



Meeting Date: 5 / 13 / 08

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input checked="" type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other

Prepared By: Lori Rice Agenda Item No. 0-2

Reviewed By: City Manager [Signature] City Attorney [Signature] Finance [Signature]

DATE: May 7, 2008

TO: City Council

FROM: [Signature] Michael Henderson, General Services Superintendent
General Services

SUBJECT: Development of Sports Park Site at 100 East Gonzales Road

RECOMMENDATION

That City Council consider a report and provide direction to the General Services Superintendent regarding development of the Sports Park site located at 100 East Gonzales Road, including methods to finance construction and operate the facility.

DISCUSSION

On March 26, 2007, the City purchased the 21.43 acre parcel at the southeast corner of Oxnard Boulevard and Gonzales Road for the development of a future Sports Park. Development of the Sports Park would significantly address the need for additional community facilities for organized youth sports. An evaluation of methods to develop and manage the park began after the acquisition of the park site, and several actions are underway.

To bring water service to the property the parcel needed to be annexed into the corporate boundaries of both the Metropolitan Water District and Calleguas Municipal Water District. The final resolution for annexation is scheduled for consideration by the Calleguas Water Board on May 14, 2008. All annexation fees have been paid through a license and joint use agreement with our own Public Works Department, Water Resources Division. The license agreement allows for a future installation of an injection and extraction well at this site. The well facilities would also include an access driveway and parking area, as well as a restroom facility which could also be used by park visitors. The undeveloped parcel is now under the City's care and staff has been assisting volunteer efforts to clear and level the site, and install an irrigation system adequate to seed and sustain grass over the entire area. To this point the clearing and weed removal activities have been provided at no cost as a contribution by Oxnard-based Southland Sod Farms.

In addition to the irrigation and turf, additional improvements will include parking lots, sidewalks, safety fencing and gates, restrooms, a food service building, and storage facilities. There will be a significant cost to these improvements and construction may have to be phased over several years due

to funding constraints.

In order to develop the Park as quickly and efficiently as possible to meet community needs, the use of additional donated labor and materials has been explored. The creation or use of a non-profit organization to act as the recipient of such donations and assist in the development and management of the Park has been suggested, based upon the successful use of this concept in other communities. Representatives of the American Youth Soccer Organization (AYSO), a California non-profit organization, have expressed an interest in entering into a long term lease with the City for nonexclusive use of the facility. AYSO has some funding to assist with the construction and maintenance of the park. In return, AYSO would like to receive priority use of the park for AYSO games and events. The park would still be available for use by other Oxnard-based sports organizations, such as club soccer, youth football, t-ball and such, during non-AYSO activity periods, and scheduling would be coordinated with the City's Recreation staff. The park could also be available for use by the general public during non-scheduled activity periods. AYSO would also assume responsibility for maintenance of the park through assessment of user fees to itself as well as other users.

FINANCIAL IMPACT

The use of a non-profit organization to assist in the development and management of the Park may provide opportunities to secure grants and other funding that the City may not be eligible for. AYSO has offered to operate the Park as an enterprise with the objective of no ongoing City maintenance funding obligations. Some City funding may be necessary to assist with the irrigation system due to the scope and complexity of the system and off-site improvements. Upon direction from the City Council, staff will return to Council with an evaluation and recommendation as to the level of participation by the City and the non-profit partner in the costs of the development and management of the Oxnard Sports Park.

MH/MGW/AH:lr