

Town of Yucca Valley
TOWN COUNCIL STAFF REPORT

To: Honorable Mayor & Town Council
From: Jessica Rice, Senior Management Analyst

Date: September 10, 2020

Meeting Date: September 15, 2020

Subject: Tri-Valley Little League Properties – Acquisition Agreement

Recommendation:

That the Town Council approves the acquisition agreement with Tri-Valley Little League in the amount of \$8,720.00 subject to minor changes that do not impact the purchase price and are approved by the Town Attorney and Town Manager, and authorizing the Town Attorney, Mayor, and Town Manager to sign the Agreement and all necessary documents to open and close escrow and to acquire the property.

Order of Procedure:

- Request Staff Report
- Open and Conduct Public Hearing
- Council Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question

Discussion

The Town’s General Plan Open Space and Conservation Element outlines the framework that addresses the development of the community with the long-term conservation and management of open space lands in and around the Town for the protection of natural, scenic and recreational resources. Additionally, within this element, the General Plan relies on the Parks & Recreation Master Plan to provide a road map for planning current and future community park facilities.

Parks & Recreation Master Plan Findings and Recommendations

In 2019, the Town Council approved the updated version of the Town’s Parks & Recreation Master Plan, which had previously been updated in 2008. This updated document is intended to serve as a blueprint for the acquisition and development of facilities and to address current deficiencies to meet the community’s recreational needs. This update was based on the vision that recreation facilities, programs, and open space are important resources within the Town that enhance the community health, enrich the lives of residents, and contribute to the unique community identity and quality of life Town wide. Further, the Parks & Recreation Master Plan was developed as an implementation tool of the Town’s General Plan, providing strategies for

addressing the General Plan's goal and policies based on analysis and community input.

In the Goals and Recommendations Section of the Master Plan, the following is identified:

- Consider strategic expansions of Brehm Park, if adjacent properties become available (high priority)
- *Explore Town ownership* of Pop Rauch Park. Tri-Valley Little League's Pop Rauch Park is located adjacent to the Boys & Girls Club and across the street from Brehm Park 2. This privately-owned site is a hub for youth baseball and softball in Yucca Valley and has been maintained by volunteers. It is in need of upgrades to improve field quality, the player experience, and the spectator experience. Secure public ownership of the park and improve the fields and associated facilities. (high priority)
- *Explore partnerships*. Collaborate with the Boys & Girls Club and Tri-Valley Little League on a plan to define relationships and circulation between Brehm Parks 1 & 2, the Boys & Girls Club site and Pop Rauch Park. (high priority)

Proposed Transaction

Tri-Valley Little League approached the Town with an offer to sell the properties and existing improvements in return for the Town's commitment to purchase, maintain and operate the properties as a public park as identified in the Acquisition Agreement:

- The Town will agree to keep the Property primarily as a family recreation, baseball and softball league fields, and sports area, and secondarily as a general park use facility in accordance with the Town's Recreation Masterplan and Prop 68 Desert Communities Grant and related policy direction.
- Seller will be allowed priority use of the facility, including the Miracle Field at Brehm Park 2 (with the exception of the nights when the Miracle League plays, typically Monday's) during jointly-identified season(s) in accordance with the Town's Facility Use Policy. Use fees for the Property will be set at the rate established from time to time as recommended by the Town of Yucca Valley Parks, Recreation and Cultural Commission and approved by the Town of Yucca Valley Town Council.
 - o Seller shall receive Thirty-Four Thousand Eight Hundred Eighty Dollars and Zero Cents (\$34,880.00) in field use credits ("Field Use Credits"). The Town shall maintain an accounting of Seller's use of the Field Use Credits. The Field Use Credits shall expire ten (10) years after the Close of Escrow. The Field Use Credits may only be used by the Seller for the use of the Property, and may not be transferred or sold to any other person or entity without the written consent of the Town.

If approved, the transaction will add approximately 8 acres of developed park land into the Town's maintained park inventory. The attached draft Acquisition Agreement is structured to utilize an escrow account to administer the transaction. The Acquisition Agreement outlines the following assumptions:

- Town to own the Tri-Valley Little League properties (APN's 0595-071-04 & 0595-091-06), including existing improvements, upon close of escrow.
- Town to acquire the properties at a price of \$8,720, and provide Tri-Valley Little League \$34,880 in field credits. This acquisition structure provides a 20/80 split of cash and field use credits to allow Tri-Valley Little League to attain funding up front for remaining debts, while continuing to build financial security through credits.
- In addition to the asset of land and existing improvements, Town will assume liabilities including:
 - o Deferred maintenance that has been postponed or not completed
 - o Identified ADA improvements
 - o Capital improvements needs
- Tri-Valley Little League will participate in minor maintenance during the season including:
 - o Drag field before/between games with Town provided drag
 - o Assist with restroom maintenance during the season
 - o Other tasks as mutually agreed upon
- Tri-Valley Little League will maintain scheduling priority between February - August

On-going Annual Maintenance

Annual operating costs for the Tri-Valley Little League properties are estimated at \$80,000 per year depending on scheduled use and environmental factors. Such factors include user schedules, field demand, utility consumption and rates, and maintenance protocols. The Town outlay for capital improvements in future years is estimated at \$585,000.

Alternatives

Staff recommends no alternate action, as the offered properties are consistent with the Town's General Plan, Parks & Recreation Master Plan, and provides a needed asset to the Town.

Fiscal Impact

Purchase Price Costs:

Town to acquire the properties at a price of \$8,720, and provide Tri-Valley Little League \$34,880 in field credits. The purchase price of \$8,720 will be accommodate by the Capital Project Reserve Funds of the adopted FY 20-21 budget. The Town completed a restricted appraisal on

the Tri-Valley Little League properties which indicated a market value estimate of \$265,000. The proposed financial transaction reflects the anticipated capital costs required to bring the property up to a minimum operating standard.

Operating Costs:

The property maintenance and operating costs are estimated at \$80,000 for FY 20-21. These costs are estimated to be accommodated by the FY 20-21 budget and Staff will return to Council at a future meeting to allocate the operating and maintenance costs within the FY 20-21 General Fund budget.

Capital Improvement Costs:

The capital improvement costs for the property are estimated at a total of \$585,000. Town staff will return to Council at a future meeting date to appropriate funds once project estimates are determined. Available funding sources are estimated to include the Capital Project Reserve Fund, CDBG Funds, Prop 68 Funding, or other special revenue funds.

Attachments:

9 15 20 TVLL Property Acquisition Agreement
Parks and Rec Master Plan Chapter 4