

Lompoc City Council Agenda Item



City Council Meeting Date: July 1, 2014

TO: Patrick Wiemiller, City Administrator

FROM: Kevin P. McCune, Public Works Director
k_mccune@ci.lompoc.ca.us

SUBJECT: Approval of Agricultural Lease for Unimproved Land at River Park

Recommendation:

Staff recommends Council:

- 1) Approve attached Agricultural Lease for vacant land at River Park; and
- 2) Direct that revenue be placed into a segregated Park Maintenance account to fund deferred maintenance in City parks, as determined by the Public Works Director.

Background/Discussion:

City owns unimproved property consisting of approximately 1.1 acres adjacent to the improved area of River Park. Joseph and Sons, Inc. have expressed interest in leasing the property for row crop production. The property is not directly accessible from River Park or any public road, therefore alternate City use is limited. The property is officially part of River Park and identified as a portion of APN 099-141-006.

The Public Works Director has been developing opportunities for revenue-generating uses of excess park land to help address deferred park maintenance. Staff intends to use this revenue to help fund maintenance projects in City parks that have been deferred in past budgets due to budget constraints. The Parks and Recreation Commission has identified parking lot repairs as high priority maintenance projects. Other examples of deferred park maintenance include: the Vietnam Vets memorial, tennis courts, bleachers, uneven sidewalks, Gazebo repair, painting, bathroom repair, landscaping, and diseased tree removal.

Fiscal Impact:

Park maintenance costs have historically been difficult to fund, since maintenance competes for limited General Fund dollars. While alternate funding sources, such as CDBG and Park Improvement Impact Fees can be used for capital outlay improvements for parks, they cannot be used for ongoing maintenance. If direction is provided to

allocate revenues from this Agricultural Lease to a separate account dedicated to park maintenance, this Agricultural Lease will provide an initial, stable revenue stream for maintenance not normally funded in the park maintenance budget. Staff is working to develop additional leasing arrangements of park property to supplement funding for park maintenance. Such leases will be brought to the City Council for consideration if tenants are identified.

The Agricultural Lease, if approved, would generate \$1,200 in rent the first year. The revenue will be used exclusively to reduce deferred maintenance in City Parks.

Conclusion:

The Agricultural Lease would create a stable revenue stream for the Park Maintenance Division and will be used to leverage limited General Fund maintenance dollars and reduce deferred maintenance.

Respectfully submitted,

Kevin P. McCune, P.E., Public Works Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Patrick Wiemiller, City Administrator

Attachment: [Agricultural Lease](#)