



CITY COUNCIL AGENDA REPORT

MEETING DATE: AUGUST 21, 2012

ITEM NUMBER:

SUBJECT: TEWINKLE PARK ATHLETIC COMPLEX TASK FORCE – PROJECT UPDATE

DATE: AUGUST 9, 2012

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: ERNESTO MUNOZ, PUBLIC SERVICES DIRECTOR

**FOR FURTHER INFORMATION CONTACT: FARIBA FAZELI, INTERIM CITY ENGINEER
(714) 754-5335**

RECOMMENDATION:

Staff recommends that the City Council:

1. Review the progress made to date as to the feasibility of entering into an agreement to upgrade, operate, and maintain the TeWinkle Park Athletic Complex; and
2. Provide additional direction to staff.

BACKGROUND:

The TeWinkle Park Athletic Complex is located at 970 Arlington Drive. The facility was fully reconstructed in 2006, and features one (1) baseball field, three (3) softball fields, a restroom/concession building, parking lot, and sports lighting.

On December 6, 2011, City Council appointed the members to the TeWinkle Park Athletic Complex Task Force which included representatives from the various user groups, Mesa Del Mar Home Owners Association (MDMHOA) Board, City Council, Parks and Recreation Commission, and residents at large.

The Task Force met a total of four (4) times and discussed the opportunities and constraints for the proposed agreement. (Copies of the agendas and minutes are available on the City's website at <http://costamesaca.gov/index.aspx?page=1404>.) The Task Force also evaluated three (3) conceptual plans that progressively addressed the concerns brought forth by the Task Force members.

On April 5, 2012, the Task Force approved Plan "C" (Attachment 1) as a viable concept for the upgrade of the Athletic Complex, and outlined a number of potential impacts from the upgrade and operation of the facility which needed to be mitigated.

ANALYSIS:

The members of the Task Force not only collaborated to arrive at what was believed to be an acceptable compromise for the facility, but also identified a number of items considered to be important for the successful operation of the facility. A summary of these items is listed below.

Item	Issue	Status	Fiscal Impact
1	The TeWinkle Park Athletic Complex is under-utilized and the public does not have access after the fields are prepared for scheduled games.	Staffing levels would need to be increased for the site to be open to the public when not reserved. Staff is also reviewing the current facility rental fee schedule to promote increased reservations and looking at additional City-organized leagues.	Approximately \$40,000 to cover the additional General Aide hours to cover the fields.
2	MDMHOA does not support using Presidio Square parking for the proposed partnership.	Plan "C" does not consider Presidio Square parking for user parking, but it could be used for employee parking.	There is no change in the operation and maintenance of this facility.
3	All (MDMHOA residents, user groups, and general public) support keeping the current number of fields.	The proposed plan keeps the current number of fields.	There is no fiscal impact for this item.
4	The proposed field improvements (synthetic infields) are recognized as the most important improvement that will allow for the most effective programming of the facility.	This upgrade to the facility is being considered. Other improvements that were included in Plan "C" are the enlargement of the existing restroom building to allow for a larger concession area and the construction of a satellite building for storage and office space.	The estimated cost for the proposed improvements, including the upgrade of the infields to artificial turf, is \$3.5 million.
5	Residents welcome the possibility of keeping the fields open until 5:00 p.m. on weekdays and whenever possible on weekends and holidays.	This may be achieved by implementing the recommendations for Items 1 and 4.	See Items 1 and 4 above.
6	Parking and noise are the most important issues to MDMHOA residents.	Staff has received proposals from qualified consultants to conduct traffic, parking, and noise studies. The proposals have been evaluated and ranked; and professional services agreements are being prepared.	The estimated cost to conduct the studies is \$20,000; however, the cost to mitigate any deficiencies, if any, is unknown at this time.
7	The current fee structure is believed to be the main reason for a decline in reservations and facility use.	See Item 1 above.	The goal of reducing the rental rates is to recover the cost to maintain and operate the facility for these activities; thus, the net fiscal impact would be zero.
8	The business model that was used to develop the current plan includes the sale of alcohol.	The sale of alcohol is one of the elements of the business model of private firms to increase revenue, offset initial capital outlay, and to offer a	The fiscal impact for this item is not known at this time.

		higher annual payment to the City. This is an item that MDMHOA, user groups, and NMUSD do not fully support. Given the proximity of the facility to Davis School and the requirements of the youth leagues currently using the facility that specifically prohibit the sale of alcohol when the children are playing, the window of time for alcohol sales is minimal.	
9	User groups will consider paying/donating funds to offset the City's estimated unrecovered operation and maintenance expenses to keep it as a City-run facility.	Staff will evaluate a supplemental fee structure for the user groups that qualify for no-fee/reduced fee rentals. Paying \$35/hr of field use would generate approximately \$40,000 in revenue. Conversely, these user groups may opt to fundraise and donate an equivalent amount.	The City's approved budget currently covers the unrecovered expenses to allow these Costa Mesa groups to play. Additional revenues and/or donations would cover the current net subsidy to maintain and operate the facility.
10	Does the Grant Deed allow the City to enter into an agreement to improve, operate, and maintain the facility?	The sale, lease, or disposal of any of the premises covered by the Grant Deed requires the written approval of the grantor. The City Attorney's office has contacted the grantor who indicated that they would need to review the proposed agreement in order to determine if said agreement would be considered a change to the terms of the deed. An agreement has not yet been drafted and cannot be provided.	The financial impact will not be known until an agreement is drafted and the grantor renders their decision on the agreement.
11	Permit parking as a mitigation to increased traffic due to intensified use of the facility.	Staff implemented a pilot program prior to the 2012 OC Fair as a result of requests from the MDMHOA residents; this has been very successful.	This is an in-house program that does not require additional resources.
12	MDMHOA supports the construction of entry monument signage at Junipero Drive and Presidio Drive.	In an effort to enhance, beautify, and discourage entry to the neighborhood by non-residents, the entryway to the MDMHOA from Junipero Drive is being proposed as a potential mitigation to the traffic issues brought up during the meetings.	Staff estimates that neighborhood entryway improvements similar to the ones proposed for other neighborhoods cost approximately \$125,000.

ALTERNATIVES CONSIDERED:

1. City Council may direct staff to discontinue all efforts to develop an agreement for the upgrade, operation, and maintenance of the facility as a result of the issues brought forth by the Task Force.
2. City Council may direct staff to complete the traffic, parking, and noise studies, and if the results of the studies indicate that it will require mitigation measures beyond what the existing improvements can support, discontinue all efforts to develop an agreement for the upgrade, operation, and maintenance of the facility.
3. City Council may direct staff to complete the traffic, parking, and noise studies and issue requests for proposals to retain the services of a qualified operator.

FISCAL REVIEW:

The fiscal impact for Alternative 1 continues to be the same as currently budgeted.

The costs to conduct the studies in Alternative 2 are estimated to be approximately \$20,000 and would be funded from the Capital Improvement Fund.

The fiscal impact for Alternative 3 is unknown at this time; however, the costs to conduct the studies will be the same as Alternative 2.

LEGAL REVIEW:

Alternatives 1 and 2 do not require a legal review. The agreement for Alternative 3 would need to be prepared by the City Attorney's office.

CONCLUSION:

The TeWinkle Park Athletic Complex Task Force has completed the task of developing a concept plan for the proposed agreement. However, the approved plan also includes a number of issues and impacts that will need to be resolved prior to its implementation. Staff requests City Council's direction as to the next steps to be taken for this project.



ERNESTO MUNOZ
Public Services Director



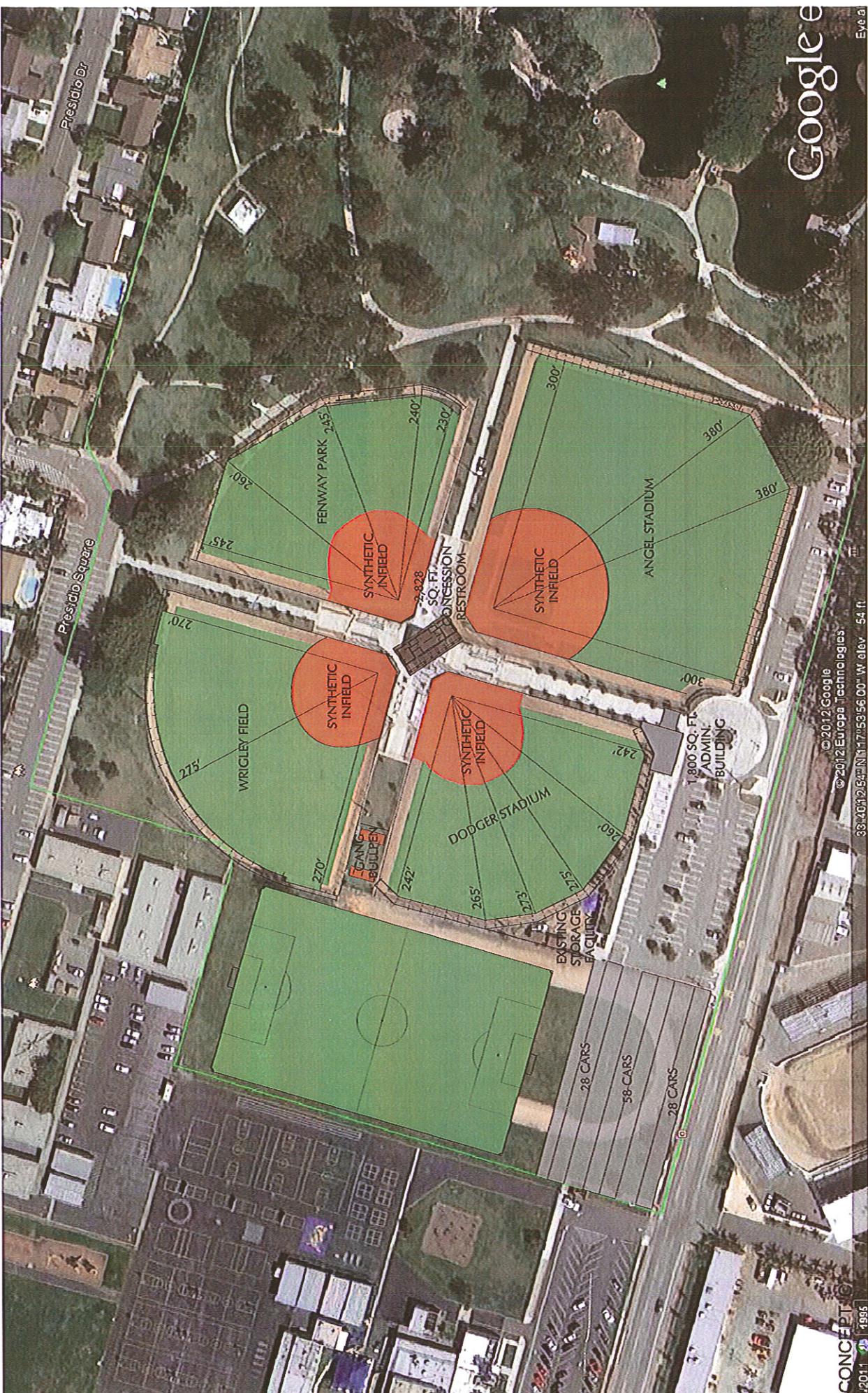
FARIBA FAZELI
Interim City Engineer

ATTACHMENTS: 1 Plan "C"

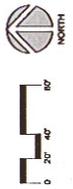
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TEWINKLE PARK ATHLETIC COMPLEX
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 33°40'12.62"N 117°53'56.00"W Elev. - 54 ft.

CONCEPT
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