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Title: Approve an Adopt-A-Park Agreement with the Southeast Fresno Regional Park and Soccer Complex Authority for 18 acres located at Peach and Butler

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Attachments: 1. Adoption Proposal & Agreement w_Exhibits A-1 & A-2 2.8.18 Agenda Attachment.pdf, 2. Volunteer Leadership Application 2.8.18 Agenda Attachment.pdf

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REPORT TO THE CITY COUNCIL

February 8, 2018

FROM: BRUCE RUDD, Interim Assistant City Manager
Office of the Mayor & City Manager

SUBJECT

Approve an Adopt-A-Park Agreement with the Southeast Fresno Regional Park and Soccer Complex Authority for 18 acres located at Peach and Butler

RECOMMENDATION

Staff recommends the approval of an Adopt-A-Park Agreement with the Southeast Fresno Regional Park and Soccer Complex Authority for 18 acres located at Peach and Butler.

EXECUTIVE SUMMARY

In September 2006, the Federal Government deeded to the City of Fresno approximately 49 acres of property located at Peach and Butler with the intent of it being turned into a new regional park. Since that time, very little progress has been made in developing this site as originally envisioned, primarily due to a lack of funding needed to support the cost of construction and maintenance.

On June 23, 2016, a group of community stakeholders came together to form the Southeast Fresno Regional Park and Soccer Complex Joint Powers Authority (JPA), which includes the City of Sanger and the Malaga County Water District. It is the goal of the JPA to generate the necessary resources

needed to fund a new regional soccer complex and to eventually have to the land transferred to the JPA.

The recommended Adopt-A-Park Agreement is the first step in this effort and will provide the JPA the time needed to demonstrate that they possess the capacity to generate sufficient community support; and more importantly, the resources needed to support the cost of constructing and operating a regional soccer facility.

BACKGROUND

In September 2006, the Federal Government deeded to the City of Fresno approximately 49 acres of property located at Peach and Butler which, at one time, was the home of a United States Department of Agriculture testing facility. The land was deeded to the City with the intent of it being turned into a new regional park. Shortly thereafter, the City began to recognize the impacts of what was to later become the "Great Recession." Compounding the situation further was the fact that park bond proceeds were already oversubscribed, making the ability to actually fund the estimated \$25 million in capital costs very difficult.

While the City is no longer facing the same fiscal challenges of the recent past, the reality is, and as highlighted in the City's recently adopted Parks Master Plan (PMP), the level of funding needed to adequately fund the cost of maintaining existing parks will make constructing new parks a challenge. Based on the PMP, the construction of a new 49 acre park would also increase the annual cost of maintenance from \$500,000 to \$750,000 annually. The inability to develop this site as a regional park is also problematic as the United States National Parks Service, on numerous occasions, has raised concerns with the lack of progress with regards to the previous commitments made by the City in 2006.

In the last few years, a number of interested community stakeholders have come together in order to generate the resources needed to construct and operate a new Regional Soccer Complex. On June 23, 2016, this group was formally organized as the Southeast Fresno Regional Park and Soccer Complex JPA, which includes the City of Sanger and the Malaga County Water District. Since that time, the City has met with Mr. Jose Leon-Barraza, Chief Executive Officer, and other members of the JPA in an effort to identify a way in which the JPA could demonstrate the ability to raise the resources needed to fund the capital improvements, as well as the ongoing operating and maintenance related expense. If successful, the underlying goal of the JPA is to eventually have the property transferred to the JPA.

While a number of options were considered, the parties have agreed that the City's Adopt-A-Park program would provide the JPA and the City the time needed to make such an assessment. Therefore, it is recommended that Council approve the attached Adopt-A-Park Agreement with the JPA, which includes the following conditions and deliverables:

- The term will be for one year and limited to 18 acres, as depicted in the Agreement
- Each individual/volunteer must complete and sign the City of Fresno's Volunteer Service Application, as well as applicable indemnification agreement
- The JPA will be responsible for the removal of tall grass, weeds, trash and other debris
- The JPA will prune existing shrubs and trees
- The JPA will plant new shrubs, 120 trees and install 60,000 square feet of new turf, and install

new irrigation and drainage systems

- The City will provide technical support, including but not limited to, review and approval of the type of materials and plantings that will occur on the site, as well as the proposed irrigation plans and installation
- The City will continue to fund insurance coverage on the 49-acre site, as well as the community garden that currently exists
- The JPA will conduct a series of community fundraising events needed to raise awareness and to generate the funding needed to support the efforts outlined above
- The City and JPA agree to assess the progress made over the year to determine whether the JPA has demonstrated the capacity to sustain this effort and whether other alternatives (e.g., long-term ground lease) would be prudent

ENVIRONMENTAL FINDINGS

The approval of the Adopt-A-Park Agreement does not qualify as a project pursuant to CEQA Guidelines Section 15378.

LOCAL PREFERENCE

Local preference was not considered because this agenda item does not include a bid or award of a construction or services contract.

FISCAL IMPACT

There is no fiscal impact other than those expenses already being incurred by the City.

Attachment: Adoption Proposal & Agreement with Exhibits A / A1
Volunteer Leader Application