

COUNCIL AGENDA: 12-14-04

ITEM: 2.19

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Sara L. Hensley
Larry D. Lisenbee

SUBJECT: SEE BELOW

DATE: 11-22-04

Approved

Date

11.30.09

Council District: 4
SNI: N/A

SUBJECT: ADOPTION OF APPROPRIATION ORDINANCE AMENDMENTS IN THE PARK TRUST FUND FOR PARK IMPROVEMENTS AT FLICKINGER PARK AND NEGOTIATE AND EXECUTE AN AMENDMENT TO THE TURNKEY AGREEMENT WITH PULTE HOMES CORPORATION

RECOMMENDATION

- 1) Adopt the following Appropriation Ordinance Amendments in the Park Trust Fund:
 - a. Establish an appropriation in the amount of \$203,000 to the Department of Parks, Recreation and Neighborhood Services for the Flickinger Park Improvements project;
 - b. Decrease the Reserve: Future PDO/PIO Projects in the Park Trust Fund by \$203,000;
- 2) Authorize the City Manager to negotiate and execute an amendment to the Turnkey Parkland Agreement with Pulte Homes Corporation for sport field improvements at Flickinger Park for Tentative Map No. PT 03-051; and
- 3) Accept this memorandum as the completed response to the Council referral relating to the use of the sport fields at Flickinger Park (Council Referral No. 02-24-04.2.5).

BACKGROUND

On February 24, 2004, the City Council adopted Resolution No. 71967 (Item 2.5) authorizing the City Manager to negotiate and execute a Turnkey Parkland Agreement with Pulte Homes Corporation for sport field improvements at Flickinger Park as required by the Parkland

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Dedication Ordinance for Tentative Map No. PT 03-051 to construct 84 single-family detached units adjacent to the park site.

The Turnkey Parkland Agreement calls for improvements in the amount of \$1,054,200 to include the construction of a second Little League field with an overlapping soccer field in the southwest corner and a proposed T-ball field in the southeast corner of the park, as shown on the attached plan. Pulte Homes Corporation has expressed the desire to implement the project with sod instead of a seeded turf to reduce the impact on the sport leagues using Flickinger Park.

This work includes installation of new paving and walkways, score boards, a baseball backstop, two dugouts with player benches, two bleachers, drinking fountain, waste receptacles and fencing. In conjunction with these improvements, the project will include general site grading and soil preparation, installation of 165 shrubs, installation of 33 15-gallon trees, turf renovation, irrigation improvements, and a 90-day landscape maintenance period. The \$1,054,200 for project completion identified in the Turnkey Agreement was based upon preliminary plans and estimates prepared at the time of the execution of the agreement.

ANALYSIS

The final designed project includes more soil removal than anticipated when the Turnkey Agreement was executed. The additional grading and soil removal will result in more expansive replacement of field irrigation. This additional work is estimated to cost approximately \$145,000 beyond the developer's parkland obligation. The budget action requested as part of this memorandum would provide the necessary funds to permit Pulte Homes Corporation to complete the improvements to the sport fields by the next season of the North Valley Little League. Additional funding in the amount of \$58,000 is also requested to allow the City to complete other landscaped areas of the park not subject to the Turnkey Agreement. These include the northeastern portion of the park and the area next to the tennis courts. The combined cost of the sports field improvements and landscape enhancements is approximately \$203,000, and is recommended as part of this memorandum to be funded from the Reserve: Future PDO/PIO Projects in Park Trust Fund. The funding that is recommended to be allocated for this project is associated with the DBK Homes Project, paid on June 11, 2004, for 18 single-family detached homes on the south side of Trade Zone Boulevard, westerly from North Capitol Avenue. Flickinger Park is the closest sport complex to the DBK Homes Project.

The existing Turnkey Agreement with Pulte Homes Corporation provides for the design, construction and inspection of the sport field improvements at Flickinger Park. The Agreement requires all park improvements to be designed and constructed in accordance with the standard City specifications. The Developer under the existing Turnkey Agreement is required to fund \$1,054,200 toward these sport field improvements. By entering into the Amended Turnkey

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Agreement for the sport field improvements project, the City would reimburse the Developer for any costs above \$1,054,200, but not to exceed \$1,200,000.

Amending the Turnkey Agreement with Pulte Homes Corporation for Sports Field Improvements at Flickinger Park will accelerate the delivery of the proposed sport field improvements. It will enable Pulte Homes Corporation to complete the proposed improvements by March 15, 2005. This accelerated schedule will have less impact on the sport leagues using the fields by completing the project with sod to assure the fields will be available for games by opening day of the next Little League season. The action will eliminate potential impact on the use of the two soccer fields next fall.

The alternative to the proposed amendment is the use of seed to complete the ballfield improvements. This method will likely impact the use of the proposed second Little League field and the ballfield. This approach may also impact the use of the two soccer fields next fall, if the seeded turf has not established fully by that time.

Therefore, staff recommends the City Manager be authorized to negotiate and execute an amendment to the Turnkey Agreement with Pulte Homes Corporation to use sod as the medium for the turf.

PUBLIC OUTREACH

A community meeting to discuss the proposed housing project with neighbors was held on May 12, 2003. The primary issues addressed during the meeting were housing project design, the proposed number of people per unit, parking, and the improvements proposed to Flickinger Park. Since that meeting, Park staff have met with the North Valley Little League regarding the proposed improvements.

COORDINATION

This memorandum has been coordinated with Council District 4, the City Attorney's Office, the Departments of Planning, Building and Code Enforcement, Public Works, and General Services.

COST IMPLICATIONS

The Turnkey Agreement provides the City with an alternative source to acquire and/or develop parkland. This project will provide over \$1 million in improvements to Flickinger Park. The amended project is estimated to be completed by March 15, 2005. The sport field improvements to Flickinger Park will result in an overall increase in maintenance costs of \$5,000 annually. The

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additional General Fund maintenance costs will be factored into the Five-Year General Fund Forecast and will be considered in the development of the annual operating budget.

BUDGET REFERENCE

| Fund # | Appn. # | Appn. Name | RC# | Total Appn. | Amt. for Contracts | 2004-2005 Adopted Budget Page | Last Budget Action (Date, Ord. No.) |
|--------|---------|-----------------------------------|-----|---------------|--------------------|-------------------------------|-------------------------------------|
| 375 | 7845 | Reserve: Future Park/PIO Projects | | \$22,323,667* | | Page V - 893 | 10/12/2004, Ord. No. 27267 |

*An appropriation action totaling \$203,000 is recommended as part of this memorandum to provide sufficient funding to complete renovations at Flickinger Park.

CEQA

Mitigated Negative Declaration, PDC03-038.

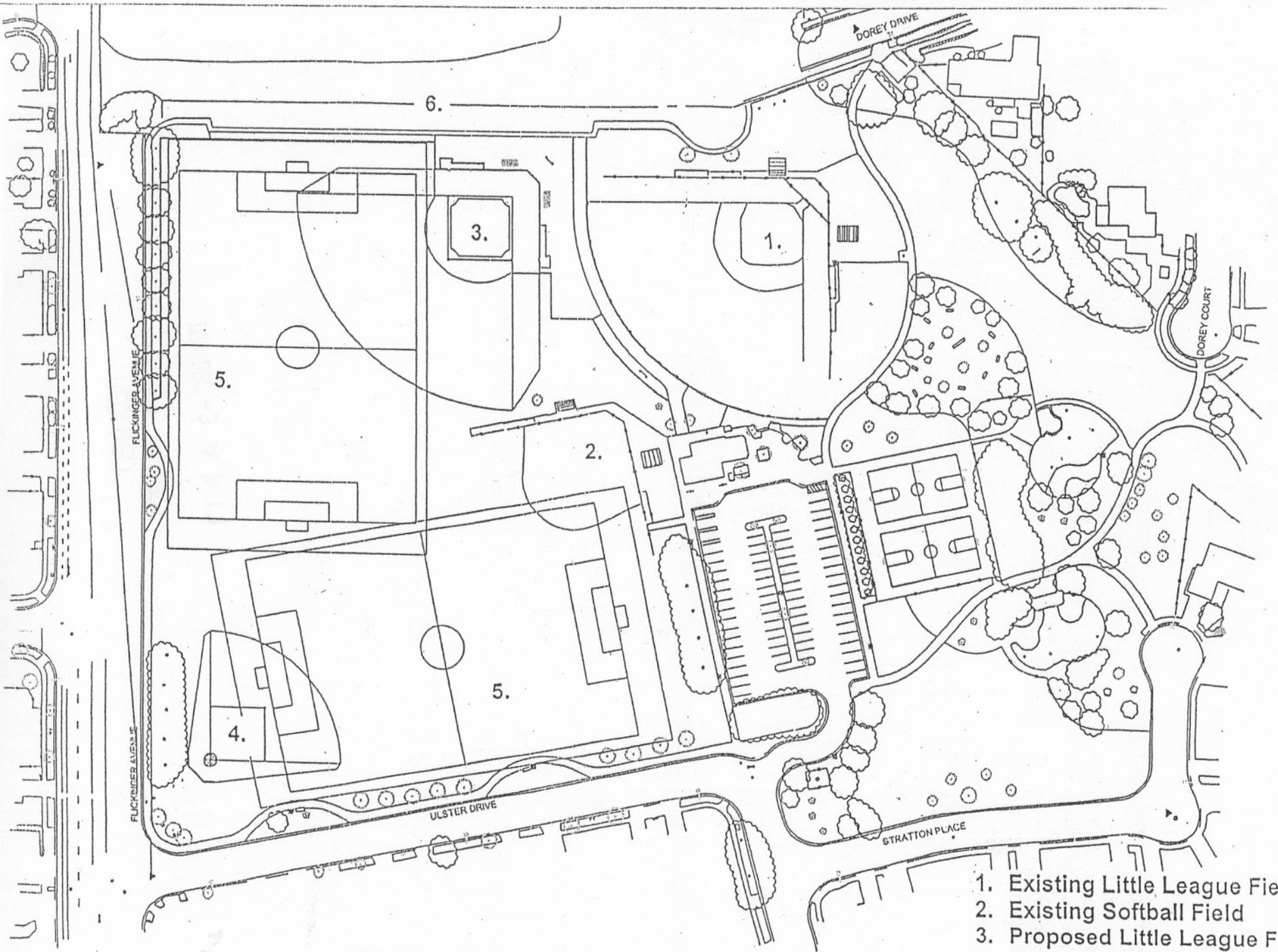


SARA L. HENSLEY
Director of Parks, Recreation
and Neighborhood Services



LARRY D. LISENBEE
Budget Director

Attachment A: Conceptual Site Plan



FLICKINGER PARK

- 1. Existing Little League Field
- 2. Existing Softball Field
- 3. Proposed Little League Field
- 4. Relocated T-Ball Field
- 5. Soccer Field
- 6. Parking for 16 cars