



City of Grass Valley City Council Agenda Action Sheet

Title: Measure E Park Funding - Project List and Use Agreement

CEQA: Exempt - Not a Project

Recommendation: That Council 1) review a proposed project list for the next fiscal year and provide direction to Staff and 2) dependent on Council's desired direction, authorize the City Engineer to execute a Joint Use Agreement, subject to legal review, for the City's use and upgrading of the Sierra College Rotary Fields.

Prepared by: Bjorn P. Jones, PE, City Engineer

Council Meeting Date: 05/28/2024

Date Prepared: 05/22/2024

Agenda: Administrative

Background Information: At the May 14, 2024 meeting, Council heard an overview of proposed project lists for the Streets and Parks capital projects utilizing Measure E funding for the upcoming fiscal year. As discussed, one of the most significant line items in the proposed Parks budget is the Sierra College Rotary Fields Improvements Project being carried over from the prior fiscal year and budgeted at four million dollars. The project was intended to culminate Council's previously directed efforts to greatly improve the conditions of sports fields across the City, as sanctioned by the 2021 Lease Agreement which established a bond financing process to fund a major Park Improvement Project.

The purpose of this "Park Project" as described in the Lease Agreement and agenda reports at the time, was to create state of the art, all weather sports fields, consisting of the design and construction of up to three combination softball/baseball/soccer fields and associated improvements (lighting, parking, restrooms). The fields would allow the City and the many sport organizations that use the City facilities (Baseball, Soccer, Lacrosse, Softball Leagues) to expand their offerings and accommodate tournaments in the City, which would enable the City to capture the associated economic activity and distinction resulting from hosting these significant sporting events.

Major portions of these goals have been delivered with the substantial renovations in 2022 of the Condon Park Baseball/Softball field and the overhaul and improvements to the Scotten School fields that the City manages through a Use Agreement. Additionally, improvements to the Memorial Park softball field, that was partially funded through Measure E around the same time, have created modernized ball fields and facilities that have been overwhelmingly positively received by the community.

Over the past year, Staff has been negotiating with the Sierra College District to develop a framework for a Use Agreement which would allow the City to take over the operation and management of the Rotary Fields on the Sierra College campus in exchange for major improvements to the facility. Currently the fields typically sit behind locked gates, in use only for a few peak months in the Fall; the baseball field is neglected, the athletic field is a challenging playing surface, and the site lacks modern parking, restrooms or accessibility. The City proposes to completely redevelop the facility to rectify these shortcomings, a project that

would execute the remainder of the park improvements envisioned and bonded for with the Lease Agreement funding.

A conceptual layout of the Sierra College Rotary Fields Improvements is attached which shows the creation of a regulation baseball field, two full size soccer fields, new restrooms, and improved parking and walkways. This facility would likely be the last major sports field needed in our area for some time and would support the growth of the local sports organizations and encourage use by those organizations and the Nevada Union High School sports teams in hosting tournaments and other expanded sporting events.

Based on some of the feedback from Council at the May 14 meeting, Staff has also evaluated alternative uses for the significant sum of funding identified for the Sierra College Rotary Fields Improvements. Attached is a spreadsheet showing two options for Measure E funding in the upcoming year. Option A would be proceeding with the Rotary Field Project. Option B entails utilizing the available money to fully fund a number of other parks projects already in the budget, as well as funding three new projects including improvements at Memorial Park softball field, Condon Park baseball fields and the Lyman Gilmore field. These projects would meet the criteria established in the Lease Agreement language, expending the remaining bond funds for their designated purposes and would help complete more finished facilities at those locations. The Condon Park field would likely still need further improvements in future years, specifically to expand the smaller ball field for use by softball and for regulation size Little League games.

Staff requests Council direction to proceed with either Option A or B as described. If Option A is selected, to proceed with the Sierra College Rotary Fields Improvements, Staff requests Council authorization for the City Engineer to execute a Joint Use Agreement with the Sierra College District for use of the facility. The Draft Joint Use Agreement that has been negotiated between City and Sierra College District Staff and reviewed by both legal counsels is attached. If Option B is selected, the exact budget amounts may be subject to revision and Staff will consult with the Measure E Committee for approval of a final project list before inclusion in the proposed FY 2024/25 Capital Improvements Project budget.

Council Goals/Objectives: Parks projects execute portions of work tasks towards achieving/maintaining Strategic Plan - Recreation and Parks, Community & Sense of Place and Economic Development and Vitality

Fiscal Impact: The Sierra College Rotary Fields Improvements Project or other identified parks projects will be fully funded with Measure E funding and a portion of the Park Project lease financing funds secured for this purpose.

Funds Available: Yes

Account #: 300-406-64140

Reviewed by: City Manager

Attachments: Measure Parks Project Budgets, Sierra College Rotary Field Improvements Conceptual Layout, Draft Joint Use Agreement between Sierra Joint Community College District and City of Grass Valley, Magenta Drain Project.