

Capitola City Council

Agenda Report



Meeting: June 27, 2024

From: City Manager Department

Subject: Opal Cliffs School Lease Agreement

Recommended Action: Authorize the City Manager to enter a lease agreement with the Soquel Union Elementary School District for classroom space at Opal Cliffs School beginning on July 1, 2024.

Background: The City has held a Long-Term Use Agreement with the Soquel Union Elementary School District (SUESD) for the Jade Street Park Property, which includes the Community Center since the 1980's. In November 2022, the Use Agreement was extended; as part of that extension, the City agreed to complete certain renovations to the Community Center. In May 2024, the Community Center Renovation Project received funding from several sources, which will cover the entire project scope. Construction on the renovation project is expected to begin in October 2024.

Discussion: The Community Center provides space for numerous community programs as well as office space for five permanent City staff members. The planned Renovation Project is an extensive undertaking that will necessitate the Recreation Division temporarily relocating from the Community Center until construction is finished. In a spirit of partnership, SUESD has generously offered the use of two available classrooms at Opal Cliffs School, situated in Jade Street Park. This temporary location is ideal for maintaining community services with minimal disruption during the renovation.

The lease agreement includes the use of two classrooms, two bathrooms, and the fenced front yard of the school facility for a term of eighteen months, starting on July 1, 2024. The City, as the tenant, will be responsible for utilities, internet, and improvements to the bathrooms. The District agreed to waive any rent payments.

Initially staff discussed making the waiver of rent an "in kind" donation to the fundraising campaign for the Treasure Cove Playground. However, due to potential constraints around School District donations, the proposed lease simply sets the rent at \$1 per month.

Fiscal Impact: The estimated cost to upgrade the bathrooms is less than \$4,000 in materials and staff time. Expenses related to the lease will be part of the Community Center Renovation project fund

Attachments:

1. Lease Agreement for Opal Cliff Classrooms

Report Prepared By: Nikki Bryant LeBlond, Recreation Division Manager

Reviewed By: Julia Gautho, City Clerk

Approved By: Jamie Goldstein, City Manager