



Meeting Date: 2/15/11

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

Prepared By: Cyndi Hookstra, Management Analyst III Agenda Item No. R-1

Reviewed By: City Manager [Signature] City Attorney [Signature] Finance [Signature] Other \_\_\_\_\_

DATE: February 15, 2011

TO: City Council

FROM: Michael Henderson, General Services Superintendent  
City Manager's Office [Signature]

SUBJECT: Update on College Park Phase I, Phase II and Big League Dreams

**RECOMMENDATION**

That City Council consider a report regarding Phase I and Phase II of the College Park Master Plan development and Big League Dreams.

**DISCUSSION**

The original park improvements completed by the County of Ventura (County) and acquisition of the initial 50.5 acres of College Park were partially funded with Land Water Conservation Fund Grant (LWCF) and State grant funds. The LWCF program is a federal pass through Grant, administered by the National Parks Service (NPS) through the State of California Department of Parks & Recreation (DPR), and provides funding to other agencies for public outdoor recreation uses. By accepting LWCF grant funds, the City parkland became subject to LWCF regulations for the use of or changes to the park. Three LWCF grants were used previously at College Park. The first grant was used by the City of Oxnard in 1969 for the initial 50.5 acre land purchase grant # 06-00066. In the early 1980's the City of Oxnard deeded the 50.5 acres to the County to be combined with the County's acreage in an effort to speed up park development. Two LWCF grants were used by the County of Ventura for partial park improvements in the mid 1980's grant numbers 06-00955 and 06-01007. These improvements at College Park utilized a combination of State grant and LWCF grant funds as well as local agency funding. The total LWCF funding used for College Park was \$1,081,024.

The City of Oxnard re-acquired the 75-acre College Park from the County of Ventura in June of 2000 as directed by City Council. The City of Oxnard saw this park as an underused recreational asset from which local residents derived minimal benefit. It sought to develop this park with its primary focus on outdoor recreational activities for residents of all ages. The City's desire for the master plan was for it to include something for everyone. College Park is adjacent to Oxnard Community College and Channel Islands High School. The development of this park and the location would provide an excellent opportunity to partner with these schools for enhanced educational uses. Both schools are in support of the development of the park master plan.

The plan for the 75-acre park includes a variety of park and recreational activities with a focus toward regional amenities. The park is located on transit bus routes thus making it available to all city residents as

well as to the residents of the surrounding cities. The park has an existing group picnic area, and parking lot which was previously funded by state and federal grants. These areas will remain. Additional highlights of the park master plan amenities include: soccer fields, baseball/softball fields, as well as playgrounds, basketball courts, dog-park and the skateboard park. The proposed Farm Heritage Park which was to be located in the northwest corner of the property was withdrawn by the Ventura County Museum of History and Art. A wetland area is located on the site. It is the intention of the City to enhance and expand this area as part of Phase IC. The development of College Park as a regional facility will enable both amateur youth and adult recreational users to benefit from the variety of outdoor activities available in one area.

The city determined the best method for developing the master plan was to divide the plan into two manageable phases. The first step in developing College Park was the construction and completion of the Bedford Pinkard Skate Park. This skate park was named after the former City Councilman who is a long time advocate for youth and was instrumental in the research for this element of the park. The skate park opened in June of 2004. Phase I focuses on the soccer and multi-purpose activity elements such as basketball courts, playground, restroom facility, parking lot, dog park and picnic area of the master plan. City Council approved the applications and was successful in receiving two competitive grants with the State Department of Parks and Recreation to address two elements of the College Park Master Plan Phase I. The Youth Soccer and Recreation Development grant is for one million dollars and will fund the construction of three lighted soccer fields, a restroom building, and a parking lot extension. These soccer fields are of tournament standards and quality. In addition, the State Urban Parks and Healthy Communities grant, also for one million dollars, will fund the construction of: 1 large themed children's play area, 2 outdoor basketball courts, 1 lighted soccer field, 1 volleyball court and a restroom building. Phase II is the development of the baseball/softball complex and the adjacent parking lot.

Phase II of the park will provide the local youth softball/baseball participants a first class facility for play and sports activities. In addition, the venue will become a premier location for local youth leagues and programs to bid for state and countywide tournament play. This will minimize the need for local teams to travel to other locations and pay for lodging outside of this area. Subsequently, local funds will remain within the City of Oxnard. The local businesses in South Oxnard as well as throughout the entire City will benefit from the additional visitors who will travel to Oxnard to use this unique outdoor recreational facility.

### **Construction & Maintenance**

The total estimated cost to construct Phase I of College Park, based on completed Phase IA (\$3,001,226) and Phase IB (\$3,263,066) and the contracted cost of Phase IC (\$12,726,446) is \$18,990,738. The current estimate to construct Phase II is \$15,819,733 for a City-operated facility and \$23,043,588 for a Big League Dreams facility. In addition to the softball/baseball fields, both facility options would include the following: parking lot, children's play area, food service building, covered soccer pavilion, picnic areas, shade structures, maintenance facility and an administration building.

The estimated cost to maintain Phase I at College Park is \$600,000 per year with \$250,000 for one time equipment purchases. Recreation staffing and programming is estimated to be \$300,000 per year. The estimated maintenance and operational costs for Phase II, if operated by the City, are approximately the same as the estimated costs for Phase I.

The estimate to construct the entire College Park master plan which includes Phase I (\$18,990,738) and the City operated Phase II softball/baseball facility (\$15,819,733) totals an estimated \$34 million. To construct the entire College Park master plan inclusive of Phase I (\$18,990,738) and the Big League Dreams component of the Phase II softball/baseball facility (\$23,043,588) totals approximately \$41 million (a cost difference between the two park options of approximately \$7 million). In either scenario, staff is recommending construction of higher quality baseball/softball fields in order to accommodate both tournament and league play, thus generating a source of operating revenue. In addition, a facility of higher caliber and quality has the potential to draw patrons from the surrounding cities and counties, thus increasing the City's sales tax revenues and becoming a catalyst for future economic development in the South Oxnard area.

### **Agreements:**

There are four separate agreements with BLD which represent different phases of the conceptual ball field development. The original BLD agreement (2061-03-CM) was to assist with potential site selections within the City. The termination clause was exercised in this agreement at a cost of \$88,800 and it was replaced by a Planning, Design and Construction agreement (A-6517) once a potential site location had been identified. Under agreement A-6517, \$475,488 has been paid to BLD to date. Agreement (A-6474) is the License agreement for use of the logo, to establish the City's intention to construct a BLD park and to prevent BLD from negotiating with other cities in the area during this time. Under the License agreement, the City paid \$400,000 to BLD which is refundable under certain circumstances described below.

Agreement number (A-6518) is the Maintenance and Operation Agreement (MOA) for the park and no payments have been made under this agreement. At the present time, the City may terminate the MOA and obtain a refund of the \$400,000 License Fee, if after diligently attempting to do so it, (1) cannot satisfy itself, BLD Oxnard, and at least one financing source that use restrictions imposed by the County of Ventura and other agencies which provided funding for the property do not prevent construction of the sports park or (2) the City cannot secure financing on reasonable terms or conditions for construction of the sports park based on current cost estimates and reasonably expected increases in construction costs. The MOA as amended provides that the City shall have until April 26, 2011 to make the forging determination. It may obtain a partial refund if the determinations are made within 6 months of the April 26, 2011 date. In addition, if the City has not determined to exercise its ability to obtain financing or inability to satisfy use restriction termination rights prior to April 26, 2011 (the extended date) BLD Oxnard may terminate the MOA without refunding the \$400,000 License Fee. Finally, the City may simply determine not to build a BLD type sports park for other reasons. In that case, the City would not receive a refund of the License Fee.

A total of \$964,288 has been paid to BLD with \$400,000 of this amount potentially refundable.

### **FINANCIAL IMPACT**

There is no financial impact at this time.

MH/cli

Attachment # 1 - Chronological Highlights of the Softball Fields Development at College Park

## Chronological Highlights of the Softball Field Development at College Park

- April 17, 2000 – The City Manager’s Office held a public meeting at the South Oxnard Center to solicit input on the transfer of College Park.
- April 18, 2000 – Conveyance of College Park to the City Of Oxnard by the Ventura County Board of Supervisors.
- June 2000 – City Council formally accepts the 75-acre College Park from the County of Ventura.
- July – September 2000 - the City Manager, Ed Sotelo held meetings to gather public input on College Park.
- June 28, 2000 & July 26, 2000 - the City Of Oxnard Parks & Recreation Commission held two meeting to gather public input from residents. The suggestions were forwarded to the City Manager’s Office.
- October 21, 2000 – A public tour of College Park property was held.
- November 2000 – the College Park Advisory Committee (CPAC) was established to gather public input and formulate a master plan for College Park. The CPAC was made up of two Parks & Recreation Commissioners and 10 residents. The following individuals served on the CPAC: Baseball, Mr. Ray Rangel; Business Community, Mr. Dale Dean; Dog Park, Ms. Rebecca Talentino; Golf Course, Mr. Otto Kanny; Neighborhood Councils, Mr. Martin Jones; Oxnard College, Mr. Michael Gregory (represented by Mr. Elroy Oakley); Oxnard High School District, Mr. Lou Cunningham; Parks & Recreation Commissioner, Mr. Armando Garcia (Vice Chairman); Parks & Recreation Commissioner, Mrs. Gloria Postel (Chairman); Swimming Pool, Mr. Jeff S. Conrad; Youth & Adult Soccer, Ms. Barbara Macri-Ortiz and Youth & Adult Softball, Mr. Ralph Sanchez. The City provided the services of Michael Henderson, Parks & Facilities Superintendent; Gil Ramirez, Recreation Services Superintendent and Michelle Montez, City Attorneys Office, on an as needed basis. The City retained the architectural and park-planning services of Meyer and Associates to draw a blue print based on the CPAC’s final results.
- March 8, 2001 – the first CPAC meeting was held. All of the meetings were held in the evening at the South Oxnard Center. The only exception was the meeting on May 29, 2001 - which was held at College Park and included a tour open to the public. A series of eight meetings were held.
- January 24, 2002 – the last CPAC meeting resulted in the Master Plan, which was then forwarded to the Parks & Recreation Commission for input and approval.
- February 22, 2002 – the Parks & Recreation Commission formally receives the College Park Master Plan for review.
- February - March 2002 - the Parks & Recreation Commission discussed the College Park Master Plan and took public comments on the plan at both the regularly scheduled meetings and at special meetings. The commission recommended and incorporated changes to the CPAC’s original recommendation.

- March 25, 2002 – the Parks & Recreation Commission held a special meeting and approved the College Park Master Plan, which included the recommended changes. The plan was then forwarded to the Oxnard City Council.
- July 2, 2002 – the City Council begins public study sessions on the College Park Master Plan.
- November 19, 2002 – the City Council adopts the College Park Master Plan. Asked staff for additional information and options on funding and maintaining College Park in addition to all other City parks.
- January – March 2003 – Staff provides council with park funding options, i.e., grants, private partnerships, special assessments and other funding sources. City Council gives staff direction to look into and consider all of those options for park maintenance and development.
- May 20, 2003 – Staff gave the City Council a presentation on the formation of a Parks & Recreation Assessment District for potentially provide a revenue source for the development and maintenance of the City parks which includes College Park.
- November 2, 2004 – Staff obtained City Council approval to submit two Grant applications to the State for development of phases II and III of College Park. Each application is for \$1,000,000 to develop lighted soccer fields and well as a multi purpose recreational area.
- August 3, 2004 - Big League Dreams was first listed as a closed session item for Council discussion.

A series of presentations were given before Council on the College Park Master Plan and the elements contained in the Master Plan. The first presentation was on November 16, 2004 and discussed the College Park Master Plan in general. Two more presentations followed on November 23<sup>rd</sup> and 30<sup>th</sup> which discussed how the Big League Dreams concept would fit into the existing College Park Master Plan Elements. These presentations also discussed a comparison of the operation and maintenance cost of the facility as well as benefits to the City.

- November 16, 2004 – The Parks & Facilities Superintendent asks the Council for the authorization the move forward with the development of the College Park Master Plan. Review the history of the park and the basic comparison of an upgraded ball fields with a private operator.
- November 23, 2004 – The Parks & Facilities Superintendent asks Council the for the authorization to enter into negotiations for a licensing agreement with Big League Dreams for the operation and maintenance of a Baseball/Softball/Soccer complex as part of the College Park Master Plan.
- November 30, 2004 – The Parks & Facilities Superintendent asks Council to provide direction to the City Manager on the major deal points in the agreement with Big League Dreams and to consider the maintenance and operation of phases II, III and IV of the College Park Master Plan.
- December 21, 2004 – Council approved the Licensing Agreement with Big League Dreams as part of the College Park Master Plan. Concurrently approves discussions for a maintenance and operations agreement with Big League Dreams.

- January 11, 2005 – The City Council considered information and provided direction to Staff to proceed with discussions with Big League Dreams to potentially operate the fields for the City. In addition, open discussions began on the details of the maintenance and operations of College Park with the build out of the entire park.
- January 26, 2005 – The City Council affirms the direction of City staff to continue to concurrently explore the City maintenance and a maintenance and operations agreement with Big League Dreams. Staff was to return to City Council with the comparison information.
- April 12, 2005 – As the follow up to the January 26, 2005 City Council meeting, the Parks & Facilities Superintendent presents the City Council with the comparison information between City operations and Big League Dreams operations of the ball fields at College Park.
- June 14, 2005 – A City Council presentation is given on the highlights of the Big League Dreams Maintenance & Operations Agreement as well as an overview of potential financing for construction.
- July 26, 2005 – City Council authorized the Mayor to execute a Maintenance & Operations agreement and a Planning, Design and Construction agreement with Big League Dreams for the softball fields at College Park. City Council approved the appropriation of \$267,462 for the Planning, design and Construction agreement with Big League Dreams.
- December 15, 2005 – Planning Commission approves the College Park Environmental Impact Report.
- February 14, 2006 – City Council upholds the Planning Commissions decision to approve the College Park Environmental Impact report by resolution # 13,011.
- Spring of 2006 a Request for Proposal is prepared for the Design and Engineering of the College Park Master Plan.
- May 9, 2006 – City Council approves the designation of State Parks grant funding received by the City for the construction Phase I of the College Park Master Plan.
- August 1, 2006 – City Council approves the initial funding for RJM to begin Design and Engineering documents of the College Park Master Plan.