



## City Council Agenda Item Staff Report

CITY OF SAN BRUNO

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**DATE:** March 28, 2023

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Jovan D. Grogan, City Manager

**PREPARED BY:** Ann Mottola, Community Services Director

**SUBJECT:** Consider Adoption of Two Resolutions to:  
(1) Restore Funding for the Florida Avenue Park Construction CIP Project Through an Appropriation of \$2,000,000 From the Development Impact Fees - Community Facilities Impact Fees Subaccount  
(2) Appropriate \$51,409 for the Pacific Heights Park Pathways Rehabilitation CIP Project; and Approve an Appropriation Adjustment to the FY 2022-23 Community Services Parks Division Budget in the Amount of \$91,520 for the City Park Tennis Courts Resurfacing Project, and Fund Both Projects From the General Fund Capital Reserve Fund

### **BACKGROUND:**

In the 2022-23 CIP budget, several projects were funded or proposed to be funded by the Park In Lieu Fund. Several projects (including the Florida Avenue Park Development Project and the Pacific Heights Park Pathways Rehabilitation Project) were subsequently defunded due to a refund of developer fees, leaving the Park In-lieu Fund depleted.

As a result of increased general revenues and economic development activity, the City currently has sufficient funds in its Development Impact Fee accounts and the General Fund Capital Reserve Fund to restore funding to the Florida Avenue Park Development Project and the Pacific Heights Park Pathways Rehabilitation Project. Additionally, staff and tennis court users have noted that the City's tennis courts in City Park require maintenance/resurfacing. This staff report recommends the appropriation of funds to embark on the aforementioned projects.

### **DISCUSSION:**

#### **Florida Avenue Park**

In October 2014, City Council authorized the purchase of 324 Florida Avenue for use as a neighborhood park. Work began in 2016 with remediation of the site and a community engagement process to engage local residents in the design of the future park.

The park design was completed in Fall 2017 and the project was bid for construction; however, the construction of the park was placed on hold due to an appeal of the project design. Following a settlement with Friends of Florida Park in Fall 2019, Staff worked with the landscape design firm MIG to finalize a new park design. This revised design was approved by City

Council at their September 24, 2019, meeting.

On May 26, 2020, Council adopted resolution 2020-36 authorizing a restart of the Florida Avenue Park project with MIG. Included in this scope was the development of construction documents that would serve to position the project as more competitive in future grant processes.

City Staff has applied for two grants through the Prop 68 Statewide Park Development and Community Revitalization Program to fund this park development but was unsuccessful in both attempts. The last round of grants through this source has been completed.

Staff submitted this project in the 2022-23 CIP budget to be funded through the Park In-lieu Fund. The project, however, remains unfunded as those funds are no longer available due to reimbursement of developer fees to an applicant that withdrew a project. The estimated cost of construction of the park is \$2,000,000. Staff is recommending an appropriation from Development Impact Fees - Community Facilities Impact Fees Subaccount. This is appropriate, as the Community Facilities Impact portion of the City's Development Impact Fees is designated for the significantly expansion or creation of new park/recreation facilities and other related facilities (e.g. parks corporation yard, library, etc.).

#### **Pacific Heights Park Pathways Rehabilitation Project**

This park site is part of a multi-year project to upgrade park pathways as part of the ADA Transition Plan. This is the final pathway in the park system that has been identified as needing rehabilitation. In previous years San Bruno City Park, Commodore Park, and Grundy Park pathways have been rehabilitated.

The rehabilitation of the Pacific Heights Park will require the removal of existing asphalt and repaving in many locations, crack-fill and sealing, and the application of a slurry finish to the pathway surface to prevent further deterioration from water intrusion.

Staff submitted this project for funding through the Prop 68 Per Capita Grant Program and was awarded \$205,635. This project requires a match of 20% of the total project cost in the amount of \$51,409. Staff submitted the matching funds for this project in the 2022-23 CIP budget to be funded through the Park In-lieu Fund. The matching funds remain unfunded as those funds are no longer available due to reimbursement of developer fees to an applicant that withdrew a project. Staff is recommending an appropriation from the General Fund Capital Reserve Fund for this project.

#### **City Park Tennis Courts Resurfacing**

The four tennis courts located at City Park are the only City-owned tennis courts and are in need of resurfacing. It has been over ten years since the last resurfacing. As a result, the courts are cracking, fading, and becoming slippery for players even in dry conditions.

The project will include a complete leveling, crack repair, resurfacing, and painting of the courts. Layout and striping will be included for the four tennis courts with two 2 pickleball courts on two of the tennis courts using the same nets. The existing net posts will also be repainted with black enamel paint. This resurfacing will last for approximately 8 years and be a great benefit to our local tennis community who use our courts frequently. As these are the only tennis courts in the

area and the playing surface has become significantly degraded, Staff is recommending an appropriation from the General Fund Capital Reserve Fund for this project. The estimated cost of this project is \$91,520.

**FISCAL IMPACT:**

The total cost to execute these projects is \$2,142,929. Should Council approve this request, the projects will be funded from the General Fund Capital Reserve Fund and the Development Impact Fees (DIF) - Community Facilities Impact Fees Subaccount.

<b>Project</b>	<b>Project Budget</b>	<b>Proposed Funding Source</b>
Florida Avenue Park Construction	\$2,000,000	DIF Community Facilities Impact Fees Subaccount
Pacific Heights Pathways Rehabilitation	\$51,409	General Fund Capital Reserve
City Park Tennis Courts Resurfacing	\$91,520	General Fund Capital Reserve
<b>Total Projects Cost</b>	<b>\$2,142,929</b>	

Prior to the recommended appropriation, the ending balance at June 30, 2023 in the DIF Community Facilities Impact Fees Subaccount is projected to be \$6.8M. An appropriation of \$2M for the Florida Park Project will decrease the projected ending balance to \$4.8M.

Prior to the recommended appropriation, the ending balance at June 30, 2023 in the General Fund Capital Reserve Fund is projected to be \$27.9M. A combined appropriation of \$142,929 for the Florida Avenue Park Development Project and the Pacific Heights Park Pathways Rehabilitation Project will decrease the projected ending balance to approximately \$27.75M.

**ENVIRONMENTAL IMPACT:**

The action is not a project subject to CEQA. City Council's action is not considered a "Project" per CEQA Guidelines and therefore no further environmental analysis is required.

**RECOMMENDATION:**

Consider adoption of two resolutions to:

- (1) Restore Funding for the Florida Avenue Park Construction CIP Project Through an Appropriation of \$2,000,000 from the Development Impact Fees - Community Facilities Impact Fees Subaccount
- (2) Appropriate \$51,409 for the Pacific Heights Park Pathways Rehabilitation CIP Project; and Approve an Appropriation Adjustment to the FY 2022-23 Community Services Parks Division Budget in the Amount of \$91,520 for the City Park Tennis Courts Resurfacing Project, and Fund Both Projects from the General Fund Capital Reserve Fund

**ALTERNATIVES:**

1. Approve project but designate an alternative funding source.
2. Approve funding for some, but not all of the projects.
3. Not approve funding of these projects at this time.

**ATTACHMENTS:**

1. Resolution – Restoration of Funding for Florida Avenue Park
2. Resolution – Restoration of Funding for Pacific Heights Park and Appropriations Adjustment for City Park Tennis Courts