



Legislation Text

File #: 18-189, Version: 1

TO: Mayor and Members of City Council

THRU: Kristoff Bauer, Deputy City Manager

FROM: Michael Gibson, Parks, Recreation & Maintenance Director

DATE: May 7, 2018

RE:
Location of Sports Field Complex; Authorization to Seek State Funding

COUNCIL DISTRICT(S):
All

Relationship To Strategic Plan:

Goal 4: Desirable Place to Live, Work and Recreate

Executive Summary:

The budget and scope developed for the Parks & Recreation Bond Referendum was based on the Sports Field Complex being constructed on land owned by the City. No funding for land acquisition was included as a result.

The City Council Parks & Recreation Bond Committee has discussed locating the Complex in the Military Business Park, adjacent to Bragg Boulevard and Santa Fe Drive. The Committee voted to April 19 recommend to the Council that the Military Business Park ("MBP") be identified as the preferred location for this facility and that staff be directed to confirm terms of acquisition and seek grant funds to support that cost.

Background:

The Council considered this issue during a Work Session on May 1, 2017. The Council consensus at that time was to have the two potential locations analyzed to determine if the planned park improvements could fit on the MBP site, and how the planned improvements could fit at the City-owned location on Fields Road.

Moorman, Kizer & Reitzel ("MKR") was hired to perform preliminary site analysis of these locations, to determine if the desired amenities would fit on each parcel identified. MKR provided preliminary site analysis of each location (diagrams attached), based on information provided by staff regarding the components of the project. Analysis for the MBP location included five potential layouts. Analysis for the Fields Road location included three potential layouts, with options for Fire Dept. and

Emergency Services facilities.

(The Bond Committee did not meet on May 3. Staff prepared the memorandum attached regarding the rezone and site plan revision processes in response to the Committee's request.)

Issues/Analysis:

The 2016 Parks & Recreation Bond Referendum included \$9M for the design and construction of a Sports Complex. The project budget included \$1M for design and \$8m for construction. At the time of the referendum, the Sports Complex was considered for placement on City owned property located at Fields Road. No funding for the purchase of property was included in the bond funding plan.

The offer to sale property located at that MBP to the City for this purpose included a number of elements including:

- Property Description - approximately 65 acres at the Military Business Park as designated on attached map
- Purchase Price - \$900,000
- Other consideration by Buyer (site improvements)
 - extend roadways and related infrastructure (water, sewer, storm sewer, storm water management facility, landscaping, sidewalks, etc) in accordance with development standards as designated on attached map
 - install landscaping, irrigation and sidewalks on existing Coalition Boulevard in accordance with development standards as designated on attached map
- Buyer to amend zoning designation to allow for proposed uses by Buyer (Sports Complex, Tennis Center, and other related uses) as approved by Seller
- Naming of Sports Complex/Tennis Center to be approved by Seller

The road infrastructure referred to above and priced in the next section is based on the current approved site plan for the MBP. It may be possible to decrease these requirements through a revision to that site plan. The property owner must apply for that site plan revision and any potential savings will be dependent upon the specific design of that revised plan should it be approved. **(see memorandum regarding rezone and site plan revisions processes attached)** The 65 acres offered includes a significant stormwater facility that serves the first phase of MBP development that would need to be completed and maintained. As indicated in the attached site studies, this facility impacts the usable acreage on this site.

The Fields road facility would also be impacted by a need for stormwater and other infrastructure. Those costs have not been estimated. The Fields road site analysis attached includes a number of options including acquiring additional acreage that would increase the cost of that option.

The initial infrastructure development of the MBP was supported in part with grant funds provided to support economic development. The project received \$1.325 million in Housing and Urban Development Economic Development Initiative ("HUD EDI") grant funds through six separate grants awarded beginning in 2006 (see attached). The purpose for these funds was to support the creation of military related jobs. Staff is researching whether the proposed public use and zone change would

violate the grant agreements executed to secure these grants. An initial review didn't identify any claw back provisions, so there doesn't seem to be a risk of financial liability.

Budget Impact:

The bond package has allocated \$9 million for the development of the Sports Field Complex. The preliminary allocation of this funding is \$1 mil. for design and \$8 mil. For construction. Below is the cost estimate provided by a representative of the MBP based on analysis they had completed by MKR. These estimates were provided in April 2017.

Description	Expense
Property Acquisition - 65 Acres	\$ 900,000
Extension of Coalition Blvd (2252 linear feet @ \$850/LF)	\$ 1,914,200
Roundabout	\$ 225,000
Bridgehead Drive - Bragg Blvd side (1100 linear feet @ \$529/LF)	\$ 581,900
Bridgehead Drive - Santa Fe side (130 linear feet @ \$529/LF)	\$ 68,770
Procurement Circle (325 linear feet @ \$529/LF)	\$ 171,925
Sidewalks on existing Coalition Blvd (3350 linear feet @ \$20/LF)	\$ 67,000
Landscaping on existing Coalition Blvd (3350 linear feet @ \$67/LF)	\$ 224,450
	\$ 4,153,245

The Park Bond Committee has directed staff to identify the process for revising the site plan for the Military Business Park with the purpose of reducing the cost of required road infrastructure.
(memorandum attached)

Options:

City Council will move to direct staff to identify the Military Business Park as the preferred location for the Sports Complex, to confirm the terms of acquisition, and to seek grant funds to support that cost.

City Council does not move to direct staff to identify an alternative location for the Sports Complex, but does provide staff with further direction.

Recommended Action:

This will be updated based on action of the Park Bond Council Subcommittee prior to the Council Work Session **(the Committee did not meet)**

Attachments:

Offer to Sell Military Business Park
Military Business Park Parcel Map
5 Alternative Field Layouts at Military Business Park
6 Alternative Field Layouts at Fields Road
A Summary of Prior Military Business Park Grant Funding

Memorandum Outlining Rezoning and Site Plan Revision Processes