL								
REPLACEMENT/MAINTENANCE COST ANALYSIS		Per Hour	Measurement		No. of Lots	Replacement %	Cost per DI or Linear Sq. Ft.	Amount
Humboldt Backup Landscape Worksheet			Hours,	Linear or Sq. Ft.				
	Item							
Apportionment:	Base upon Developable Acreage							
	** Assume Humboldt Backup Landscape is equivalent to Open Space Landscape							
						Replace	Annual	
	Open Space Landscape	4.11	AC			\$10,284.57	\$41,604.48	
	Humboldt Backup Landscape	2.50	AC			\$6,255.82	\$25,306.86	
Replacement:	Remove and replace in 20 years							
	Humboldt Road Backup Area		108,900	SF				
	Humboldt Road Backup Area		1	LS		10%	140,437.85	\$140,437.85
	(Based on Engineer's Estimate)	Subtotal:						\$140,437.85
	Adjustment Factor (percentage adjusted for inflation)					163.8616000%		\$230,123.71
	6% Sinking Fund (annualized cost of 20-year replacement)					2.7184600%		\$6,255.82
Annual Costs:	Humboldt Road Backup Area		108,900	SF				
	Landscape/Irrigation		1	LS				\$25,306.86
		Total						\$25,306.86

EXHIBIT C

CITY OF CHICO MAINTENANCE ASSESSMENT DISTRICT NO. A09 - OAK VALLEY CONCEPTUAL								
REPLACEMENT/MAINTENANCE COST ANALYSIS		Per Hour	Measurement		No. of Lots	Replacement %	Cost per DI or Linear Sq. Ft.	Amount
Park FF - GG Worksheet			Hours,	Linear or Sq. Ft.				
	Item							
Apportionment:	Based upon Developable Acreage							
Replacement:	Remove and replace in 20 years							
	Park FF - GG		69,696	SF				
	Play Structure - Materials and Install		1	LS		100%	\$66,607.00	\$66,607.00
	Pavilion - Materials and Install		1	LS		100%	\$26,580.00	\$26,580.00
	Basketball Court		1	LS		100%	\$24,000.00	\$24,000.00
	Sidewalk		1	LS		100%	\$15,000.00	\$15,000.00
	Landscape/Irrigation		60,000	SF		100%	\$1.00	\$60,000.00
	Irrigation Controller Enclosure		1	EA		50%	\$1,750.00	\$875.00
	SMART Controller		1	EA		400%	\$250.00	\$1,000.00
	Tesco Panel		1	EA		50%	\$3,250.00	\$1,625.00
	Panel Installation		1	EA		50%	\$750.00	\$375.00
	{Based on Engineer's Estimate)	Subtotal:						\$196,062.00
	Adjustment Factor (percentage adjusted for inflation)					163.8616000%		\$321,270.33
	6% Sinking Fund (annualized cost of 20-year replacement)					2.7184600%		\$8,733.61
Annual Costs:	Park FF - GG		69,696	SF				
	Play Structure		1	LS			\$1,200.00	\$1,200.00
	Pavilion		1	LS			\$500.00	\$500.00
	Basketball Court		4,900	SF			\$0.04	\$196.00
	Basketball Hardware		1	LS			\$250.00	\$250.00
	Landscape/Irrigation		60,000	SF			\$0.04	\$28,800.00
	Water Meter		1	Month			\$15.00	\$180.00
	Water		1	Month	165		\$1.50	\$2,970.00
	Electricity/Phone Line		1	Month			\$25.00	\$300.00
		Total						\$34,396.00

EXHIBIT C

CITY OF CHICO MAINTENANCE ASSESSMENT DISTRICT NO. A09 - OAK VALLEY CONCEPTUAL								
REPLACEMENT/MAINTENANCE COST ANALYSIS		Per Hour	Measurement		Area Acre	Replacement %	Cost per Unit	Amount
Bike Path Worksheet			Hours,	Sq. Ft.				
	Item							
Appointonment:	Based upon Developable Acreage							
Replacement:	Remove and replace in 20 years							
	Bike Path		1.68	AC				
	Bike Path		73,181	SF		100%	\$4.50	\$329,314.50
	{Based on Engineer's Estimate)	Subtotal:						\$329,314.50
	Adjustment Factor (percentage adjusted for inflation)					163.8616000%		\$539,620.01
	6% Sinking Fund (annualized cost of 20-year replacement)					2.7184600%		\$14,669.35
Annual Costs:	Bike Path		1.68	AC				
	Bike Path		73,181	SF			\$0.04	\$2,927.24
		Total						\$2,927.24

EXHIBIT C

CITY OF CHICO MAINTENANCE ASSESSMENT DISTRICT NO. A09 - OAK VALLEY CONCEPTUAL								
REPLACEMENT/MAINTENANCE COST ANALYSIS		Per Hour	Measurement Hours, Linear or Sq. Ft.		No. of Lots	Replacement %	Cost per DI or Linear Sq. Ft.	Amount
Detention Pond Worksheet								
	Item							
Apportionment:	Based upon Developable Area							
Replacement:	Remove and replace in 20 years							
	Storm Drain Inlet		1	EA		50%	\$15,000.00	\$7,500.00
	Storm Drain Outlet		1	EA		50%	\$1,500.00	\$750.00
	Low Water Trench		460	LF		200%	\$25.00	\$23,000.00
	{Based on Engineer's Estimate)	Subtotal:						\$31,250.00
	Adjustment Factor (percentage adjusted for inflation)					163.8616000%		\$51,206.75
	6% Sinking Fund (annualized cost of 20-year replacement)					2.7184600%		\$1,392.04
Annual Costs:	Sampling/Testing for groundwater contaminants*							\$1,500.00
	Storm Drain Inlet/Outlet		1	EA		200%	\$2,629.59	\$5,259.18
	* Requirement of the Storm Drain Master Plan							
	Total							\$6,759.18

STAFF REPORT

DATE: August 27, 2026
TO: Board of Directors
FROM: Scott Shumann, Assistant General Manager
SUBJECT: Award for Pleasant Valley Recreation Center Roof Repair

BACKGROUND

District staff issued a Request for Proposals for a complete removal and replacement of the roof at Pleasant Valley Recreation Center. The area is approximately 7,200 square feet across two roof levels, including a new white single-ply roofing system over tapered insulation, new flashings and perimeter edge metal, and removal of two existing rooftop solar arrays.

A non-mandatory bid walk was held on August 7, 2026. The District received 10 bids by the August 14, 2026 deadline. Staff subsequently interviewed the top 3 bidders to confirm scope, schedule, and pricing before bringing a recommendation to the Board.

DISCUSSION

Ten bids were received for this project. The complete bid tabulation, including all unit pricing submitted by each bidder, is as follows:

Bidder	Base Bid	Ad Alt 1	Bid Total	Plywood / 4x8 Sheet	Carpentry / Board Ft	Carpentry / Hour	Gutter Repair / LF
A Better Roofing Company	\$124,234	\$6,226	\$130,460	\$225	\$30	\$225	\$25
American Foam Experts	\$127,118	\$5,500	\$132,618	\$285	\$25	\$126	\$19
George Roofing	\$134,632	\$1,235	\$135,867	\$576	\$22	\$183	\$41
United Builders	\$129,000	\$9,220	\$138,220	\$25	\$300	\$210	\$26
Four Seasons	\$142,907	\$2,865	\$145,772	\$139.04	\$20.09	\$187.80	\$17.25
Butte Roofing	\$151,944	\$2,683	\$154,627	\$135	\$35	\$170	\$30
Lemida	\$161,350	\$6,000	\$167,350	\$250	\$200	\$350	\$350
Pioneer Engineering	\$172,994	\$6,006	\$179,000	\$150	\$27.63	\$97.50	\$39
Harbert	\$188,886	\$6,909	\$195,795	\$125	\$40	\$175	\$40
Xeela Engineering	\$178,000	\$18,000	\$196,000	\$175	\$120	\$150	\$150

When each element of pricing is reviewed in total, and given the nature of the work being carpentry heavy, the lowest qualified bidder is American Foam Experts. In addition, American Foam Experts is able to begin work approximately two weeks sooner than A Better Roofing Company, reducing the project's exposure to the onset of the wet season during removal and replacement.

American Foam Experts brings significantly more experience working with government agencies, including prior work for school districts and Butte College.

FISCAL IMPACT

The Pleasant Valley Recreation Center Roof Repair project was approved through the budget process and has an allocation of \$155K. Given the unknown nature and degree of dry rot, Staff recommend adding a contingency of 25% as opposed to the typical 10%. This would result in an additional budget allocation in the amount of \$10,800 for a total project budget of \$165,800.

RECOMMENDATION

Staff recommends the Board of Directors award the contract for the Pleasant Valley Recreation Center Roof Repair project to American Foam Experts in the amount of \$132,618, approve the additional budget allocation of \$10,800, and authorize the General Manager to execute the contract and associated documents.

STAFF REPORT

DATE: August 27, 2026
TO: Board of Directors
FROM: Annabel Grimm, General Manager
SUBJECT: Chico Bocce Improvements

BACKGROUND

Community Park includes four bocce courts used and programmed by the Chico Bocce Club under the District and Club's current agreement. On August 11, 2026, Chris Motta of the Chico Bocce Club contacted the General Manager to report that the chip-rock base beneath the court carpet has settled unevenly over time, degrading playing-surface quality.

DISCUSSION

The Club has proposed a full-depth reconstruction of two of the four courts, engineered specifically for regulation bocce play: a new compacted aggregate sub-base, a reinforced concrete slab, a hot-applied asphalt leveling course, and a multi-layer synthetic resin playing surface. In short, the "concrete" work described in the Club's email is one layer within a larger court-rebuild system, not the entire scope. The courts are already built to regulation dimensions, so no additional sizing or footprint changes would be needed.

The Club has secured funding to complete this reconstruction on two of the four courts and would like to do the work during the current break between leagues, which presents a limited scheduling window.

The Club's motivation is twofold: correcting the existing surface unevenness for a better playing experience and positioning the courts for consideration as a national-level tournament venue. The Club anticipates this kind of tournament play would draw many visiting teams and spectators to Chico, adding to the economic benefit for the District and the broader community.

The Club has identified Colleoni Bocce, an Italian firm specializing exclusively in bocce court construction for three generations, to perform the work using its proprietary "Prestige" resin surfacing system. Colleoni states its surfaces meet the playing standards of the Italian Bocce Federation, the United States Bocce Federation (USBF), and other governing bodies, and represents that its work carries a three-year workmanship warranty. Because the proposed work is a permanent, Club-funded and managed capital improvement to District-owned park infrastructure, the Bocce Club assumes the risk and cost of construction. The District's interests would need to be protected through a written agreement prepared by District Counsel.

Funding currently covers only two of the four courts; the courts will temporarily have mismatched playing surfaces. However, upgrading the surfaces on the remaining courts could be added to the District's capital improvement project list and done in the future as funding becomes available.

FISCAL IMPACT

The Chico Bocce Club has indicated it will fund all materials and labor for the court reconstruction; staff does not anticipate a direct capital cost to the District. Staff anticipates a modest, absorbable amount of Parks & Facilities staff time for plan review, coordination, and inspection, within existing operating budget capacity.

Over time, the proposed system is generally lower maintenance than the existing chip-rock base, which may modestly reduce the District's long-term maintenance costs on the improved courts. Once complete, the

improvement should be reflected in the District's capital asset records consistent with Policy 2225 (Capital Asset and Project Policy).

RECOMMENDATION

Staff recommend the Board of Directors:

1. Accept the Chico Bocce Club's proposal to fund and complete a full-depth reconstruction of two of the four Community Park bocce courts; and
2. Authorize the General Manager, in coordination with District Counsel, to negotiate and execute a written agreement with the Chico Bocce Club that assigns construction risk and construction cost to the Club and protects the District's interests (insurance, inspection, and ownership of the completed improvements).

STAFF REPORT

DATE: August 27, 2026
TO: Board of Directors
FROM: Erin Morrissey, Recreation Director
SUBJECT: Recreation Update - August

ADULT SPORTS

Summer sports wrap up over the next two weeks, closing out a successful season. Much of that success is attributable to the Sports Leadership Team's increased on-site presence, supporting and listening to both participants and staff.

This season, Staff added a Senior Sports Official position to soccer, adding a layer of on-site coaching and oversight for officials. The role is currently filled by a former long-time participant now on Staff, whose on-site presence and familiarity with participants have made it easier to navigate difficult conversations productively. Staff see this as a structural improvement worth extending to other sports going forward.

Fall Adult Sports registration closes on Monday, Aug. 24. Soccer and Volleyball leagues are nearly full and remain popular. Softball enrollment is down; Staff have been reaching out to current and past participants via email and text to promote the open leagues. A Softball participant survey is live, closing on August 25, 2026.

Mandatory Manager Meetings for Fall sports are also underway: the first, on August 18, drew 55 attendees; the next are scheduled for August 25 and 26.

Staffing

Recruitment for a full-time Recreation Coordinator position, supporting the merger of Adult and Youth Sports, is in its final stages, with several strong candidates under consideration. Fall training for officials is set for early September, bringing on 10 new officials across soccer, softball, and volleyball.

Behavior Management

Summer saw a marked improvement in behavior, with only one suspension from Soccer this season. This improvement traces to consistent, swift enforcement of the Code of Conduct, along with increased staffing support and oversight.

AQUATICS

CARD Aquatics delivered 72 swim lesson sessions this summer, totaling 576 individual lessons, up from 64 sessions last year and expanding community access to water safety and swimming instruction.

Pleasant Valley Pool also offered 250 hours of public swim time throughout the summer, and CARD Aquatics sold more than 50 season passes. The facility supported CARD and CUSD summer camp programming, welcoming 2,346 Chico youth to the pool.

Movies in the Pool attendance doubled this summer, drawing 575 swimmers across three event dates. Sold-out Movies in the Pool events, combined with swim lessons consistently reaching capacity, reflect strong community demand for aquatics programming and anticipation for the new aquatics center opening later this year.

Participant Testimonials

CARD Lifeguards and Swim Instructors continue to receive positive feedback from the community through phone calls, participant testimonials, and direct correspondence, including a note sent to Annabel Grimm.

"We have been very happy. The instructors are great and thorough, and I feel comfortable with my kids participating. My son was very nervous on Day 1 and was so excited to return for Day 2. We plan to enroll again." — Emily Acevedo

"Private swim lessons through CARD have been a wonderful experience for my son. The instructors truly focus on helping your child where they are at... We are grateful that CARD provides this to the community." — Natalie McReynolds

Aquatics Center planning

CARD Aquatics welcomed Rachel Hedman as its new Aquatics Specialist. Rachel brings a passion for aquatics and 10 years of industry experience. In her first month, she focused on compliance research, operational planning, and strategic preparation for the new aquatics center, helping position CARD Aquatics for continued growth and long-term success.

PARTNER PROGRAMS

Contract instructors and community partner organizations helped make the 2026 summer season a success, with more than 1,500 enrollments across 100+ unique programs, giving participants opportunities to explore new interests, build skills, and connect with their community.

NATURE EDUCATION

August marked the conclusion of the 10-week summer camp season and the start of a new Nature School year. Twenty-five new families joined Nature School this season, and the year kicked off with a Meet the Teacher event, where families took part in a school-readiness scavenger hunt, connected with other families, and became familiar with the Nature Center and classroom space. On August 15, the Nature Center hosted its annual Ice Cream Social, welcoming families to enjoy live animals, bounce houses, nature walks, face painting, live music, Shubert's Ice Cream, and a variety of community vendors — a great opportunity to bring families together and celebrate the Nature Center community. This weekend, the Voices of Nature series kicks off with a focus on scorpions, launching another season of nature education for the community.

PROGRAM AND STAFF DEVELOPMENT

CARD Legends — Staff Recognition

CARD Legends remained a weekly fixture throughout August, with dedicated review sessions held to keep pace with incoming nominations. Over 60 nominations came in this month alone, bringing our total to 850 Legends shout-outs since the program's inception. Know someone who deserves the spotlight? Nominate them today at www.ChicoRec.gov/legends.

Hiring & Recruitment Support

A comprehensive onboarding framework continues to take shape, ensuring every new team member is set up for a strong start to their CARD journey. Rachel Hedman's onboarding as Aquatics Specialist continued in earnest this month. On the recruitment front, the Program & Staff Development Manager dedicated significant time to running a full slate of candidate interviews for the Adult Sports Coordinator opening.

Systems & Operational Foundations

August was a productive month for strengthening the tools and processes behind the scenes. The team launched a new quarterly staff survey to gather ongoing feedback and continued distributing the Summer Camp participant survey while preparing to synthesize the results, building on a Camp Recap, Reconfigure & Future Vision meeting that examined saturation, growth trends, and specialized versus general camp programming. Rec Tech support also leveled up with a Refresher Training and the first Quarterly Rec Tech Status Meeting, establishing an ongoing cadence for software updates and troubleshooting. Rounding out the month, the Contract Classes & Camps "reboot" kicked off with a Phase 1 plan to curate and qualify the current course lineup, targeted for completion in August/September; an early draft of the Master Plan was reviewed; and the Rec Department updated its Fall 2026 FAQ and front-desk information ahead of the new fall season.

New Programs

Several exciting new programs are launching this Fall 2026, expanding what CARD offers to the Chico community. Among the highlights: a lineup for fall Aquatic swim lessons, CSI Futsal for grades 3–8 through the CARD Sports Institute; a Budding Buddies Tiny Chef program for tots and parents to explore the joys of cooking; and the Park Explorers Survival Club, a new nature-based series offering age-specific tracks (Trackers, Pathfinders, and Trailblazers) for grades 1–8. For the full lineup of new offerings across Aquatics, Toddlers, Youth, Teens, and Adults & Families, visit www.ChicoRec.gov/new-programs.

SEASONAL PROGRAMMING

Ice Rink Preparations

Preparations are underway for another season of ice skating in Downtown Chico. CARD has begun coordinating with the City of Chico and rink vendor Holidays on Ice, while exploring expanded field trip opportunities and additional ways for the community to participate in and watch hockey at the rink. These efforts will broaden how residents experience the rink beyond traditional open skating, while continuing to establish the Downtown Chico Ice Rink as a seasonal gathering place for families, schools, and the community.

Recruitment for seasonal Ice Rink Team Members begins in early September, ahead of another season of winter recreation and community engagement.

SENIOR PROGRAMMING

Senior programming continues to see strong participation and growing community support. Let's Dance, Seniors on August 2 welcomed over 50 seniors to Lakeside Pavilion for an afternoon of line dancing and live music from Soul Posse. To meet demand, the event returns Sunday, November 1, and CARD aims to expand the Senior Dance series to every other month beginning January 2027, providing more consistent opportunities for social connection, movement, and recreation throughout the year.

The August Senior Luncheon, held August 11, was sponsored by Autumn Creek Post Acute Care and welcomed over 75 guests. Sponsorship interest remains strong, with Senior Luncheons through the end of 2026 fully sponsored.

YOUTH COMMUNITY PROGRAMMING

Summer camps concluded on a strong note, providing safe, reliable care for Chico families throughout the break. We saw strong enrollment in the later half of the summer. Efforts to restructure camps to provide more choice to participants were well received. Changes allowed for staff efficiencies increasing retention and overall improved experience.

ASP

The 26/27 school year has now begun, and ASP is off to a successful start: 124 M-F positions are currently filled to support After School Programs, and CUSD reports a strong start to the year. CUSD and the ASP Team are already discussing potential growth this year to help ensure Chico Unified students have safe, reliable options for care.

Inclusion

The Inclusion team wrapped up a successful summer camp season. The second week of Inclusive Summer Camp was another success, with more friendships formed among campers. 1:1 aides and participants continued to thrive at CARD camps and contract camps, with strong feedback from families. Ten new inclusion leaders were hired and onboarded for ASP, with additional staff to be added to the Inclusion team as the school year continues.

Parent Feedback

"We've already expressed our gratitude to Emily, but wanted to reiterate how much we appreciated the Inclusion program this summer. Thank you for making S's birthday so special, and for how fantastic Emily and the other aides were with S each camp. We can't speak highly enough of the CARD Inclusion program — thank you for providing space for S to be her authentic self while still being able to participate."

Community Programs

Several community programs return this fall. Chapman Kids Club resumes Tuesdays and Thursdays, serving up to 30 Chapman Elementary students throughout the school year, with Chapman Futsal added this season. The Cooking Club for charter and homeschool students is also expanding to include a new Baking Club. Community Program Assistant Ashley Nunez has been leading the planning for these activities.

Toddler Programs

New Toddler Class Leader Alyssa Watkins is leading all toddler programs, including preparation of Stellar Start PLAYSchool for the upcoming school year. The Budding Buddies program is also expanding with additional evening and weekend class options, giving more families the opportunity to participate.

YOUTH SPORTS

Instructional Programs

ShortE, Little Sports, and CSI programs have grown significantly, with classes now offered Monday through Saturday for greater flexibility for families. Flag Football instructional programs are also returning, and Futsal, Volleyball, and Basketball clinics will be offered throughout the weekends.

Leagues

Flag Football (Grades 2–8) and Volleyball (Grades 4–12) leagues are back, with registration ongoing.

Tennis

Youth and Adult Tennis programs continue to expand with the addition of a new Tennis Instructor, Coach Chris. As interest in tennis programming grows, additional lesson opportunities are planned.

STAFF REPORT

DATE: August 27, 2026
TO: Board of Directors
FROM: Scott Schumann, Assistant General Manager
SUBJECT: Parks and Facilities- August

CAPITAL PROJECT UPDATES

Electric Utility Vehicles

Staff have procured 2 new electric utility vehicles (gators) for Community Park with grant funding and subsequently retired 2 aging gas powered vehicles, thus reducing emissions and time spent on maintenance of aging assets.

Master Planning Process

The CARD Master Plan was last published in 2018 and is due for update. Staff conducted 3 input sessions which were well attended, with input continuing to be gathered online through the month of January 2026. Additional data analysis has been conducted in collaboration with the Chico State Data Hub. A final stake holder session occurred in June of 2026 with representatives from the District Board, City of Chico, Chico Builders Association, Explore Butte County, Butte College, Chico State, Butte County Association of Governments, and Enloe Hospital. A draft master plan will be presented to the Board in the coming weeks.

Hooker Oak ADA

Concrete path of travel and new parking stalls are installed. The paint striping for ADA parking and installation of a new accessible fountain are to be completed by August.

Chico Bike Park

Project completion and opening is projected for the late fall of 2026. A full site review was completed by an external bike park consultant verifying flow on the course and levels of challenge in relation to the intended designs. Modifications to flow lines have been confirmed and are currently underway.

Chico Aquatic Center

All three pools are under construction with slabs complete and Myrtha pool assembly taking place. Erection of the slide tower is currently underway. The slides structures themselves have arrived onsite. The roof and wall infrastructures are complete and ready for exterior treatments. The project is on track with the projected substantial completion for Fall of 2026. Additional elements added to the project (i.e., Solar PV and Frontage Improvements) will extend the final completion into early 2027 based on lead times and working conditions.

District-Wide Irrigation

This project continues to progress on schedule. Staff are seeing positive results where the controller conversion has occurred resulting in less staff hours managing irrigation clocks and improved irrigation practices resulting in responsive watering times based on evapotranspiration data.

PARK IMPROVEMENTS AND MAINTENANCE

DeGarmo Park Turf Restoration

Collaboration with the Beyond Golf Project has been positive as the project enters its first Fall Season. Staff are supporting consistent access to the site and seeing higher overall park use due to the Golf Projects increased use.

Baroni Park

Staff have removed and replaced the nova spinner at the park which is a beloved park feature. Staff were able to preserve existing footings and replace the round play feature with success, thus saving time and funding.

Skatepark Renaming Process

The final design for the Schneider Skatepark signage has been fabricated with anticipated completion and installation later this summer.

Tree Work

Additional tree work has occurred at Oak Way park with the removal of failing cottonwood. This tree removal will be accompanied by future tree plantings and landscape improvements in collaboration with the Chico Rotary club later this fiscal year.

Project Crew Update

Work on office renovations at the CARD Center, converting unused space to workstations and a staff breakroom, and improvements to the volleyball courts at Community Park both projects continue with good progress. In addition, the project crew was instrumental in repairs to the CARD Center oven system, keeping the baking camp up and running smoothly.

PV Pool and Chapman Splash Pad

Splash pad operations continue to keep the attention of staff to ensure smooth and consistent operations. Recent improvements to the turf area along the mechanical room sidewalk have been completed including new drain rock and pavers to improve drainage and reduce standing water in turf areas.

Nature Center

The Nature Center parking lot has been proposed and accepted as part of the City of Chico South Park Drive Paving Project. Paving of the Nature Center lot will tentatively begin in August, 2026. Additional scope to ensure field trips and event success were included in the final design.

Staff Training

Park staff participated in or facilitated the following trainings in the continued effort to maintain skills and compliance with OSHA safety standards per the IIPP: Defensive driving, fire mitigation, pesticide handling, power tools, irrigation control programming, and public interactions and deescalation.

Preparation for 2027 Sites

Staff have been diligent in reviewing and submitting comments for future or current construction projects on park sites planned to come to CARD in 2026/2027. These sites include Hicks Lane Park, Chico Bike Park, Oak Valley Park, and Otaki Park. Oak Valley recently completed the 90 day establishment period, staff reviewed final punch list items before hand over and anticipate the park deed coming to CARD in September of this year.

STAFF REPORT

DATE: August 27, 2026
TO: Board of Directors
FROM: Annabel Grimm, General Manager
SUBJECT: General Manager - August

AQUATICS CENTER

As construction progresses at the facility, a significant amount of time this month was dedicated to decisions, direction, and challenges related to the project.

The coordination of the Garner Lane improvements was a priority as the good weather window draws closer to the rainy season. With all agreements executed and in place, the road work is moving at a very comfortable pace.

The slide tower is up and about 90% complete. It is extremely visible and creating a lot of excitement. The Fly-Time slide required an indemnity agreement that required notable time and attention from Staff and Legal Counsel. Both parties came together and agreed to terms that were reasonable for everyone.

Fundraising and partnership agreements related to our Capital Campaign continue to be at the forefront and require significant time and attention. More information to follow at a future meeting.

INTRODUCING THE SCHOLARSHIP FUND

The District has expanded its existing partnership with the North Valley Community Foundation by launching a new dedicated giving account for the Jan Sneed Youth Scholarship, in addition to the District's existing CARD Fund and Aquatic Center Fund. This new account makes it easier for the community to support local children's access to CARD programs, helping families cover the cost of classes, camps, and activities throughout the year, such as youth sports, dance, leadership programs, and outdoor recreation, giving kids opportunities to build confidence, learn new skills, and form lasting friendships. Donations can now be made in person, by mail, or online through the new North Valley Community Foundation giving page.

NOTABLE MEETINGS

- 7/27 – Water Quality Discussion
- 7/28 – Social Services Leadership Meeting
- 7/29 – Depot Park Discussion with Chico State
- 7/30 – Splashtacular Waiver Meeting
- 7/30 – Met with Aquatic Manager Candidate
- 7/31 – Brandon Slater and CARD Meeting
- 7/31 – Meeting with Mr. Pajouh re: Garner Lane Frontage Improvements
- 8/3 – Community Resilience Center Grant Meeting
- 8/3 – Garner Lane Frontage Improvement Collaborative Meeting
- 8/4 – Cal Water & CARD Partnership Meeting

- 8/4 – City Council Meeting
- 8/5 – Ebike Collaborative Meeting
- 8/6 – Waste Management & CARD Partnership Meeting
- 8/7 – Social Services Leadership Coordinating Council
- 8/10 – Enloe Cancer Center Ribbon
- 8/12 – Free snow cones from Kona Ice, by Golden Vallet Bank
- 8/12 – County and Chamber Chat
- 8/13 – Aquatic Center Concessions
- 8/13 – Inspire Ribbon Cutting
- 8/18 – Chico Economic Vitality Strategy
- 8/19 – Executive Committee, Chamber of Commerce
- 8/19 – Welcome Gillian Haen, new City Manager
- 8/20 – Chico Bocce Club re: court improvements
- 8/21 – Love Bird Coffee & CARD Collaboration
- 8/21 – End of Fiscal Year Staff Meeting
- 8/21 – Tour: The Nest with NorCal Ryze
- 8/25 – Community Resilience Center Grant Meeting
- 8/26 – Chamber Board of Directors Meeting

UPCOMING COMMUNITY EVENTS

August 27th – Movies in the Park: Zootopia 2

NEWS STORIES

- [Last senior dance of summer at Chico's Lakeside Pavilion Sunday - Action News Now](#)
- [Chico veterans park hit with anti-Trump graffiti overnight | News | actionnewsnow.com](#)
- [Three things to do this weekend - Chico Enterprise-Record](#) (Movie in the Pool)
- [Free ice cream and family fun in Chico this Saturday | News | actionnewsnow.com](#)
- [Three things to do this weekend - Chico Enterprise-Record](#) (Ice Cream Social)
- [COMMUNITY CONNECT: Week of Aug. 14-16 - KRCR](#)
- [New slide tower revealed at Chico Aquatic & Recreation Center | Local - Action News Now](#)

CONTRACTS OVER \$20,000

- None