



STAFF REPORT

SUBJECT: Update on the Lake County Recreation Task Force

MEETING DATE:
January 19, 2023

SUBMITTED BY: Alan D. Flora, City Manager

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to receive an update on the status of the Lake County Recreation Task Force (LCRTF), and discuss future appointment of JPA board membership.

BACKGROUND/DISCUSSION:

In 2019 a group of interested parties began meeting regularly to discuss the possibilities of improving recreational opportunities in Lakeport. Through the challenges posed by COVID 19, the group continued to meet virtually, and the interest expanded to include interested parties county-wide. This group has become the LCRTF

In October 2020, the City of Lakeport assisted the LCRTF in issuing a Request for Proposal (RFP) from qualified consulting firms to conduct and prepare a needs assessment and feasibility study so the LCRTF can determine whether to proceed with planning, funding and creating an indoor/outdoor Multi-generational Recreation Center or Centers.

The LCRTF worked with Studio W architects and their subconsultants for the better part of 18 months to complete two phases of a feasibility study that were previously presented to elected bodies in the county and the public. As a refresher, those studies are included as attachments to this staff report. The feasibility work included public input, site selection, development scope, conceptual design, programmatic options, capital and operating cost estimates, management structures and partnership opportunities.

On October 19, 2022, representatives from the City of Lakeport, City of Clearlake and the County of Lake met to receive a presentation from Jones Hall (Bond Counsel) and NHA (Municipal Advisor) on a plan to move the concept forward. That presentation has also been included as an attachment for reference. At that meeting a consensus was had to hire Jones Hall to assist the jurisdictions with the formation of a Joint Powers Authority (JPA) through a joint power's agreement as well as support for soliciting polling and public research firms to conduct preliminary polling that will guide the next steps. FM3 was selected by a proposal review committee. The City of Lakeport has contracted Jones Hall and FM3 with cost sharing agreements with the City of Clearlake and the County of Lake.

A draft joint powers agreement is under review by the cities and county. The kickoff meeting with the polling consultants took place on Jan 6th, 2023. According to the timeline that the LCRTF is working under the joint powers agreement is scheduled to come before the elected bodies in February. If approved, the first meeting of the JPA board would meet in March to review results of the initial polling and make decisions on how to proceed.

The JPA, if approved, will have the powers of the member jurisdictions. To develop recreation and aquatics centers in our community will require capital and operational financing. LCRTF members have discussed a variety of ways to start to build the capital and operating financing stacks to ensure the completion and successful operation of facilities into the future. Member and partner contributions, state and federal requests, grants, donations, and joint use agreements are a few funding mechanisms necessary to the success of this project.

It is likely that even after a successful campaign to generate funding from the previously mentioned sources a funding gap will exist. An effective method to complete the capital and operational financing stacks would be for the JPA, using the member power, form a Community Facility District (CFD) and place a ballot measure for voter approval of a special tax that could pay for debt service on authorized bonds and operation costs associated with new recreation and aquatics facilities.

OPTIONS:

1. Receive update on the Recreation Task Force.
2. Other direction

FISCAL IMPACT:

None \$ Budgeted Item? Yes No

Budget Adjustment Needed? Yes No If yes, amount of appropriation increase: \$

Affected fund(s): General Fund Measure P Fund Measure V Fund Other:

Comments:

STRATEGIC PLAN IMPACT:

- Goal #1: Make Clearlake a Visibly Cleaner City
- Goal #2: Make Clearlake a Statistically Safer City
- Goal #3: Improve the Quality of Life in Clearlake with Improved Public Facilities
- Goal #4: Improve the Image of Clearlake
- Goal #5: Ensure Fiscal Sustainability of City
- Goal #6: Update Policies and Procedures to Current Government Standards
- Goal #7: Support Economic Development

SUGGESTED MOTIONS:

None.

Attachments:

1. LCTF Feasibility Study Phase 1

2. LCRTF Feasibility Study Phase 2
3. Jones Hall JPA Presentation – October 2022