



City of Grass Valley City Council Agenda Action Sheet

Title: Measure E Funding and Budgeting - Overview and Use Agreement

CEQA: Exempt - Not a Project

Recommendation: That Council 1) receive an update on the amounts of Measure E funding available for use on streets and parks projects and 2) review a proposed project list for the next fiscal year and provide feedback to Staff and 3) 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: 05/14/2024

Date Prepared: 05/08/2024

Agenda: Administrative

Background Information: In 2018 Grass Valley citizens approved Measure E, a voter initiative tax measure that established an ongoing 1 percent sales tax for funding of increased police and fire services, enhanced parks and recreational services and improving streets. All Measure E funds stay local, and all expenditures are subject to an annual audit by an independent citizen oversight committee. Based on the funding allocations established at the outset of the measure and current tax receipts, the City of Grass Valley receives approximately \$1.25 million in Measure E funding annually to be used for streets projects and \$1.85 million to be used for parks projects. Of the Parks funds, approximately \$650,000 is designated for repayment of a 2021 Lease Agreement bond, leaving approximately \$1.2 million available annually to be used for new parks projects.

In an effort to keep Council better informed of the capital improvement projects proposed to use Measure E funds in the upcoming FY2024/25 budget year, Staff has prepared the attached lists of project budgets and Measure E funding amounts; for Parks Projects and for Streets Projects. An overview of the projects will be presented at the Council meeting and Staff will seek any feedback from Council in advance of taking the budget requests to the Measure E Committee for consideration.

One of the most significant line items in the proposed Parks budget is the Sierra College Rotary Fields Improvements Project. This project is a culmination of the Council's previously directed efforts to greatly improve the conditions of sports fields across the City. In 2021 Council authorized a Lease Agreement which established a bond financing process in order to fund a proposed \$6 million Park Improvement Project, with the intention that a major project could be delivered in a few years' time rather than piecemealing over multiple budget periods.

As discussed in the two agenda action sheets attached from November 2021 and as described in Exhibit A taken from the executed Lease Agreement documents, the purpose of this "Park Project" as committed to, 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.

Originally the vision of the Parks Project was for a singular “Sports Complex” type facility. However, due to the limited suitable property locations within the City limits and the significant expenses involved in constructing a brand new facility from scratch, the decision was made that the money would be better spent to improve existing fields/facilities. The first phase of this project was the major 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. This work created a modernized baseball field, full size soccer field, established tee ball areas, improved parking and new restrooms at both locations. The response to this work has been overwhelmingly positive and the facilities are booked full and in use daily.

Over the past year or more, Staff has been negotiating in good faith 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. The project cost is estimated at \$4 million and funding for the project has been included in the approved Capital Improvements Project budget for the last two fiscal years.

Attached is a Draft Joint Use Agreement that has been negotiated between City and Sierra College District Staff and reviewed by both legal counsels. Staff recommends that Council authorize the City Engineer to execute the Joint Use Agreement, subject to legal review; which would commit the City to the improvements and facility management of the Sierra College Rotary Fields, as discussed.

Council Goals/Objectives: Street projects execute portions of work tasks towards achieving/maintaining Strategic Plan - Transportation. 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 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 E Streets and Parks Project Budgets, 11/09/2021 Agenda Action Sheet, 11/23/2021 Agenda Action Sheet, Exhibit A - Parks Project Lease Agreement, Sierra College Rotary Field Improvements Conceptual Layout, Draft Joint Use Agreement between Sierra Joint Community College District and City of Grass Valley