

BEAR VALLEY SPRINGS GATE CONCEPT

08/2014

INTRODUCTION

Preserving Bear Valley Springs Entrance

- ❖ It is recognized that the gate is intrinsically tied to the unique character of Bear Valley Springs and is important to the community.
- ❖ To date, a project has not been defined, as such, the Board of Directors has not taken final action.
- ❖ The purpose of this presentation is a review for both the Board and the public which will include the history of discussions at the Board and committee levels.
- ❖ This is intended to be an informational presentation, with no formal action other than direction and clarification to staff.

OBJECTIVES

Enhancing Bear Valley Springs Entrance

- ❖ Improve Security
- ❖ Improve Traffic Circulation
- ❖ Improve Efficiency with Reduced Operating Costs
- ❖ Improve Entry Aesthetics

OBJECTIVES CONTINUED

- ❖ Improved Security
 - ❖ Ability to immediately block access to unauthorized entry
 - ❖ Prevent circumventing the gate (driving inbound on outbound lane)
 - ❖ Advanced security and camera system for both ingress & egress

OBJECTIVES CONTINUED

- ❖ Improved Circulation

- ❖ Lane designs will consider:

- ❖ Residents

- ❖ Merchants/Contractors

- ❖ Visitors

- ❖ Exit route for unauthorized entrants (turnaround)

OBJECTIVES CONTINUED

❖ Improved Efficiency

- ❖ System designed specifically for gated communities incorporating modern technology
- ❖ Allows quick access or denial
- ❖ Access/restriction can be easily modified by staff (emergencies, snow days, etc.)
- ❖ User friendly interface for visitor passes (website requests, passcodes, etc.)

OBJECTIVES CONTINUED

❖ Improved Efficiency CONTINUED

❖ Operational Funding

- ❖ Reduced staffing costs
- ❖ Gate may be monitored by police dispatch during specified times such as graveyard shift
- ❖ Other efficiencies through technology and modernization

OBJECTIVES CONTINUED

❖ Improved Gate Facility

- ❖ Newly designed entrance consistent with Bear Valley's unique character
- ❖ Aesthetically pleasing to the community
- ❖ Enhances property values by maintaining:
 - ❖ Security
 - ❖ Privacy
 - ❖ Exclusivity

HISTORY

- ❖ June, 2012 – Responsibility for Gate is transferred to Bear Valley Police Department
 - ❖ Gate Shack dates back to the early 1970's
 - ❖ Inspection reveals various deficiencies and that the structure is in need of renovation
- ❖ August, 2012 – Police Dept presents findings to the Public Safety Committee

HISTORY CONTINUED

- ❖ Sept, 2012 – PD then presents findings to the Board of Directors. Board refers to Infrastructure Committee
- ❖ Oct, 2012 – Infrastructure Committee begins discussion of gate improvements
- ❖ April, 2013 – Upon Infrastructure Committee recommendation, the Board issues a Request for Qualifications (RFQ) for new gate design concepts

HISTORY CONTINUED

- ❖ May, 2013 – Concurrent with RFQ solicitation, Board approves proposal for survey control, property line base map and aerial mapping for potential gate relocation. Project approval not to exceed \$12,400
- ❖ June/July, 2013 – Infrastructure Committee reviews RFQs and ranks firms with recommendation to Board.
- ❖ Board approves negotiations with top ranked firm, Cornerstone Engineering

HISTORY CONTINUED

- ❖ Oct, 2013 – Board approves proposal from Cornerstone Engineering for gate improvement feasibility study in the amount not to exceed \$69,544
- ❖ Early 2014 – Public Safety Department (BVDP, Dispatch & Gate) instructed to explore alternatives to reduce operating expenses as part of FY 2014/15 budget development

HISTORY CONTINUED

- ❖ Alternative gate configurations and methods of operation were presented to the Board and Finance Committee as potential means to reduce expenses until a final concept is designed and funded
- ❖ May, 2014 – Interim General Manager informs Finance Committee he has placed Cornerstone Engineering on hold pending clarification of budget discussion.
 - ❖ \$60,352 of approved \$69,544 expenditure remaining.

HISTORY CONTINUED

- ❖ Estimated costs for temporary enhancements to existing gate:
 - ❖ Sirit System \$38,000
 - ❖ Security Cameras \$10,000
 - ❖ Transponders \$40,000
 - ❖ Signage/Roads/Misc. \$12,000
 - ❖ Total \$100,000
- ❖ July, 2014 – Board approved FY 2014/15 Final Budget includes \$100,000 for Capital Outlay

HISTORY CONTINUED

- ❖ July, 2014 – New General Manager examines the history to better understand the Board's desires, general expectations and public concerns
- ❖ Consideration of alternatives and funding strategies for both long and short-term goals

COSTS

- ❖ Examination of Annual Gate Operations



BEAR VALLEY COMMUNITY SERVICES DISTRICT
2014-15
EXPENDITURE BUDGET
GATE - 59

ACCOUNT NO.	GENERAL FUND - 40	ACTUAL EXPENDITURES 2011-12	ACTUAL EXPENDITURES 2012-13	AMENDED EXPENDITURES 2013-14	ESTIMATED EXPENDITURES 2013-14	PROPOSED EXPENDITURES 2014-15
Personnel Services						
SALARIES/WAGES						
50110	Directors	1,228	1,362	1,800	1,800	1,800
50111	Regular	96,109	88,478	96,728	82,000	28,231
50112	Hourly	70,794	71,967	73,500	75,000	36,750
50113	Overtime	1,444	918	1,300	1,300	866
50114	Holiday	5,726	7,128	6,200	12,000	4,132
50118	Sick Leave	1,416	398	1,529	2,500	
50119	Misc. Leave	3,280	1,440	2,100	2,100	11,544
50116	Administrative Salaries/Wages	28,457	27,200	35,066	36,066	27,820
Sub-Total Salaries/Wages		208,454	198,982	218,223	211,765	110,943
BENEFITS						
50120	Retirement	14,836	19,244	16,717	14,171	4,799
50121	FICA	13,920	13,161	14,012	13,518	6,374
50122	Workers Compensation	2,857	2,124	1,125	1,125	1,000
50123	Group Insurance	46,767	44,170	41,662	41,662	15,000
50124	Dental/Optical	1,555	1,478	1,708	1,708	1,000
50129	Unemployment	2,649	2,558	2,693	2,693	5,000
50130	Administrative Benefits	12,820	6,197	12,364	10,000	8,413
Sub-Total Benefits		95,404	88,931	90,280	84,877	41,587
Total Personnel Services		303,858	287,913	308,503	296,642	152,530
Services & Supplies						
50201	Public Information	213	213	500	500	0
50202	Publications/Dues	252	273	250	250	0
50203	Printing	3,104	2,503	3,500	1,000	2,000
50205	Office Supplies	1,181	1,106	1,750	1,000	900
50206	Training/Travel	21	0	0	0	0
50210	Recruitment	318	274	0	0	0
50211	Resale Supplies	0	4,364	0	4,400	0
50221	Electric-Facility	1,822	1,610	1,900	1,900	1,250
50225	Phone-Facility	840	770	1,000	1,000	500
50234	Equipment Repairs	747	815	1,000	1,000	1,000
50241	Operations	258	991	400	400	400
50251	Small Tools	41	758	600	600	0
50266	Building Maintenance	1,614	6,078	2,000	4,000	750
50271	Grounds Maintenance	0	154	0	0	0
50281	Legal	0	2,080	1,000	1,000	1,000
50288	Uniform Maintenance	2,315	2,518	2,000	2,000	0



BEAR VALLEY COMMUNITY SERVICES DISTRICT
2014-15
EXPENDITURE BUDGET
GATE - 59

ACCOUNT NO.	GENERAL FUND - 40	ACTUAL EXPENDITURES 2011-12	ACTUAL EXPENDITURES 2012-13	AMENDED EXPENDITURES 2013-14	ESTIMATED EXPENDITURES 2013-14	PROPOSED EXPENDITURES 2014-15
50291	Admin Overhead O&M	13,466	10,849	8,035	8,035	13,500
50292	State/County Fees	96	319	120	120	150
50298	District Insurance	1,510	1,080	1,750	1,750	1,750
Total Services & Supplies		27,796	38,752	25,805	28,955	23,200
Capital Outlay						
50300	Equipment	0	0	0		100,000
50301	Gate Automation					
50301	Capital Improvement	0	4,000	0	12,400	
	Expand District Headquarters					17,301
50302	Plans/Manuals	0	0	0		
50391	Admin Overhead Capital	0	0	3,550		
Total Capital Outlay		0	4,000	3,550	12,400	117,301
DEPARTMENT TOTAL		331,654	328,665	337,858	337,997	293,031

FY 2013-14 FUNDING SOURCES

Gate Special Tax	\$253,000	75%
Gate Cards/Clickers	\$5,000	1%
Property Taxes	\$79,997	24%
Discretionary General Fund Revenues		0%
Use of Fund Balance		0%
Total	\$337,997	100%

FY 2014-15 FUNDING SOURCES

Gate Special Tax	\$253,000	86%
Gate Cards/Clickers	\$5,000	1%
Property Taxes		0%
Discretionary General Fund Revenues	\$35,031	10%
Use of Fund Balance		0%
Total	\$293,031	100%

OPTIONS

DEPENDS ON COST ANALYSIS

- ❖ Pursue temporary enhancements to existing gate structure
 - ❖ Temporary nighttime automation utilizing Dispatch will likely generate a cost savings to be earmarked for future gate improvements. This is the strategy included in the current budget.



**BEAR VALLEY COMMUNITY SERVICES DISTRICT
2014-15
EXPENDITURE BUDGET
GATE - 59**

ACCOUNT NO.	GENERAL FUND - 40	ACTUAL EXPENDITURES 2011-12	ACTUAL EXPENDITURES 2012-13	AMENDED EXPENDITURES 2013-14	ESTIMATED EXPENDITURES 2013-14	PROPOSED EXPENDITURES 2014-15
Personnel Services						
SALARIES/WAGES						
50110	Directors	1,228	1,362	1,800	1,800	1,800
50111	Regular	96,109	88,478	96,728	82,000	28,231
50112	Hourly	70,794	71,967	73,500	75,000	36,750
50113	Overtime	1,444	918	1,300	1,300	866
50114	Holiday	5,726	7,128	6,200	12,000	4,132
50118	Sick Leave	1,416	398	1,529	2,500	
50119	Misc. Leave	3,280	1,440	2,100	2,100	11,544
50116	Administrative Salaries/Wages	28,457	27,200	35,066	36,066	27,820
	Sub-Total Salaries/Wages	208,454	198,982	218,223	211,765	110,943
BENEFITS						
50120	Retirement	14,836	19,244	16,717	14,171	4,799
50121	FICA	13,920	13,161	14,012	13,518	6,374
50122	Workers Compensation	2,857	2,124	1,125	1,125	1,000
50123	Group Insurance	46,767	44,170	41,662	41,662	15,000
50124	Dental/Optical	1,555	1,478	1,708	1,708	1,000
50129	Unemployment	2,649	2,558	2,693	2,693	5,000
50130	Administrative Benefits	12,820	6,197	12,364	10,000	8,413
	Sub-Total Benefits	95,404	88,931	90,280	84,877	41,587
	Total Personnel Services	303,858	287,913	308,503	296,642	152,530
Services & Supplies						
50201	Public Information	213	213	500	500	0
50202	Publications/Dues	252	273	250	250	0
50203	Printing	3,104	2,503	3,500	1,000	2,000
50205	Office Supplies	1,181	1,106	1,750	1,000	900
50206	Training/Travel	21	0	0	0	0
50210	Recruitment	318	274	0	0	0
50211	Resale Supplies	0	4,364	0	4,400	0
50221	Electric-Facility	1,822	1,610	1,900	1,900	1,250
50225	Phone-Facility	840	770	1,000	1,000	500
50234	Equipment Repairs	747	815	1,000	1,000	1,000
50241	Operations	258	991	400	400	400
50251	Small Tools	41	758	600	600	0
50266	Building Maintenance	1,614	6,078	2,000	4,000	750
50271	Grounds Maintenance	0	154	0	0	0
50281	Legal	0	2,080	1,000	1,000	1,000
50288	Uniform Maintenance	2,315	2,518	2,000	2,000	0



**BEAR VALLEY COMMUNITY SERVICES DISTRICT
2014-15
EXPENDITURE BUDGET
GATE - 59**

ACCOUNT NO.	GENERAL FUND - 40	ACTUAL EXPENDITURES 2011-12	ACTUAL EXPENDITURES 2012-13	AMENDED EXPENDITURES 2013-14	ESTIMATED EXPENDITURES 2013-14	PROPOSED EXPENDITURES 2014-15
50291	Admin Overhead O&M	13,466	10,849	8,035	8,035	13,500
50292	State/County Fees	96	319	120	120	150
50298	District Insurance	1,510	1,080	1,750	1,750	1,750
	Total Services & Supplies	27,796	38,752	25,805	28,955	23,200
Capital Outlay						
50300	Equipment	0	0	0		
	Gate Automation					100,000
50301	Capital Improvement	0	4,000	0	12,400	
	Expand District Headquarters					17,301
50302	Plans/Manuals	0	0	0		
50391	Admin Overhead Capital	0	0	3,550		
	Total Capital Outlay	0	4,000	3,550	12,400	117,301
	DEPARTMENT TOTAL	331,654	328,665	337,858	337,997	293,031

FY 2013-14 FUNDING SOURCES

Gate Special Tax	\$253,000	75%
Gate Cards/Clickers	\$5,000	1%
Property Taxes	\$79,997	24%
Discretionary General Fund Revenues		0%
Use of Fund Balance		0%
Total	\$337,997	100%

FY 2014-15 FUNDING SOURCES

Gate Special Tax	\$253,000	86%
Gate Cards/Clickers	\$5,000	1%
Property Taxes		0%
Discretionary General Fund Revenues	\$35,031	10%
Use of Fund Balance		0%
Total	\$293,031	100%

OPTIONS CONTINUED

- ❖ Currently there is a backlog of Capital Replacement and deferred maintenance Infrastructure projects. Consider consolidating the gate with entry road repairs
- ❖ Currently there are several partially funded projects, consider consolidating into fewer, fully funded projects

FUNDING ALTERNATIVES

- ❖ Property tax reserve funds to augment funds available in active budget
- ❖ Low cost short term loan such as Certificate of Participation (COP) via California Special Districts Association
- ❖ Gate Tax
 - ❖ Delayed implementation through temporary improvements and accumulated savings
 - ❖ Increase (ongoing)
 - ❖ One-time levy

NEXT STEPS

- ❖ General Manager to continue examining options with Cornerstone – formal approval not required, pending Board direction
- ❖ General Manager to conduct further financial analysis and recommend funding strategy
- ❖ Publically present design concepts & costs to Board as prepared by Cornerstone
- ❖ Concepts should reflect multiple price points and project phasing, if necessary, to ensure affordability

CONCLUSION

- ❖ Ultimately, any project must:
 - ❖ Be achievable and with a realistic cost and timeframe
 - ❖ Be consistent with the character and values of Bear Valley
 - ❖ Meet the expectations of the Board and public
 - ❖ Demonstrate incremental progress and measurable success
 - ❖ Serve the community