

Lompoc City Council Agenda Item



City Council Meeting Date: August 5, 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 Bend Park

Recommendation:

Staff recommends Council:

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

Background/Discussion:

City owns unimproved property consisting of approximately 3.7 acres adjacent to the improved area of River Bend Park. Big E Produce, Inc. has expressed interest in leasing the property for row crop production. The property is officially part of River Bend Park and identified as a portion of APN 097-270-044.

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. A "Deferred Park Maintenance" restricted account was created by City Council action to allow for the

accumulation of resources from sources such as this Agricultural Lease to provide funding dedicated to reducing the deferred maintenance backlog in City Parks. This Agricultural Lease will provide a 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 \$3,700 in rent the first year. The revenue will be accumulated in the restricted Deferred Park Maintenance account to be used exclusively to reduce deferred maintenance in City Parks as directed by the Public Works Director. The lease term is 12 months with automatic annual renewal. Either party can terminate with a minimum 60 day notice prior to August 1st.

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](#)

821904

163,074 SQ. FT.
3.74 ACRES

431382

139286

RIVER BEND PARK

MCLAUGHLIN
ROAD



EXHIBIT "A"