



## City Council Agenda Item

**City Council Meeting Date:** February 18, 2020

**TO:** Jim Throop, City Manager

**FROM:** Christos A. Stoyos, Principal Civil Engineer  
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**SUBJECT:** Request for the City Council's Input on Interim Improvements and Future Use of the Former Municipal Pool Site

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### **Recommendation:**

Staff recommends the City Council review the proposed alternatives and provide direction on an interim landscape and hardscape improvement and steps forward for the former municipal pool property use (see attached location map).

### **Background:**

**Property:** The former Municipal Pool site takes up 50% of a 0.96 acre parcel zoned as a Public-Facility (PF). The parcel's other half provides for most of City Hall's public parking.

The property was conveyed by Johns-Manville Products Corporation (JMPC) at no cost to the City on April 6, 1951 (Santa Barbara County Recorder - Book 988, Pages 60-63). One of the grant deed's provisions regarding the property was that it be used as a public park and playground.

In August of 1976, JMPC amended the deed (Santa Barbara County Recorder – Book 2824, Pages 2332 & 2333) to allow the City to use the property for any civic purpose. Recently (January 2017), the previous City Attorney, Mr. Joe Pannone, affirmed that there are no known legal restrictions that would prohibit the City from using that property for any City purposes.

**Municipal Pool:** As a result of Lompoc's first municipal bond issue in many decades, and a three year design process, City officials snipped the ribbon for a new municipal swimming pool in March of 1956. There were several additions and revisions to the pool complex over the years with the most recent occurring in 1984.

In May 2000, after many years of service as the cornerstone of the City's aquatic program, the pool was closed indefinitely, due to structural deficiencies and earthquake safety concerns. From 2000 and until it was demolished last December, the pool building and adjacent structures remained vacant and used mostly for storage.

**Discussion:**

As a temporary use of the former municipal pool site and until such time that the City decides the best use for the property, as well as opportunities to consolidate with other adjacent public facilities, staff has prepared three open space alternatives with minor improvements and negligible impacts on the existing environment and traffic circulation.

Final decision on what will ultimately be done to the property previously occupied by the pool structure, will come back to the City Council at a future meeting. In the interim, City Council could consider one of the open space alternatives presented in this staff report or provide other direction.

**Alternative 1**



This is the “Do-Nothing” alternative. The site will be graded and seeded with a California Coastal Wildflower Mix as part of the demolition project. There will be no additional funds required.

Alternative 2



- In addition to the seeded area, the second alternative consists of the following improvements:
- ± 1200 ft<sup>2</sup> of New Landscape
  - ± 528 ft Walking Trail
  - Two Entries
  - Four Park Benches
  - Two Trash Receptacles

The estimated cost for those improvements is approximately \$70,000.

Alternative 3



As a more developed solution, Alternative 3 adds additional utility to the site by including the following enhancements:

- Two adult fitness spaces
- 4-6 Decorative Light Poles
- Water Fountain

The estimated cost for those improvements is between \$75,000 and \$120,000, depending on the City's final design choices.

Similar uses that get the community engaged in healthy activity that could also be looked at for this property, independently or in combination with the proposed alternatives, including tennis, volleyball and basketball courts, and children's playgrounds.

### Environmental Review

An environmental assessment of the proposed alternatives for use of the former pool site indicated that any such new improvement would be covered under the City's Annual Operations and Maintenance Plan.

### **Fiscal Impact:**

The costs estimated for studying further and constructing any of the three alternatives, or other similar sized improvements, could be absorbed from the \$750,000 amount the City financed for the Municipal Pool Demolition project in February 2017.

The City has been paying on the debt service and has a remaining balance outstanding of \$578,460 on this debt. We estimate that after the completion of the pool demolition project, there will be approximately \$200,000 available if the City Council decides to fund one of the proposed alternatives, or provide other direction for the site's interim use.

### **Conclusion:**

An interim use of the former pool site as an open space with outdoor fitness functionality will add utility to the site and benefit the community.

Respectfully submitted,

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Christos A. Stoyos, Principal Civil Engineer

### **APPROVED FOR SUBMITTAL TO THE CITY MANAGER:**

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Michael Luther, P.E., Public Works Director

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Dean Albro, Management Services Director

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

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Jim Throop, City Manager

Attachment: Location Map