



Kensington Community Services District

DATE: November 13, 2025

TO: Board of Directors

REQUESTED BY: Director Jim Watt

FROM: David Aranda, Interim General Manager (IGM)

SUBJECT: Determining if a majority of board members wish to move forward with any of the Capital Projects attached or wait until a strategic planning session has taken place

RECOMMENDATION:

A director other than Director Watt makes a motion to have staff place on the December agenda a project that they wish to have pursued within the next 150 days. A second would then lead to a vote to see if any items on Director Watt's list are to be pursued.

BACKGROUND:

Attached is a list of projects that Director Watt would like to consider for 2026. He also provided some additional information on locations for some of these items. Many of these items have been addressed at prior Fire District Board meetings. I have attached some information that Mary provided me regarding direction previously decided upon on some of the items on the list.

The KCS D is now made up of nine board members, so I respected Director Watt's request to look at his list of projects for 2026. The purpose of this agenda item is to determine if a majority of directors wish to pursue any of these items listed prior to an organized strategic plan with a new General Manager. There is no reason to go into any detail on the list. Board Members are welcome to contact Mary and I for more details prior to the board meeting.

EXHIBIT(S):

- Possible Projects to work on in calendar year 2026
- Email dated October 28, 2025 from Mary Morris-Mayorga

Possible projects to work on in calendar year 2026

I. Kensington Park - See map of locations

- a) Provide fire retardant material on Bldg. E. (100,000)
- b) Remove vegetation & upgrade annex. See photo. Apply for state grant (\$200,000 - \$2,500,000)
- c) Expand driveway from the CC to end of cul-de-sac to add parallel parking. East side of drive (\$200,000 - \$400,000)
- d) Realign (2-way at Arlmont) and expand the parking shared with church. (\$300,000)
- e) Remove old trees on Kensington Park hillside along the Arlington and replace with trees/plants for stability. Need sprinklers. (\$200,000 - \$500,000)
- f) Stabilize (prevent erosion) and widen road from CC to school. See photo (\$200,000 - \$500,000)
- g) Reduce vegetation behind CC and beside annex. See photo (\$200,000)
- h) Maintain open space behind field next to Bldg E. See photo. Improve foot path. (\$50,000)
- i) Convert room #1 of CC to administrative office (\$50,000)

2. Other projects

- a) Construct new police station in Kensington Park. (\$1.0 mil - \$12.0 mil)
- b) Construct a partial police station on 1st floor of PSB. (\$500,000)
- c) Relocate car parking on Purdue, Kenyon and Westminster (50,000 - \$150,000)
- d) Install emergency signal on Arlington at Sunset. (\$100,000 - \$500,000)
- e) Provide high power sprinkler system behind school facing park. (\$150,000)
- f) Remove vegetation and selected trees from Cerrito Park. (\$75,000)
- g) Contribute 50% of costs for individual brush removal up to \$1,000. (\$50,000)
- h) Hire consultant to apply for state grants (\$50,000)

Estimated 2026 calendar expenditures/total expenditures over life of project

Board discussion of capital projects in calendar year 2026

The combined Board was merged in September 2025 and will probably not have a full-time General Manager until April 2026. The Board should not delay commencement of important capital projects. Listed on the attached are a number of capital projects that could be considered for implementation along with their assumed costs. As capital/budget projects these require Board approval and are not subject to GM authorization.

It is anticipated that if the combined Board has no capital projects there will be a cash surplus of about \$600,000 in calendar (not fiscal) year 2026. It is proposed that we consider allocating this surplus to some of the capital projects shown on the attached list.

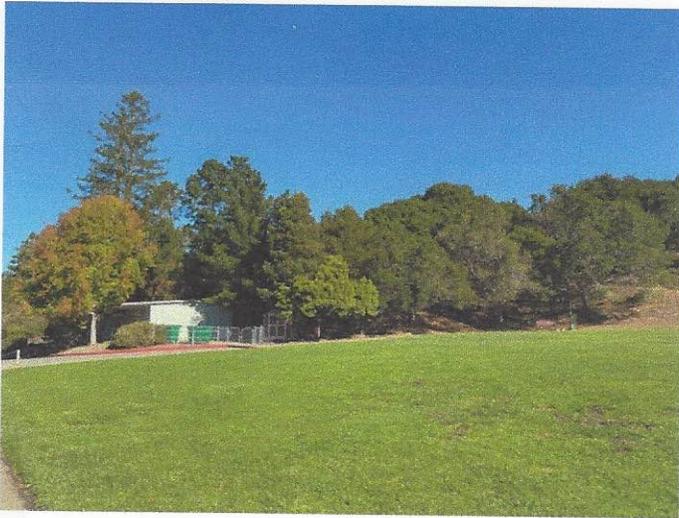
The estimated cost of each of these projects is shown in red on the attachment. These costs should provide a reasonable approximation of total costs to undertake a specific project but could be higher if the scope of work is increased. Any increased costs would come out of the Board's available surplus cash of about \$5.0 million.

Choosing which projects should be selected for 2026 could be determined by discussion or by having each Board member assign a weighting of 1 to 10 to each item with the items with the highest score being selected up to \$600,000 for the calendar year 2026.

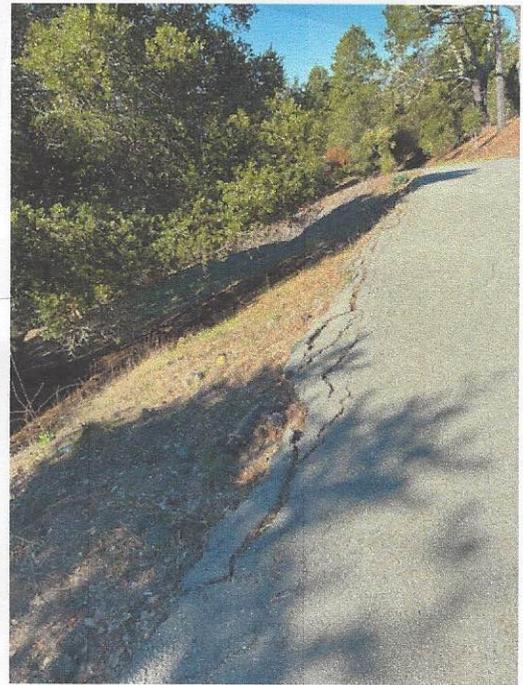
The following is used as an example of how projects might be picked.

2h -- hirer consultant	\$50,000
1f – Convert room1 of CC	\$50,000
1e – beautify Park	\$200,000
2c – relocate car parking	\$50,000
2f – remove vegetation	\$75,000
1f – Stabilize road	<u>\$200,000</u>
Total	\$625,000

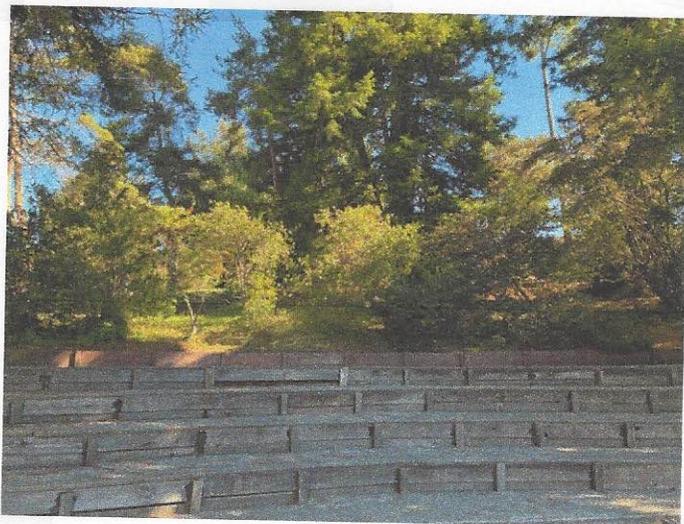
Each of these projects will require some administrative oversight which could be handled by assigning 2 Board members to serve as an ad-hoc committee until a permanent GM is hired. **See map and photos attached.**



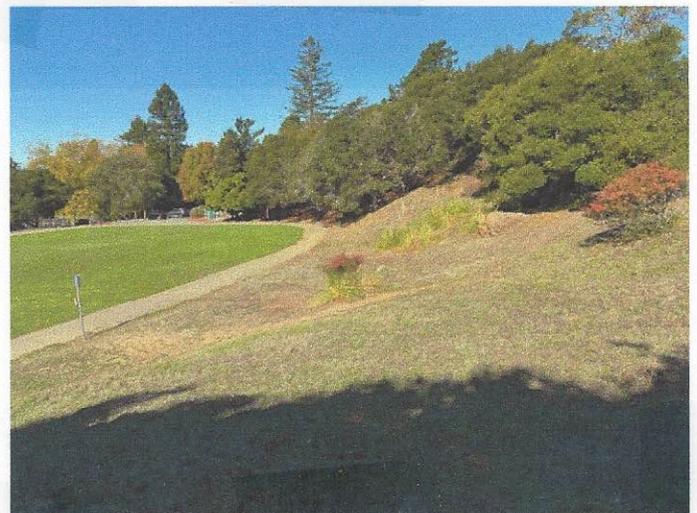
b) Remove vegetation & upgrade annex.



f) Stabilize (prevent erosion) and widen road



g) Reduce vegetation behind CC



h) Maintain open space behind field

From: Mary Morris-Mayorga <mmayorga@kensingtonfire.org>

Sent: Tuesday, October 28, 2025 4:13 PM

To: David Aranda <DAranda@kppcsd.org>

Subject: Re: November Board meeting

Hi David,

Here are recent items that were brought up with notes on status for our discussion:

[8/20/25 BOD Mtg - Purdue Ave Rd widening](#)

Johnny can initiate a survey as part of EPC work plan, Jim agreed; KCSD will develop a strategic master plan

[8/20/25 BOD Mtg - Fire Hydrant Kensington Hilltop School](#)

Had been discussed by the Board previously; Chief Saylor and staff are not in support of; Type I fire engines could not drive there/access; consensus by the Board for no action

[8/20/25 BOD Mtg - Lake Drive Cul-de-Sac](#)

Chief would be in support of, but is multi-jurisdictional (EBRPD, Richmond, County) large effort; behavioral changes (parking, etc.) or smaller projects (vegetation management) could be more productive; KCSD will develop a strategic master plan

[7/16/25 BOD Mtg - Purdue Ave Rd widening](#)

Requires County feasibility study, EIR with KFPD commitment to pay for; discussed again in August

[5/21/25 - Ad Hoc Committee Fuel Reduction Report](#)

Jim reported on EBRPD work/vegetation management and survey/letter regarding Purdue parking

[2/19/25 Street changes-road widening, parking, one-ways, next steps_pkt.pdf](#)

Staff directed to inquire with legal counsel what ordinances the District can draft to increase the fire safety = none

Mary A. Morris-Mayorga, MBA, CSDM
Consultant
[Kensington Fire Protection District](#)

Kensington Community Services District