



City Council Meeting Staff Report

Meeting Date: February 24, 2026

SUBJECT: Consideration and Adoption of Resolution Authorizing Return of a Donation for the Operation and Maintenance of a Community Swimming Pool in the City of Wheatland

PREPARED BY: Bill Zenoni, City Manager

RECOMMENDATION:

Staff recommends that the Wheatland City Council consider adoption of a resolution authorizing return of a donation for the operation and maintenance of a community swimming pool and for operating an aquatic program at the swimming pool.

DISCUSSION:

The Wheatland City Council, on July 9, 2019, adopted Resolution No. 25-19 accepting a gift of \$1 million from David Creps to be used for maintaining and operating a community swimming pool within the City of Wheatland. The City executed an agreement with Mr. Creps which provided that the donated funds would be deposited into a separate interest-bearing fund and would be used to maintain and operate a community swimming pool and to operate an aquatic program at the swimming pool which was to be constructed within the City of Wheatland. The agreement further stipulated that the swimming pool would be constructed and begin operation within seven years of the July 2019 agreement (by July 2026), or the \$1 million gift plus any earned interest would be returned to the David Creps Revocable Trust.

In October 2020, the City contracted with an outside firm for preparation of a feasibility analysis for a city aquatic center. The *Wheatland Aquatic Center Feasibility Report* was accepted by the City Council in September 2021. That report recommended that the City pursue a phased project that would start with the construction of a single pool designed to allow for recreational use, competitive swimming, diving and water polo to be constructed on a 2.8 acre parcel of land to be provided by the Wheatland School District. The estimated 2021 cost of that phase of the project was \$4.4 million. Subsequent potential phases of the project identified in the consultant's report included the addition of a shallow children's and warm-up pool and a beach-entry recreational pool with play equipment at an additional cost of approximately \$6.7 million, for a long-term total aquatic center project cost of \$11.1 million (in 2021 dollars).

With that information available, the City submitted an application to the State of California Department of Parks and Recreation for Proposition 68 grant funding. If approved, that grant would have provided \$3 million towards the construction cost of a community swimming pool. Unfortunately, the City was notified in 2022 that the swimming pool project was not awarded grant funding.

Since that time, staff has explored potential funding opportunities for this project. However, there have been no federal or state grant programs offered for an aquatic center which have not required a significant matching contribution of City funds. To further complicate the feasibility of this project, over the past five years, construction costs have increased by over 40 percent. While the estimated cost of the single pool in 2021 was \$4.4 million, that cost in today's dollars would be over \$6 million and the cost for the complete aquatic center (three pools) would now be in the range of \$15 to \$16 million.

In addition to the significant cost of constructing a municipal swimming pool, there would be ongoing costs to staff, operate and maintain the facility. The Wheatland Aquatic Center Feasibility Report identified the annual cost of operating and maintaining the first pool at \$310,000 (operational 4 months per year) to \$650,000 (operating 12 months per year). It was estimated that approximately 40 percent of the annual operating costs might be recovered from user fees (which staff believes is overly optimistic), with the remaining costs to be funded from other sources, including the City's General Fund. The 2021 cost estimates of \$310,000 to \$650,000, if inflated to current dollars, would be approximately \$450,000 to \$900,000 annually.

The City Council received an update on the status of the aquatic center funding at the February 10, 2026 City Council meeting. At that meeting, staff explained the efforts extended in unsuccessfully trying to secure outside funding for construction of a municipal swimming pool. Staff also explained to the City Council that the General Fund does not have the ability to support the long-term costs of staffing and operating a municipal swimming pool.

As it does not appear feasible that the City has the financial resources to construct a municipal swimming pool or to operate that type of a facility over a long-term period, it is staffs recommendation that the City Council consider returning the \$1 million very generous donation (plus interest earned of approximately \$160,000) to the David Creps Revocable Trust, as per the terms of the 2019 agreement.

FISCAL IMPACT:

The donation from Mr. Creps, along with all interest earnings, has been kept in a separate fund. Returning those funds in accordance with the provision of the 2019 agreement will not have a negative fiscal impact on the City's financial condition.

ATTACHMENTS:

- A. Resolution w/Exhibit