



STAFF REPORT
2/15/2022

TO: Parks and Recreation Chair and Commissioners

FROM: Maritza Martinez, Public Works Director

SUBJECT: Recommend execution of Amendment No. 1 Sublease Agreement between the City of Coachella, Coachella Valley Soccer League (CVSL) and Coachella Youth Sports Association Soccer (CYSAS).

STAFF RECOMMENDATION:

Recommend execution of Amendment No. 1 Sublease Agreement between the City of Coachella, Coachella Valley Soccer League(CVSL) and Coachella Youth Sports Association Soccer(CYSAS).

BACKGROUND:

On October 8, 2008, to provide additional open space for recreational use Council action authorized the City Manager to execute a Lease Agreement between the City of Coachella and Armtec Defense Technologies (Armtec). The Lease authorized the City (Lessee) to access the westerly eleven (11) acres of the property for public park type uses. These eleven acres have been used predominantly for soccer recreation and the property has been segmented into four (4) fields. In 2008, the Lease was entered into with the understanding that the Coachella Valley Desert Soccer League (CVDSL) would oversee the installation and maintenance of these fields. However, CVDSL was not able to install adequate irrigation systems and overcome the challenges posed by the alkalinity of the soil.

In 2011, Council approved Amendment No. 1 to the Lease Agreement with Armtec. This Amendment authorized the City to extend the Lease for an additional five years, with the following conditions set by Armtec: 1) the City will take over maintenance of the leased land and 2) the City will invest to improve the condition of the fields. Staff was authorized to invest \$35,000 in the improvement of the leased land by: overhauling the irrigation system, grading and leveling the property, and installing stolons to improve turf conditions.

The Parks and Recreation Commission recommended Amendment No. 2 to the Armtec Lease Agreement for approval on June 21, 2016. Subsequently, the agreement was approved for execution by the City Council on July 13, 2016. Simultaneously, the Commission recommended and City Council approved a Sublease Agreement with Coachella Youth Sports Association Soccer (CYSAS). This Sublease Agreement subleased these eleven (11) acres to CYSAS with the

following requirements: 1) pay for water utility use and 2) assume the landscape maintenance of the said property; all programming and use of the site is managed by CYSAS.

DISCUSSION/ANALYSIS:

The Coachella Valley Soccer League requested the Parks and Recreation Commission allocate them additional fields for practice and games due to the growth of their league; this dialogue occurred during the November 16, 2021 Commission Meeting. The Commission advised staff to meet with both soccer leagues to address these concerns. After meeting with both leagues on this topic both leagues agreed to a split use of the four soccer fields located on the Armtex property; fields one and two would be managed by CYSAS and fields three and four would be managed by CVSL.

Staff is recommending approval of the attached Amendment No. 1 to Sublease Agreement, which would add CVSL as a party to the agreement (as a sublessee). The proposed Amendment also identifies that each league will manage the use of two of the four fields located on this property and each league will provide for: 1) all utility billing and 2) assume the landscape maintenance of the identified field areas correspondent to each organization.

Upon execution of the proposed Amendment No.1, the city will add an additional water meter and make the needed adjustments to the irrigation system. The fields used by each league will run on separate water meters and be billed to the appropriate league that is responsible for the field maintenance. The proposed Amendment No.1 term runs with the term of the Master Lease, which is currently set to expire on May 30, 2026.

FISCAL IMPACT:

This action will not have a negative financial impact to the City's general fund.

Attachment:

Amendment No. 1