



MEMORANDUM TO VENICE CITY COUNCIL

THROUGH CHARTER OFFICER: Edward Lavalley, City Manager

E-SIGN:

FROM: James Clinch P.E., Assistant City Manager

DEPARTMENT: Public Works

DATE: 9/3/24

MEETING DATE: 9/10/24

SUBJECT / TOPIC: Resolution 2024-20: Parks Interlocal Agreement with Sarasota County

BACKGROUND INFORMATION:

The City is currently in year 13 of a Parks Interlocal agreement with Sarasota County which will terminate in 2 years on October 1, 2026 (FY27). The original agreement was entered into in 1992 based on a settlement agreement with Sarasota County and the current agreement was executed voluntarily between the City and the County in 2011. With the terms of the current agreement, the County provides operation and maintenance services to 17 City parks at an average annual operating cost of \$3 million dollars. All capital replacement and maintenance (items costing over \$5000) are solely the responsibility of the City.

There has been active and ongoing negotiation between City and County staff on the current Parks Interlocal agreement since 2018 with numerous staff level meetings held to discuss the overall approach to a new agreement. On April 11, 2023, the City sent a letter to Sarasota County regarding the Interlocal and the future opportunities to improve Wellfield Park. Sarasota County sent a response on July 12, 2023, that included a proposed "Statement of Principles" summarizing the updated framework for a new Parks Interlocal agreement.

At the November 28, 2023 City Council meeting, staff presented these "Statement of Principles" and City Council endorsed the proposal, the funding strategy, and authorized staff to proceed with finalizing the new Interlocal Parks Agreement. The City's negotiating team met with Sarasota County staff monthly for the past 9 months to develop this package of three (3) agreements:

1) Parks Interlocal Agreement:

- a. "Statement of Principles" maintained
- b. Agreement Term: 10 years + (2) 5-year renewals = 20 years total
- c. County to operate "Regional Parks": Beaches, Wellfield Park (County owned), Chuck Reiter (3 years), Marina Park, Pinebrook Park, Venetian Waterway Park (VWP) East Side
- d. City to operate "Neighborhood Parks": Legacy, Venice Community Center (VCC), VWP West side, Myakka, Higel, Chauncy Howard, Hecksher

- e. City to convey Wellfield Park and County to rebuild as regional athletic facility: \$40 Million renovation project, future maintenance, and future capital improvement responsibility of County in perpetuity

2) Wellfield Park Conveyance Agreement:

- a. Closing Date: May occur prior to new Interlocal project design can begin
- b. Wellfield Property to be Conveyed: +/- 80 acres, includes all athletic park and parking areas (does not include Public Works)
- c. Deed Reversion Clause: Must be operated as a “Regional Athletic Park”
- d. Blanket Utility Easement over entire property for City use
- e. FDEP closure of contamination monitoring will occur prior to closing

3) Funding Agreement:

- a. Defines City’s funding role in the \$40 Million Wellfield Park Project
- b. All funds are tied to the Wellfield Park Regional Park Project
- c. City is limited to \$20 million in total project funding
- d. \$5 Million due within 1 year of Wellfield conveyance (FY26)
- e. \$15 Million in Park Impact Fees, approx. \$1 Million per year for 15 years
- f. Impact Fee revenue projections support this total amount
- g. Ability to pay debt sooner and use alternate funding sources

NEXT STEPS:

After these agreements are approved by both the City and County, the City will immediately begin working on the terms of conveyance for the Wellfield Park property. It is anticipated that the conveyance of the property could occur prior to the new Parks Interlocal agreement effective date. This would permit Sarasota County to begin the design work on the Wellfield Regional Park Project.

Approval of these agreements will allow for clear future direction for Venice Parks and the overall budget. The City will have two (2) years for the strategic planning, policy decisions, and budgetary preparation necessary for the successful operational transition of the neighborhood parks and the Venice Community Center beginning on October 1, 2026.

SUPPORTS STRATEGIC PLAN: Goal Two: Provide Efficient, Responsive Government with High Quality Services

COUNCIL ACTION REQUESTED: For Council Adoption by Motion

Cc: Rick Simpson, Director of Public Works