

# PARKS INTERLOCAL



**NOVEMBER 28, 2023**

**James R. Clinch, PE, Assistant City Manager**  
**Rick Simpson, Director of Public Works & Asset Management**

# **PRESENTATION SUMMARY**

- 1. INTERLOCAL HISTORY & PURPOSE**
- 2. CURRENT COUNTY PROPOSAL**
- 3. REGIONAL SPORTS - WELLFIELD PARK**
- 4. FINANCIAL STRATEGY**
- 5. CONCLUSIONS**

# INTERLOCAL HISTORY & PURPOSE

1. O&M Agreement for the mutual benefit of park users (City residents, County residents & visitors)
2. Currently in year 13 of Parks agreement which will terminate October 1, 2026 (FY27)
3. Original agreement was entered in 1992 (Settlement)
4. Current agreement was executed in 2011 (Voluntary)
5. Term: 10 years, October 1, 2021 (FY22) + 5 YR Renewal

# INTERLOCAL HISTORY & PURPOSE

## 6. Provides O&M Services to 17 City parks at \$3 Million/Annually

- ▶ All Beaches & Lifeguards (Venice Beach)
- ▶ Athletic Field maintenance & League agreements
- ▶ Mowing & turf maintenance
- ▶ Daily trash collection & cleaning restrooms
- ▶ All routine repairs - fencing, painting, lighting etc.
- ▶ Vendors & Special Events
- ▶ Quarterly Inspections and Reports (City & County)

# INTERLOCAL HISTORY & PURPOSE

\$3,000,000 Annual Operating Cost (FY23)

1. \$1 million: Beach Parks
2. \$1 million: Athletic Parks
3. \$1 million: Local Neighborhood Parks

# EXISTING - COUNTY & CITY O&M

<u>County Maintained Parks</u>	Size (Acres)	Property Ownership
Brohard - Service Club Park	7.75	CITY
Brohard - Pier Parking Area	21.00	CITY
Brohard - Maxine Barritt Park	23.00	CITY
Brohard - Paw Park	2.00	CITY
Brohard - South Brohard Park	21.00	CITY
Chauncy Howard	0.88	CITY
Chuck Reiter	9.16	CITY
East Blalock (Venice Community Center)	10.25	CITY
Hecksher	3.04	CITY
Higel Marine Park & Boat Ramp	0.94	CITY
Legacy Park	10.20	CITY
Marina Park & Boat Ramp (Hatchett Creek)	5.00	WCIND
Venice Beach	6.88	CITY
Venice Myakka River	11.00	CITY
Pinebrook Park	80.00	CITY
Wellfield	80.00	CITY
Venetian Waterway Trail	5.75	WCIND
<b>TOTAL:</b>	<b>297.85</b>	<b>AC.</b>

<u>City Maintained Parks</u>	Size (Acres)	Property Ownership
Centennial	3.90	CITY
City Hall	3.08	CITY
Dr. Fred Albee	0.45	CITY
East Gate	0.33	CITY
Fountain	0.06	CITY
Graser	0.90	CITY
Heritage	4.25	CITY
Humphris (South Jetty)	2.10	CITY
John Nolen	3.00	CITY
Michael Biehl	0.31	GCCF
Mundy	1.43	CITY
Ponce De Leon	0.13	CITY
Prentice French	3.25	CITY
Ruscelletto	1.20	CITY
Venezia	4.92	CITY
Venice Fishing Pier	0.40	CITY
Volunteer	0.83	GCCF
W. Blalock/Arboretum	4.63	CITY
<b>TOTAL:</b>	<b>35.17</b>	<b>AC.</b>

# INTERLOCAL HISTORY & PURPOSE

1. All Capital Replacement & Maintenance is City of Venice
  - ▶ Equipment replacement (HVAC, lighting, electrical)
  - ▶ Roofs, windows and fencing replacement
  - ▶ Re-decking boardwalks
  - ▶ Pavement and sidewalk replacement
  - ▶ Improvement projects & new amenities
  - ▶ ADA upgrades
  - ▶ Storm Damages & Vandalism

# INTERLOCAL HISTORY & PURPOSE

## 1. County focus is REGIONAL not LOCAL

- ▶ Shared usage by City-County-Visitors
- ▶ Sized to accommodate “Regional” usage
- ▶ Regional management model

## 2. City best suited to manage LOCAL

- ▶ Able to Provide Higher Level of Service (LOS)
- ▶ Faster response time
- ▶ Best understanding of community needs



# CURRENT COUNTY PROPOSAL

1. Staff collaboration ongoing since 2018
2. Strategic Planning January 31, 2023
3. City-County staff meetings held
4. City sent letter April 11, 2023: Wellfield Park
5. County sent response July 12, 2023: Included “Statement of Principles”

# NEW INTERLOCAL PROPOSAL

## 1. County to Manage Regional Parks:

- ▶ Beach Parks (Service Club, Pier Parking, Maxine Barritt, Paw Park, S. Brohard & Venice Beach)
- ▶ Marina Park and Boat Ramp
- ▶ Pinebrook Park
- ▶ East side of Venetian Waterway Park (VWP)

# NEW INTERLOCAL PROPOSAL

## 2. County to Own & Manage Wellfield Park:

- ▶ County to OWN and MANAGE in perpetuity
- ▶ Partner on a \$40 Million Capital Project to redevelop and improve these athletic facilities
- ▶ County to commit \$20 Million
- ▶ City to commit \$20 Million
- ▶ County to take future Capital liability

# NEW INTERLOCAL PROPOSAL

## 3. City to Manage Local Parks:

- ▶ Chauncy Howard
- ▶ West side of VWP
- ▶ Hecksher
- ▶ Higel
- ▶ Legacy
- ▶ Venice Community Center
- ▶ Venice Myakka Park
- ▶ Chuck Reiter (\*Propose to stay County management)

# INTERLOCAL HISTORY & PURPOSE

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SARASOTA  
COUNTY

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# ▶ REGIONAL SPORTS COMPLEX

# REGIONAL SPORTS COMPLEX

## 1. Twin Lakes Park (123 Acres)





# REGIONAL SPORTS COMPLEX

## 2. Englewood Sports Complex (136 Acres)



# REGIONAL SPORTS COMPLEX

## 3. 17<sup>th</sup> Street Project (200 Acres, \$65 Million)



# REGIONAL SPORTS COMPLEX

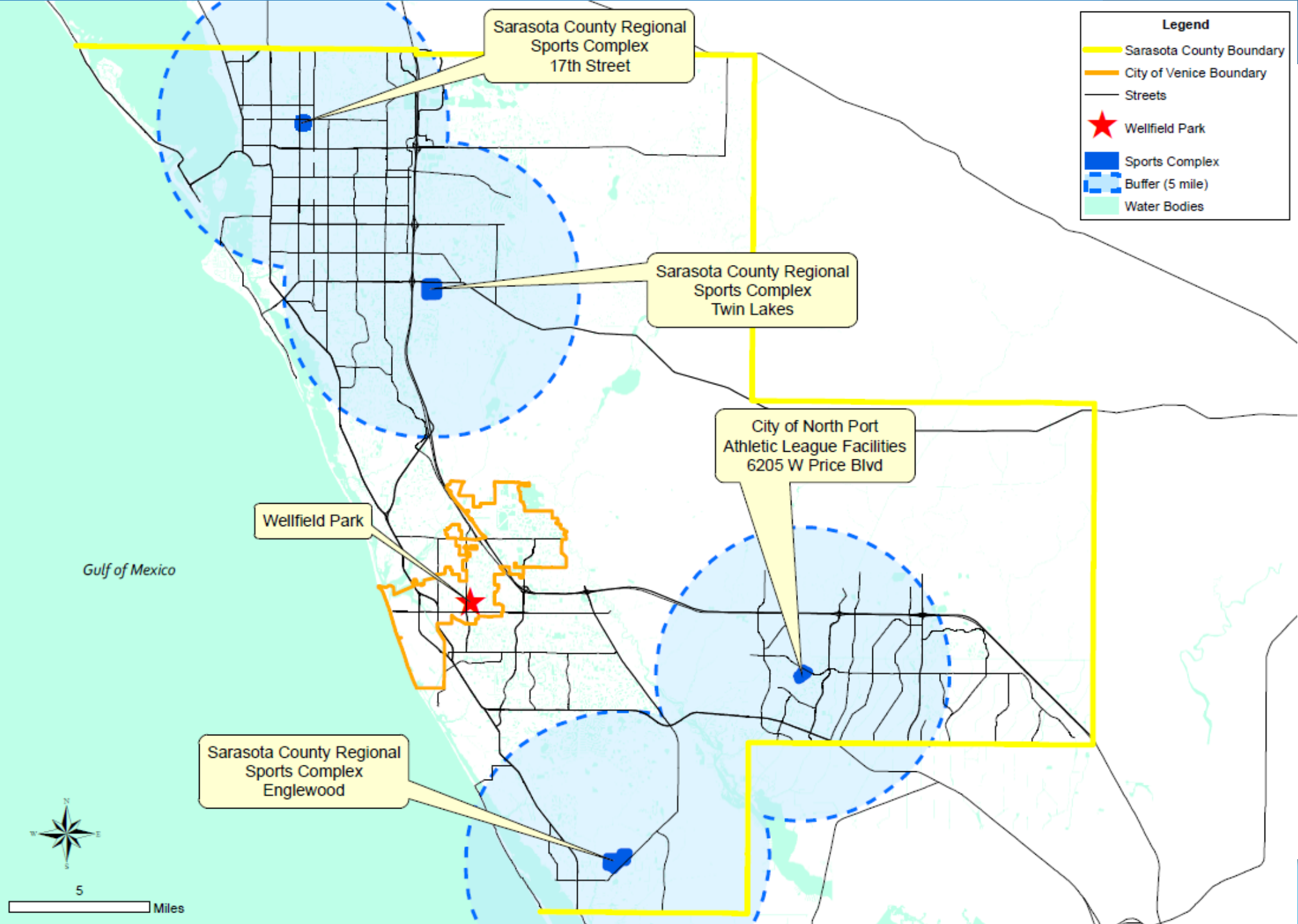
## 3. 17<sup>th</sup> Street Project (200 Acres, \$65 Million)



# REGIONAL SPORTS COMPLEX

## 3. 17<sup>th</sup> Street Project (200 Acres, \$65 Million)







# Wellfield --- PARK

  
Sarasota County

  
Venice  
City on the Gulf

# WELLFIELD PARK

(Regional: City-County-Visitors)



# WELLFIELD PARK (80 Acres)





# WELLFIELD PARK

Constructed 1970s-1980s



May 5, 1969  
Design Team for  
“Joint City-County  
Recreation Complex”

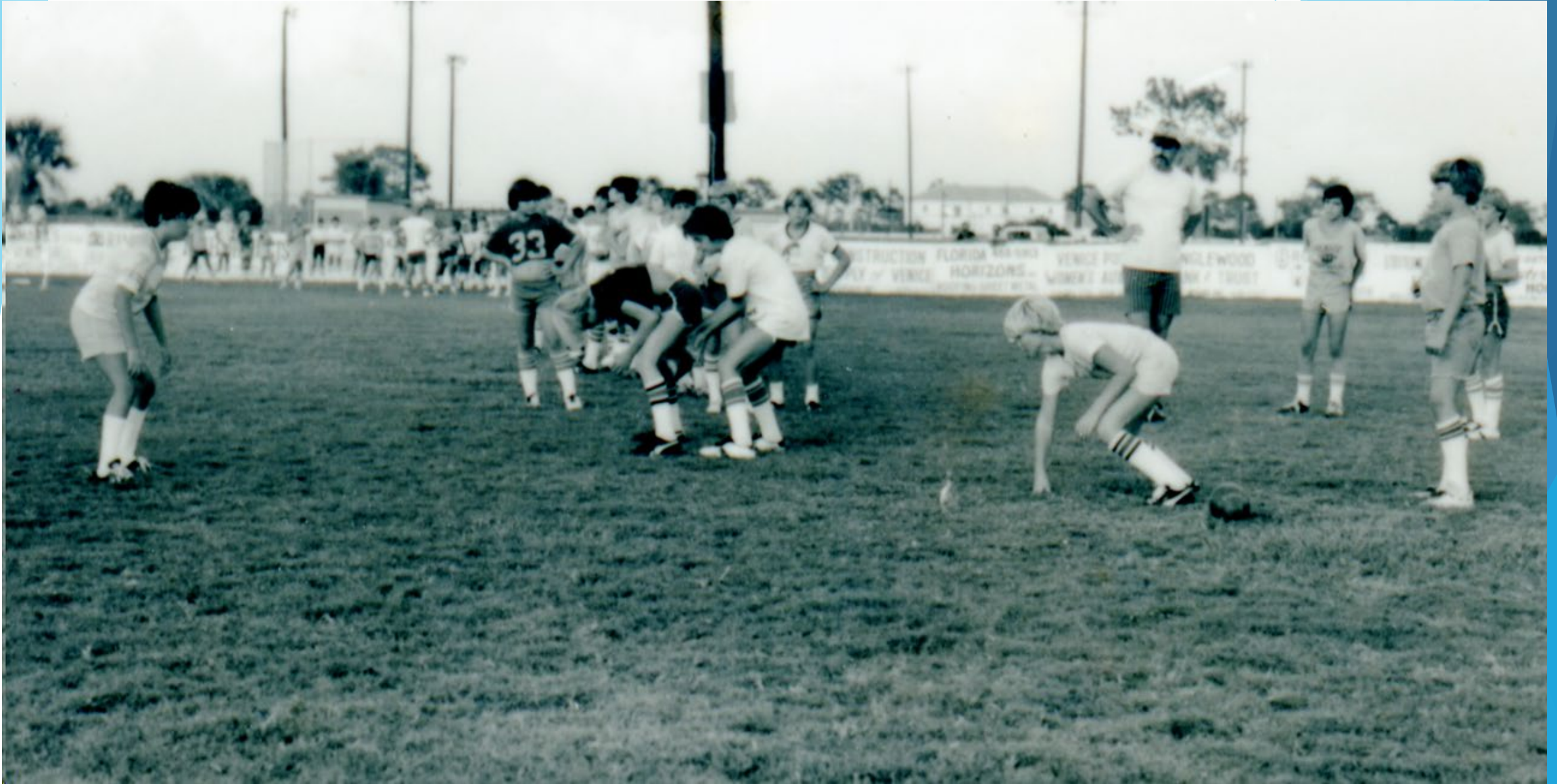
# WELLFIELD PARK

Venice Vikings 1979



# WELLFIELD PARK

Venice Vikings 1979



# WELLFIELD PARK

Venice High Softball 1979



# WELLFIELD PARK

Baseball, Jack Voigt 1979





# WELLFIELD PARK

50 Years - End of Design Life  
Outdated Facilities

- ▶ Poor field condition
- ▶ Lack of parking & ADA
- ▶ Open drainage
- ▶ High maintenance costs
- ▶ High Capital liability
- ▶ High Demand\*



# WELLFIELD PARK

- ▶ Baseball
- ▶ Soccer
- ▶ Croquet
- ▶ Football, Vikings+Flag
- ▶ Softball
- ▶ Frisbee Golf
- ▶ Basketball
- ▶ Tennis / Pickleball
- ▶ Lacrosse

# WELLFIELD PARK

- ▶ These Youth and Adult leagues are a vital part of the Venice community





# WELLFIELD PARK

- ▶ Opportunity to make Wellfield a showpiece facility for the City and County



# WELLFIELD PARK

- ▶ Master Planning
- ▶ \$40 Million Project
- ▶ Optimize Layout
- ▶ Improve Fields, Lights, Parking, Stormwater, Facilities, Safety etc.
- ▶ Continued County Operation and Capital



# FINANCIAL STRATEGY:

## FY25

- ▶ \$50,000 Venice Community Center Business Plan
- ▶ \$50,000 Wellfield Park Master Planning

## FY26

- ▶ \$450,000 Annual Operating (Staff and Equipment)

## FY27

- ▶ \$1,000,000 Annual Operating (O&M for Local Parks)
- ▶ Wellfield Project: \$5 Million from Reserves
- ▶ Dedicate Future Park Impact Fees (up to the \$15 million)

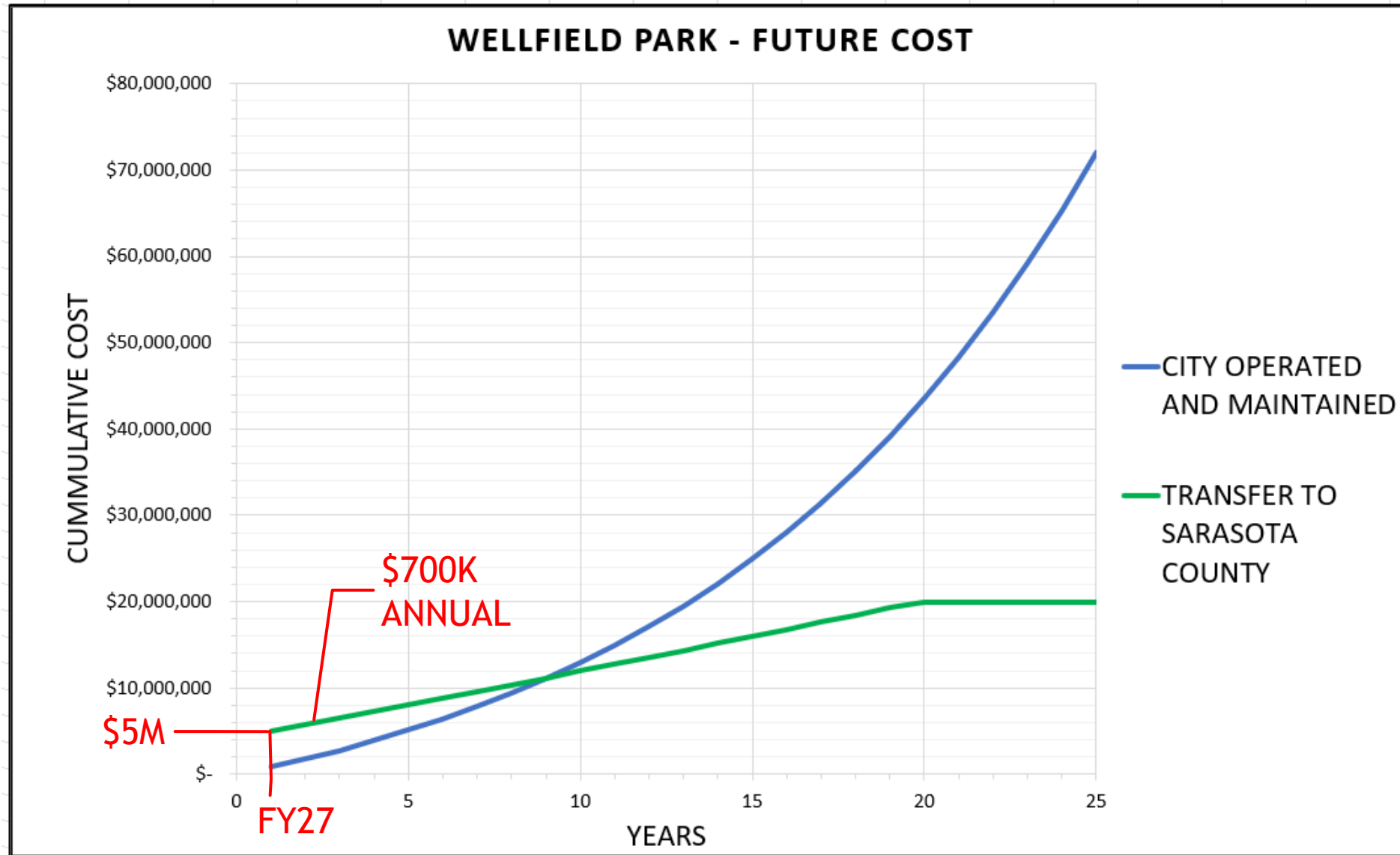
# WELLFIELD - BUSINESS CASE

- ▶ Soccer & Letson Field Re-Sod: \$162,000 (FY22)
- ▶ Hurricane Ian Damages: \$200,000 (FY23)
- ▶ Field Lighting Repairs: \$35,000 (FY24)
- ▶ Tennis Court Resurfacing: \$20,000 (FY24)
- ▶ Dugout Repairs: \$15,000 (FY24)
- ▶ Roadway Repairs: \$5,000 (Annually)
- ▶ Stormwater Repairs: \$5,000 (Annually)
- ▶ Insurance Premium: \$30,000 (Annually)

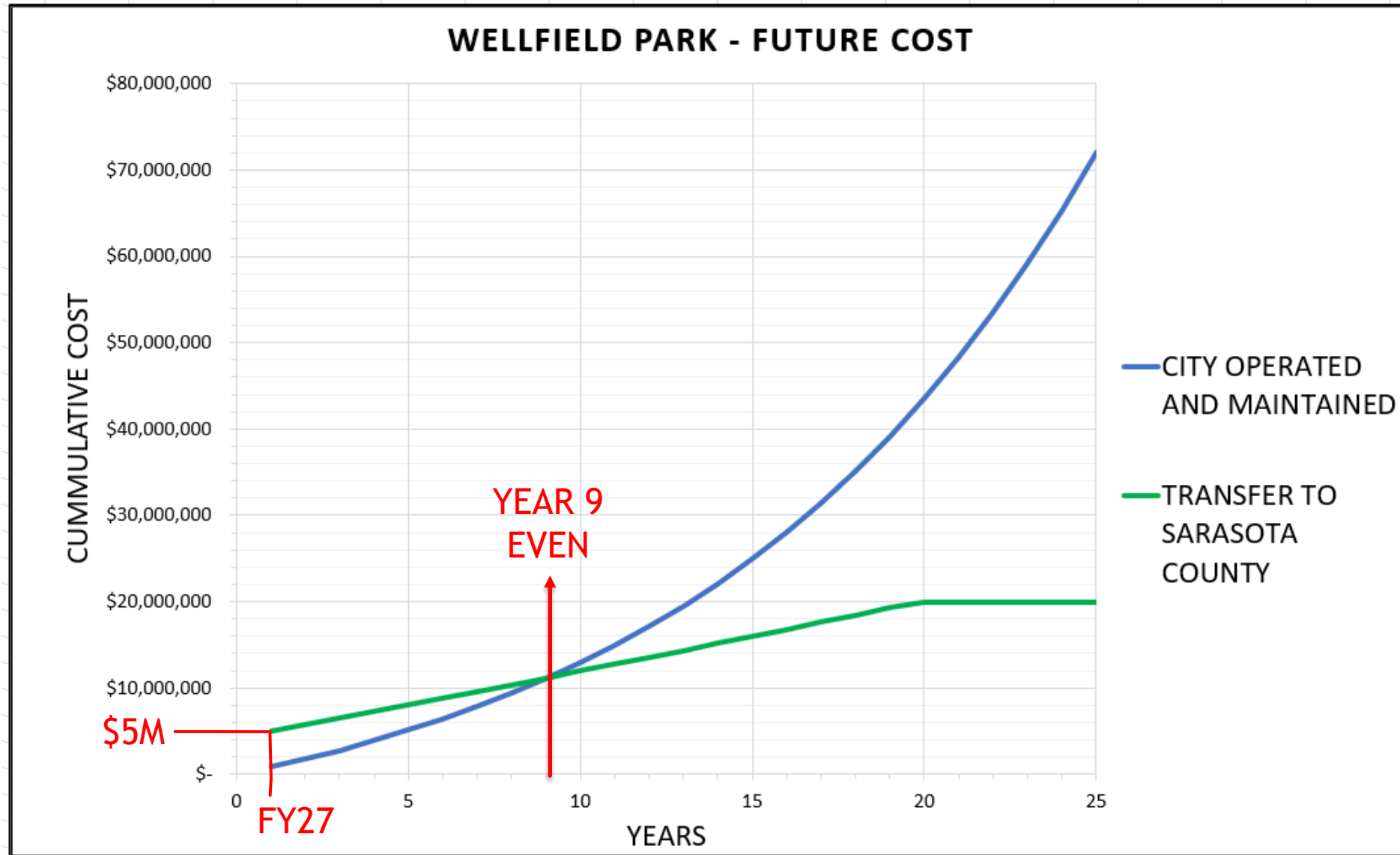
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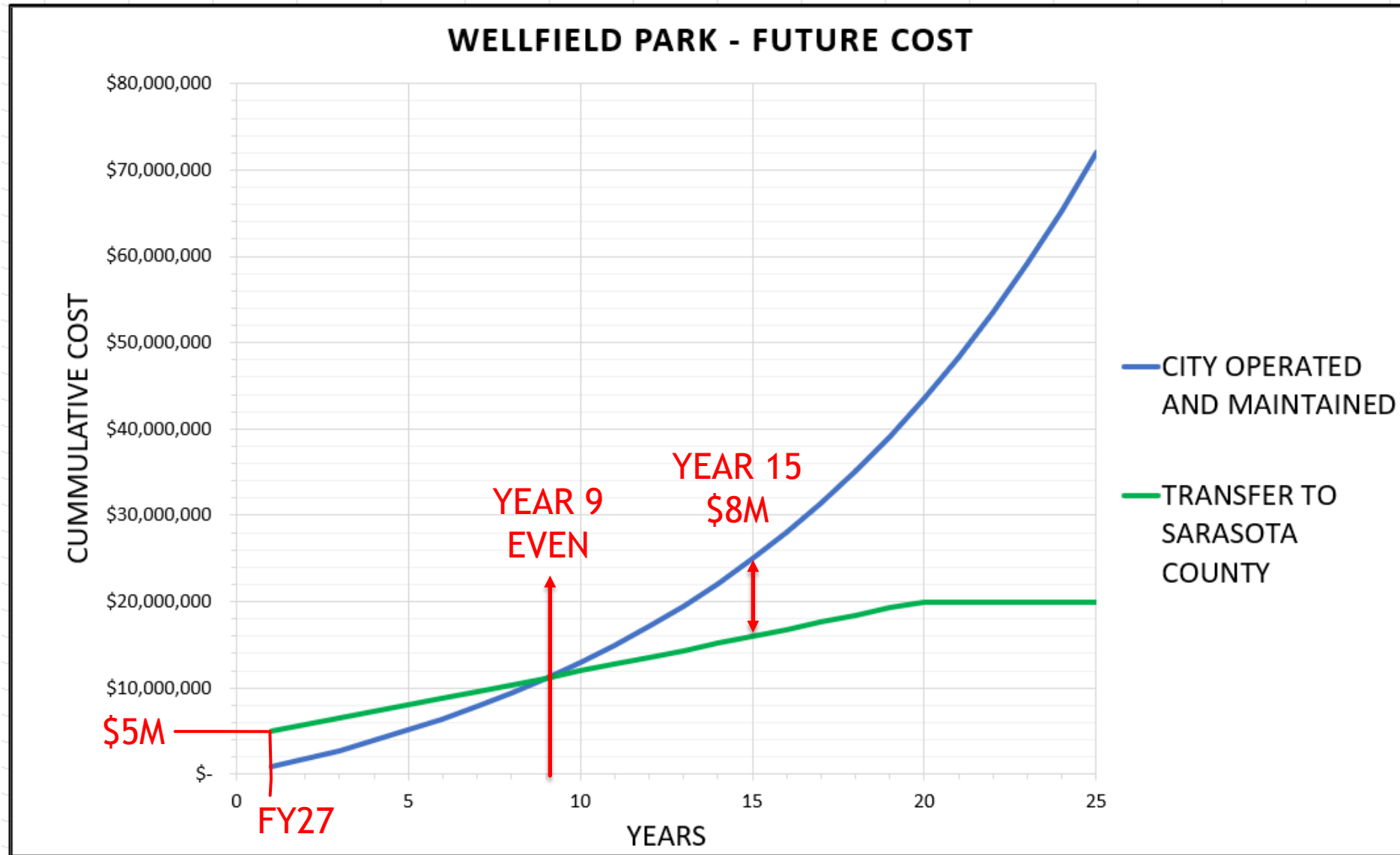
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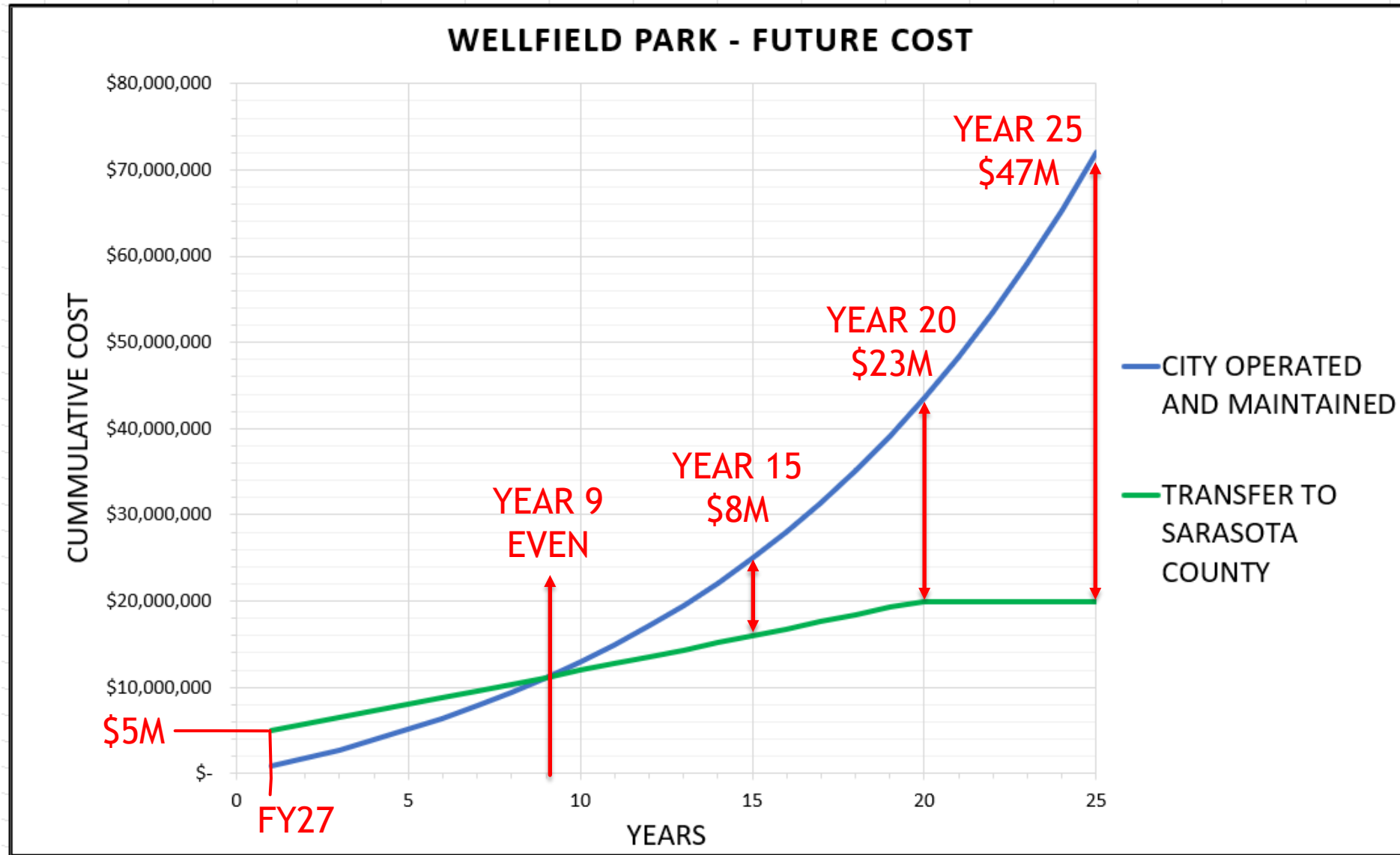


# WELLFIELD - BUSINESS CASE





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# WELLFIELD - BUSINESS CASE

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SARASOTA  
COUNTY

CITY OF VENICE

# CONCLUSIONS:

1. Staff recommends an endorsement of County terms for a new Parks Interlocal Agreement
2. Current agreement terminates in 2 years, 10 months
3. County retains O&M for Beaches and Athletics (\$2 Million annual O&M)
4. Clear future planning direction for Venice Parks and Budget

# CONCLUSIONS:

5. Significant project investment into Wellfield Park - Managed by County
6. Reduces all future capital and operating liability for Wellfield Park
7. Avoids the creation of City Recreation Department

# REQUESTED COUNCIL ACTION:

## Direct Staff to Respond to County proposal:

- ▶ Endorsement of Statement of Principles (Chuck Reiter)
- ▶ Endorsement of funding strategy
- ▶ Begin drafting new interlocal agreement
- ▶ Ask County to start Wellfield Park Master Plan process

# Agenda Attachments:

- ▶ Staff Memo
- ▶ County Letter - July 2023
- ▶ City Letter - April 2023
- ▶ Cost estimate table - Public Works
- ▶ Wellfield Park - Map & Exhibit
- ▶ County wide map - showing Regional Sports Facilities
- ▶ Current 2011 Inter-Local Agreement
- ▶ Ed Memo, August 30
- ▶ County Expense Report FY22 - Nicole E-mail