



## CITY OF MARTINEZ

## CITY COUNCIL AGENDA November 17, 2010

**TO:** Mayor and City Council

**FROM:** Mitch Austin, Recreation Manager

**SUBJECT:** Feasibility of Proposition 84 Grants Funds for Golf Course Purchase/Project

**DATE:** November 10, 2010

### **RECOMMENDATION:**

Direct staff to secure resources to provide a competitive application for Proposition 84, Statewide Park Program Grant funds for construction of a park and park amenities at the Center Avenue property that is zoned for park use and owned by the City.

### **BACKGROUND:**

At the September 1, 2010 meeting of the City Council recommendations were made regarding application for the second round of competitive grant funding provided through Proposition 84 Statewide Park Program. The PRMCC recommend and the City Council approved placing an application for funding improvements to the Ferry Point Park and the Fishing Pier. The Council also asked staff to further explore the possibility of submitting a second application for purchase of the Pine Meadows Golf Course to provide a park/amenity on the south side of Highway 4.

Staff has had several meetings with Christine Dean the spokes person for the family that owns Pine Meadows Golf Course. In our meetings Mrs. Dean expressed an interest to work with the City to use of all or a portion of the land for park purposes. The cost for even a portion of the land would take nearly all the Proposition 84 funding leaving little to improve the land. Discussions with the City's grant writer Tempra Board regarding the competitiveness of the grant indicates that due to the cost of the land purchase the project would not score well. She was also asked to consider the property on Center Avenue that the City owns as a potential project for park and community center which is not far from Pine Meadows Golf Course and on the south side of Highway 4.

Tempra Board a grant writer for the City who has past experience writing Proposition 84 grants provided feedback on the City's options for a second grant application looking at the golf course and property on Center Avenue. She advised City staff that the Golf Course project, given the amount of money needed to purchase the land, leaves too few dollars to propose construction of amenities that would make the project competitive with others from throughout the State. She believes that focusing Proposition 84 Statewide Park Program grant efforts on the City-owned property on Center Street has a greater chance of competing for the \$5 million grant. Not only

can the full \$5 million go into improvement of the park land and addition of amenities, but this piece of property ranks higher than the Pine Meadows Golf Course on key qualifying criterion, parks per 1,000 people. The Golf Course has 1.34 acres per 1,000 and the property on Center Avenue has 0.00 acres per 1,000. This would mean the property on Center Avenue would likely score the maximum 18 points for this important criterion, whereas the Golf Course would score markedly less on this criterion. In addition to the above information the City recently learned that of the 62 projects approved by the State in the first round of funding, 50 of the funded projects were for new parks and project types like the one proposed for Center Avenue. Unfortunately, the City did not receive funding for the application it submitted for improvement of Waterfront Park and the Old Train Depot. Staff is following up with the State to find out how we can be more competitive in the next round of applications.

Proposing a community center and park at the Center Avenue location has many benefits to the community, but some potential draw backs for the immediate area that will require further discussion and exploration. Impacts such as:

- Traffic
- Noise
- Construction activity

Exploration of these impacts and discussion of design and amenities would occur in the five outreach meetings required for the grant and any other public meetings discussing the project. The immediate neighborhood and community at large would be invited to all five outreach meetings to discuss what their vision and support for a park project and amenities in this location should look like. The property shown in Attachment “A” is zoned for park use. The site itself is comprised of a large hill and overlooks the Benica-Martinez Bridge and Mount Diablo. Using the height advantage of the site and directional situation of the community center there is the potential for mitigation of sound issues while taking advantage of the views provided at the sight.

The extensive nature of the grant writing required to provide a successful application is cannot be accommodated with current level of resources given the amount of grant work staff has been directed to complete. It is therefore necessary to incorporate use of a grant writer and engineering/architectural support to assemble a competitive grant application. Staff is recommending the City Council provide funding out of Unallocated Reserves so staff can acquire these services.

### **FISCAL IMPACT:**

Due to the amount of grants being submitted for Proposition 84, Statewide Grant Program and the limited staff resources, staff is requesting authorization to use money from the Unallocated Reserves to secure resources to complete the grant. Resources include a grant writer, engineering services to cost to estimate improvements. The estimated the costs for the grant writing support services will not exceed \$9,500.

**ACTION:**

Adopt resolution authorizing the City Manager to expend up to \$9,500 to secure resources to complete the Proposition 84, Statewide Park Program Grant to propose a park and amenities at the Center Avenue property that is zoned for park use and owned by the City.

Attachments: Resolution and Map

A handwritten signature in black ink, appearing to read "Philip Vance". The signature is written in a cursive style with a large initial "P".

**APPROVED BY:** City Manager

RESOLUTION NO. -10

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXPEND UP TO \$9,500 FROM UNALLOCATED RESERVES TO SECURE RESOURCES TO COMPLETE THE PROPOSITION 84, STATE NATURE EDUCATION FACILITIES GRANT BY THE MARCH 1, 2011 DEADLINE FOR A PROPOSED PARK AND AMENITIES AT THE CENTER AVENUE PROPERTY WHICH IS OWNED BY THE CITY

**WHEREAS**, at the September 1, 2010 meeting Council directed staff to explore the feasibility of using the Pine Meadows Golf Course land to provide a park and amenities on the south side of Highway 4 to Martinez residents though use of Proposition 84 Statewide Park Program grant funding; and

**WHEREAS**, the there is also an opportunity to provide a park and amenities on the south side of Highway 4 on the City owned Center Avenue property; and

**WHEREAS**, it has been determined that the property on Center Avenue would make a more competitive application for Proposition 84 funding because all the grant funding could go into improvements and the park acreage per 1,000 residents in that the ½ mile radius of the property is 0.00 acres; and

**WHEREAS**, the resources needed to prepare a competitive grant application requires securing a grant writer and professional engineering/architectural services; and

**WHEREAS**, sufficient funding exists in the unallocated reserve contingency account.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council adopts a resolution to authorize a transfer of \$9,500 in expenditure appropriations from the unallocated reserves contingency account to various contract services accounts to complete a Proposition 84 Statewide Park Program grant deadline of March 1, 2011.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a Regular Meeting of said Council held on the 17<sup>th</sup> day of November, 2010 by the following vote:

AYES:

NOES:

ABSENT:

RICHARD G. HERNANDEZ, CITY CLERK  
CITY OF MARTINEZ

Center Avenue City Owner Property

