

Lompoc City Council Agenda Item



City Council Meeting Date: December 15, 2015

TO: Patrick Wiemiller, City Manager

FROM: Teresa Gallavan, Economic Development Director/Assistant City Manager
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SUBJECT: Volunteer/City Thompson Park Ball Field Renovation Proposal

Recommendation:

Staff recommends Council:

- 1) Accept the Volunteer/City Thompson Park Ball Field Renovation Proposal and direct the City Manager to enter into an Memorandum of Understanding (MOU) with the Volunteer Group to ensure a successful project; and
- 2) Approve the supplemental appropriation of \$150,848 in account 24510-79486 – Thompson Park Ball Field Renovations and \$58,800 in account 24510-79487 – Thompson Park Ball Field Renovation Contingency funded with \$209,648 from Development Impact Fee Fund Balance account 24-34099; or
- 3) Provide alternate direction.

Background and Discussion:

Staff was approached by the Lompoc Girls Softball Association, Lompoc Parks and Recreation Men's League and Granite Construction, Inc. (Volunteer Group) concerning the conditions of the playing field at Thompson Park. The Volunteer Group understood the dynamics of the last budget cycle and City Council's priority to enhance the park system. Realizing the funding to renovate Thompson Park was not allocated in the Fiscal Year (FY) 2015-17 Budget, the Volunteer Group approached staff to partner with the City to make Thompson Park ball field renovations a reality.

The Volunteer Group and staff identified areas that need to be renovated, primarily addressing the ball field, in order to enhance playing conditions and lower the maintenance needs, thus reducing ongoing maintenance costs. The following are areas in general that will be part of the Thompson Park ball field renovation project (Project):

- Remove existing grass – haul offsite;
- Replace all designated grass areas with sod and soil amendment;

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- Remove existing outfield concrete walkways and old playground area;
- Laser level outfield area to ensure proper drainage;
- Replacement of all outfield playing areas to include stainless steel gopher wire and pre-gopher treatment;
- Add or replace irrigation lines and heads to ensure proper coverage;
- Brick dust infield will be added to enhance playability;
- Irrigation will be added to cover the brick dust infield for maintenance;
- Decomposed granite (DG) walking trail will be added where the current concrete path is to be removed and extend to the restrooms. The path will have a 4-foot outfield fence placed on it allowing a warning track and walking trail;
- Mowing strips of DG will be on the fence lines to lessen maintenance workload.

The Volunteer Group has estimated the Project would cost approximately \$392,000 (prior to adding a contingency line item) if the City utilized the competitive bid process. The Volunteer Group proposes the City pay for the material cost of the Project (estimated at \$150,848) and the labor would be performed by volunteers. If approved by Council, then a Memorandum of Understanding (MOU) will be developed and executed by the City Manager outlining the responsibilities of each party. That process will ensure a successful working relationship with the Volunteer Group and timely completion of the Project.

Fiscal Impact:

As proposed, the City would receive value of between \$392,000 and \$450,800 for park improvements at Thompson Park while directly providing between \$150,848 and \$209,648 of materials for the Project once it is completed. The two values provided assume using contingency funds in a range between \$0 and \$58,800. The City's investment in the Project's value ranges from 38% to 53% depending on the need to use contingency funds. The capacity of recreational services at Thompson Park would increase as a result of the planned scope of improvements. The improvements would increase the availability of recreational activities and would reduce the resources necessary to maintain (including reducing the Parks Department staff time necessary to perform the maintenance to) the park.

Due to the increased recreational capacity this Project would provide, the use of Park Improvement Development Impact Fees would be appropriate for the City's contribution to this project rather than committing limited General Fund resources. While non-General Fund resources would be used to provide for the improvements, General Fund programs (Parks and Recreation) would benefit from the investment by way of a reduction in maintenance obligations for the existing facilities and an increased availability of the park's facilities for recreational activities – both active and passive uses.

Approximately \$1.3 Million of appropriations of Development Impact Fees were approved for capital improvements to park and recreation facilities during the FY 2015-17 Budget cycle with the largest component targeting park restroom improvements including ADA upgrades. The supplemental appropriation of \$209,648 of Park Improvement Development Impact Fees for the Project would not fully utilize the funds available for Park Improvements available in account 24-10165 which had \$1,686,586.05 as of June 30, 2015.

The supplemental appropriations of \$150,848 in account 24510-79486 – Thompson Park Ball Field Renovations and \$58,800 in account 24510-79487 – Thompson Park Ball Field Renovation Contingency would provide the City's contribution to the Project which would be leveraged by the Volunteer Group's contribution of services for up to \$450,800 and increased value of Thompson Park.

Conclusion:

Council is asked to accept the proposed Volunteer/City Thompson Park Ball Field Renovation Project. If Council approves, then direct the City Manager to enter into an MOU between the City and Volunteer Group to ensure a successful project.

Respectfully submitted,

Teresa Gallavan, Economic Development Director / Assistant City Manager

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Patrick Wiemiller, City Manager