

PARKS INTER-LOCAL AGREEMENT PROPOSAL

**MARCH 09,
2021**



James R. Clinch, PE, Director of Public Works & Asset Management
Rick Simpson, Asst. Director of Public Works & Asset Management

PRESENTATION SUMMARY

1. EXISTING INTER-LOCAL AGREEMENT
2. NEW INTER-LOCAL PROPOSAL
3. OPERATIONAL & BUDGET IMPACTS
4. CONCLUSIONS

INTER-LOCAL AGREEMENT

HISTORY & PURPOSE

1. O&M Agreement for the mutual benefit of park users (City residents, County residents & visitors)
2. Original Agreement was entered in 1992
3. Current Inter-local executed in 2011 - Voluntarily
4. County had met obligations of a dual-taxation settlement
5. Term: 10 years, October 1, 2021 (FY 22)
 - a. Auto-Renewal for 5 additional years, unless terminated for cause: **October 1, 2026 (FY 27)**

INTER-LOCAL AGREEMENT

HISTORY & PURPOSE

- 6. Provides operation and maintenance services to 17 City parks valued at \$2.67 Million/Annually

*(FY20 Annual Report)

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

INTER-LOCAL AGREEMENT

HISTORY & PURPOSE

7. County handles ALL Routine Maintenance
8. \$5,000 limit on Repair & Replacement per park
9. City responsible for **ALL** Capital related expenses
 - a. Equipment replacement (HVAC, lighting, electrical)
 - b. Roof, window and fence replacement
 - c. Re-decking boardwalks
 - d. Pavement and sidewalk replacement
 - e. Improvement projects & new amenities
 - f. ADA upgrades

INTER-LOCAL AGREEMENT

HISTORY & PURPOSE

9. County intent is REGIONAL FACILITIES not LOCAL
 - a. “Regional” as defined by Sarasota County
 - b. Shared usage by City-County-Visitors
 - c. Sized to accommodate “Regional” usage
10. City is best suited to manage “Local” parks
 - a. Higher Level of Service (LOS)
 - b. Faster response time
 - c. Best understanding of community needs

NEW INTER-LOCAL PROPOSAL

Approach

1. Reestablish a positive staff level relationship with County Parks, Recreation & Natural Resources
2. Reopened cooperative discussions with County staff
3. Held quarterly meetings with County staff to review inter-local, other City Park items
4. Worked with City staff to develop cost and operational impacts
5. Created new agreement proposal (Similar to road swap 2014)

NEW INTER-LOCAL PROPOSAL

Inter-Local Goals

1. Allow City to manage “local” and County to manage “regional”
2. Provide the best Level of Service for ALL users
3. Craft a proposal which is mutually acceptable and financially feasible
4. Enter into new Parks Inter-Local Agreement effective Oct. 1, 2021

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 Municipal 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
TOTAL:	297.85	AC.

<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
TOTAL:	35.17	AC.

INTER-LOCAL PROPOSAL

ATTACHMENT A

INTER-LOCAL AGREEMENT PROPOSAL BETWEEN CITY OF VENICE and SARASOTA COUNTY REGARDING PARKS AND RECREATION SERVICE

EXHIBIT A - PARKS INCLUDED IN NEW AGREEMENT

PARK NAME	SIZE (AC)	OWNERSHIP	OPERATION & MAINTENANCE	JUSTIFICATION	NOTES
BROHARD PARK including:	-	CITY OF VENICE	SARASOTA COUNTY	Regional Use Beach Parks	Include maintenance of the recently constructed Pier Parking Area #3 within Brohard Park area.
* Service Club Park	7.75				
* Pier Parking Area (excluding the Fishing Pier and restaurant concession), Robert E. Clark Pavilion and associated parking lot	21.00				
* Maxine Barritt Park	23.00				
* Paw Park	2.00				
* South Brohard Park, and the remaining portions of Brohard Park	21.00				
CHAUNCY HOWARD PARK	0.88	CITY OF VENICE	SARASOTA COUNTY	Regional Use Beach Park	
MARINA PARK and BOAT RAMP (HATCHETT CREEK)	5.00	WCIND	SARASOTA COUNTY	Regional Use Marine Park & Boat Ramp	
PINEBROOK PARK	80.00	CITY OF VENICE	SARASOTA COUNTY	County to continue mowing services. Proximity to Wellfield Park creates efficiency of service.	City will continue to maintain ownership of this property and handle capital improvement costs.
VENICE MUNICIPAL BEACH	6.88	CITY OF VENICE	SARASOTA COUNTY	Regional Use Beach Park	
VENETIAN WATERWAY PARK (EAST)	11.00	WCIND	SARASOTA COUNTY / CITY OF VENICE	Regional Use Trail System which is designated in County Trail Master Plan. Park connects to other trail spurs including Legacy Trail and Shamrock Park.	County to continue trail management and maintenance and to include capital costs (east of intracoastal waterway).

INTER-LOCAL PROPOSAL

EXHIBIT B - PARKS PHASED OUT OF NEW AGREEMENT

PARK NAME	SIZE (AC)	OWNERSHIP	OPERATION & MAINTENANCE	JUSTIFICATION	NOTES
CHUCK REITER PARK (Athletic Field Complex)	9.16	CITY OF VENICE	SARASOTA COUNTY (Until Transfer Date)	Currently, there is regional use of this Sports Park, however the facility does not meet County definition of "Regional" due to limited size of complex.	Transfer of park to City operated and maintained after relocation of Venice Little League baseball and no longer than 5 years after execution of agreement.
VENICE COMMUNITY CENTER	10.25	CITY OF VENICE	SARASOTA COUNTY (Until Transfer Date)	Does not meet County definition of "Regional" facility due to size and use.	Transfer to City operated and maintained, 1 year after execution of agreement. Transitional payments to City of Venice = \$300,000 annually for three years

EXHIBIT C - PARKS REMOVED FROM NEW AGREEMENT

PARK NAME	SIZE (AC)	OWNERSHIP	OPERATION & MAINTENANCE	JUSTIFICATION	NOTES
HECKSHER	3.04	CITY OF VENICE	CITY OF VENICE	Non-regional park	City operated and maintained.
HIGEL MARINE PARK & BOAT RAMP	0.94	CITY OF VENICE	CITY OF VENICE	Non-regional park	City operated and maintained.
LEGACY PARK	10.20	CITY OF VENICE	CITY OF VENICE	Non-regional park	City operated and maintained.
VENETIAN WATERWAY PARK (WEST)	16.00	WCIND	CITY OF VENICE	Trail System on the island of Venice. Park connects to other trail spurs including Caspersen Beach.	City to assume Capital costs of trail and maintenance (west of intracoastal waterway).
VENICE MYAKKA RIVER PARK	11.00	CITY OF VENICE	CITY OF VENICE	Non-regional park	City operated and maintained.
VENICE WELLFIELD PARK (Athletic Field Complex)	80.00	TRANSFER TO SARASOTA COUNTY	SARASOTA COUNTY	Designate park as a Sarasota County owned and operated regional sports complex. City to transfer ownership of 80 Acre property to Sarasota County, with exception of Public Works facility. Sarasota County will masterplan facility to create a central county regional sports complex.	Transfer of property deed to include reversion clause to ensure future use as sports complex and redevelopment of facility. Property transfer will include the former Police and Fire training area and will exclude the Public Works facility (5 AC). Transfer will require the granting of easements for existing utilities infrastructure (booster station, wells, lift station, transmission lines).

PROPOSAL - KEY DETAILS

1. City to take over operation and maintenance of five (5) local parks immediately (Hecksher, Higel, Legacy, VWP West & Venice Myakka Park)
2. All City Beach Parks - To remain County O&M
3. All City Athletic Fields (excluding Hecksher) to remain County O&M
4. Marina Park & Boat Ramp - To remain County O&M
5. Venetian Waterway Trail East - To remain County O&M, and County will accept capital work

WELLFIELD PARK

1. Venice community prides itself on elite athletic programs: High School to Professional Level
2. Wellfield Park is the youth sports feeder system for our community (football, baseball, softball, soccer, lacrosse)
3. Substandard/Outdated Facilities
 - a. Poor field condition performance
 - b. Lack of parking, ADA compliance, drainage etc.
 - c. High maintenance costs
 - d. Capital liability

WELLFIELD PARK - COUNTY

1. Master Planning - Complete overhaul, to create optimum layout for facility, to best meet the needs of numerous leagues
2. Surtax Eligible Capital Improvements:
 1. New Athletic Fields
 2. User Parking & Access
 3. Site Drainage & Utilities
 4. Field Lighting
 5. Restrooms & Buildings
 6. ADA and Safety

WELLFIELD PARK - COUNTY



- ▶ Sarasota County - Could create a jewel for our community
- ▶ Mutual public benefit for the park users, stakeholders, County and City

REGIONAL SPORTS COMPLEX

1. Twin Lakes Park (123 Acres)



REGIONAL SPORTS COMPLEX

2. Englewood Sports Complex (136 Acres)



WELLFIELD PARK - COUNTY

1. Would involve large capital investment by Sarasota County
2. County would need ownership of this investment
 - a. Reversion clause in deed to protect future use
 - b. Exclude former Police Station property
 - c. Easements for Utility infrastructure
3. County owns Pinebrook Rd.
4. Removes current large Capital Liability / Insurance Liability
5. Mutual Public Benefit - Much higher LOS for users

CHUCK REITER PARK

1. Continued operation by County until new location is built for Venice Little League
2. Future transition to City maintenance (5 Yrs.) as a non-athletic facility
3. Would qualify as a future Park Impact Fee project
4. Opportunity for neighborhood park or other alternative park function (south side of island)

VENICE COMMUNITY CENTER

1. City to assume operations in 1 Year - FY23
2. Request Transitional Payments from County of \$300,000 annually for three (3) years (based on estimated net operating costs)
3. FY22 - City to conduct feasibility study and policy discussion to chose business model for this facility
4. FY23 - New City staff and implement operation and maintenance of facility

ESTIMATED FY22 CITY BUDGET IMPACT

ATTACHMENT B

PROPOSAL - NEW PARKS INTER-LOCAL AGREEMENT PARKS FY22 BUDGET - BREAKDOWN

<u>NEW PARKS - BUDGET IMPACTS</u>	Size (Acres)	Parks Field Personnel (FTEs)	Facilities Maint. Tech. (FTEs)	Personnel Costs	Materials, Supplies, Operating Expenses	TOTALS
Hecksher	3.04	0.80	0.30	\$67,133.37	\$25,000.00	\$92,133.37
Higel Marine Park & Boat Ramp	0.94	0.10	0.10	\$12,206.07	\$8,000.00	\$20,206.07
Legacy Park	10.20	0.50	0.40	\$54,927.31	\$20,000.00	\$74,927.31
Venetian Waterway Park (West Side)	16.00	0.30	0.00	\$18,309.10	\$50,000.00	\$68,309.10
Venice Myakka River	11.00	0.30	0.20	\$30,515.17	\$10,000.00	\$40,515.17
Sub-Total		2.00	1.00	\$183,091.02	\$113,000.00	\$296,091.02
VCC Feasibility study						\$25,000.00
Annualized Rent on Vehicles & Equipment						\$3,750.00
TOTAL CAPITAL EQUIPMENT PURCHASE FY22:						\$30,000.00
TOTAL ANNUAL OPERATING COST INCREASE FY22						\$324,841.02

FY21 PARKS BUDGET	\$1,821,439.00
FY22 Increase	\$324,841.02
% Increase	17.8%

FUTURE FISCAL YEARS

Chuck Reiter (As neighborhood Park)	9.16	Continued maintenance by Sar. Co. until a new location is built for Venice Little League and they can be successfully relocated. Would qualify for future Park Impact Fees to be developed as a neighborhood park, or any number of alternative park functions.
East Blalock (Venice Community Center)	10.25	1 year transition of Community Center will allow City to review use goals and perform a feasibility study to finalize business model. Transitional payments of \$300,000 from Sarasota County for three years to support transition. Will incorporate into operational budget in FY23.

CONCLUSIONS:

Staff recommends submitting new proposal for several reasons:

1. Clear future planning direction for Parks
2. Significant investment into Wellfield Park
3. Agreement will terminate in 5-years
4. County is best suited to operate and maintain the regional facilities

REQUESTED COUNCIL ACTION:

- Approve proposal for a new Inter-local Parks Agreement between the City of Venice and Sarasota County and direct staff to transmit proposal formally to Sarasota County.