

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 8, 2008

SUBJECT: Surplus Property Disposal

Report in Brief

Staff has reviewed and discussed disposal actions on various surplus properties with the City Council during recent Council retreats and meetings. This report provides specific recommendations on properties which may be considered under-utilized and/or surplus. Additionally, it recommends policy guidance on assignment of proceeds from sale of real property based on an attached legal opinion from the City Attorney.

Staff recommends that City Council approve the implementation of actions on specific properties as described herein and direct staff to schedule a minimum of semi-annual review of the actions with the City Council Infrastructure Subcommittee.

Background

The City Council has directed staff during past Council retreats and in association with discussions regarding the City's annual budget to develop actions for disposal of under-utilized and/or surplus City property. In addition to the potential for generating income from the sale of the properties, the Council has expressed the need to allow these sites to be considered for higher and better uses. In addition, the disposal of these properties reduces the City's operational expenses necessary to maintain the sites.

During the last several months, the Public Works Department has facilitated a City-wide review of all sites identified as under-utilized or surplus. The objective of this review is to develop actions on specific properties for consideration by the City Council. These actions may include proceeding with disposal or retaining ownership for future disposal in association with development opportunities or more favorable land values. The actions also include retaining ownership by the City to meet anticipated service demands, especially to provide drainage, water storage or operating water wells.

In addition to the staff level review, the City Council’s Infrastructure Subcommittee has also reviewed the list of under-utilized/surplus properties and provided comments, guidance and suggestions. The Subcommittee’s input has been factored into the recommended actions described herein.

Discussion

Staff has summarized the status of nine properties identified as underused or surplus. The description and other details associated with these properties are included as an attachment. These properties include Wilson Way, the alley south of Nakamura Furniture, Ashley/Kentucky, Beamer/Kentucky/102, Fifth Street Yard, Sutter Street Yard, Regional Park, Trestle Ponds, and Dubach Park. The detail sheets list pertinent uses, reuse, zoning, sale price range restrictions, responsible department, and recommendation. A brief summary of each site and the recommendation is provided below.

1. **Wilson Way**. Disposal of this parcel requires construction of a cul-de-sac extension on Wilson Way at a cost that would exceed the value of the parcel. Staff recommends retaining the parcel until an adjacent development proposes acquisition and construction of the cul-de-sac. Development opportunities may be limited because the site is in the 100-year flood plain unless a feasible localized solution is developed.
2. **“Alley” behind Nakamura Furniture**. This is not a legal parcel size and accordingly must be acquired by an adjacent property owner. As such, it has a nominal value. Staff recommends proceeding with disposal by initiating discussions with adjacent property owners.
3. **Ashley/Kentucky**. This parcel is in the flood zone, and is being used as a temporary Public Works storage yard. It is being considered as a possible site for an above ground water storage tank as part of an ongoing water study. Staff recommends completion of the water study and if site is not needed for a water storage tank, then seeking development proposals, hopefully as part of larger area development.
4. **Beamer/Kentucky/102**. This 128 acre parcel is not annexed, is in the 100-year flood plain, and two-thirds of the site is an active component of the Cubis Storm Water detention system. Staff recommends disposal of this parcel in conjunction with a specific plan development in the area if such a plan would provide replacement storm drain facilities. Given current land values, sale at this time would be at a relatively depressed price. In addition, the value of the site is pledged as collateral for the \$1.8 million loan from the Water Enterprise Fund.
5. **Fifth Street Yard**. This site should be considered as a core parcel to the “Gateway Revitalization Master Plan” area of the Downtown Specific Plan. Providing relocation for the municipal water well on the site is required for full utilization of the property. Staff estimates the cost to relocate the well at \$2.3 million, including land acquisition. Well relocation costs would be significantly less if land acquisition is not required.

6. **Sutter Street Corporation Yard.** Continue to consider any viable development proposals for the property. The well site operation needs to be preserved or funds identified for relocation which likely would make relocation not feasible at this time.
7. **Regional Park Site (east of CR 102).** Defer any action on this land until the completion of the General Plan update. In addition, staff believes that the proceeds associated with the potential sale of this site should be reserved to address the City’s unfunded or under-funded future liabilities, including retiree medical costs and contributions to establish or improve reserve funds for buildings, technology and fleet. This position is based on the fact this is the only site without collateral obligations that could be used to meet future General Fund expenses.
8. **Trestle Ponds.** This property is in the Yolo Bypass. It should be retained until solutions are developed for engineered conveyance of storm flows from City and Cache Creek Settling Basin (addressed in part by the recently enacted Water Resources Development Act of 2008), and future storm water quality requirements are resolved.
9. **Dubach Park:** Public Works to submit Capital Project for minimal work to close park (after end of winter softball 07/8 season), and for eventual use as storm detention asset. Full site utilization dependent on a future North West area specific plan (5-10 years in future), which will provide need and financing for incorporating this site into the storm drainage system.

The analysis provided herein and included within the attachments list a recommendation for each site. With the exception of the alley behind Nakamura Furniture, these recommendations focus on retaining City ownership in order to meet anticipated service demands or deferring disposal based on future development/redevelopment opportunities. In addition, current land values also suggest that disposal through sale of the properties be deferred until the value increases.

While the recommendations described herein primarily focus on retaining City ownership, it is critical that the City be vigilant in evaluating disposal opportunities. Therefore, staff believes that the actions described herein should be reviewed a minimum of every six months by the City Council Infrastructure Subcommittee. This review will focus on the recommendations for each site and any change in status. For example, a rapidly changing real estate market and resolution of flood issues could generate development interest in Woodland Park. Semi-annual review by the Council Subcommittee would facilitate constant attention to disposal and development opportunities for the under-utilized and surplus properties.

Fiscal Impact

Staff analysis of the under-utilized and surplus properties suggests that there is minimal fiscal impact associated with disposal at this time. However, staff’s analysis also suggests that there is a potential for significant fiscal impact in association with the eventual sale, disposal and/or development/redevelopment of several properties.

The Beamer/Kentucky/CR 102 property (#4 above) could provide significant value as part of the Woodland Park development. Fifth Street (#5) and Sutter Street (#6) Yards could be disposed of in

conjunction with adjacent development/redevelopment projects. While it is premature to speculate on the attendant financial arrangements related to the redevelopment of the Fifth and Sutter Street Yards, the potential fiscal impact would likely be the adjacent development’s tax increment increase. The Regional Park site (#7) may or may not have development potential; that will be addressed in the General Plan update. However, if this site is designated for commercial and/or residential development, the potential sale of the property could generate a favorable financial impact for the General Fund. Unresolved issues related to the Trestle Ponds (#8) make future disposal action uncertain at this point. Eventual development of Dubach Park (#9) as a component of the Storm Drainage system may reduce system costs, but will need to be deferred until upstream development warrants and construction costs identified.

Public Contact

Posting of the City Council Agenda.

Council Committee Recommendation

The proposed actions were favorably reviewed by the Council Infrastructure Committee.

Alternative Courses of Action

1. Approve the implementation of actions on specific properties as described herein and direct staff to schedule a minimum semi-annual review of the actions with the City Council Infrastructure Subcommittee.
2. Provide other direction to staff regarding specific properties.

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

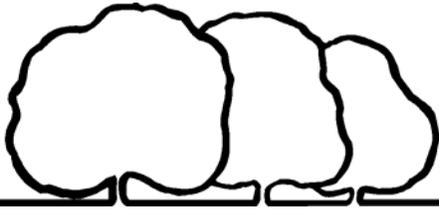
Prepared by: Gary Wegener
Public Works Director

Reviewed by: Joan Drayton
Finance Director

Reviewed by: Barry Munowitch AICP
Assistant City Manager

Mark G. Deven
City Manager

Attachment.



City of Woodland

SURPLUS PROPERTIES LIST

BACKGROUND:

- In late 2003, 2004, and again in late 2006 staff provided Council a list of City owned properties along with a corresponding map outlining un-used parcels of land and discussed the disposition of surplus properties. Council requested staff to move forward on some vacant properties and evaluate options and benefits to the City if the parcels were to be sold.

DISCUSSION:

- Staff is providing Council with an update on surplus properties. Properties are generally in one of three categories: Properties not currently being used; properties currently vacant, but obligated for future use; and properties currently being used by city and/or third party.
- Revenues that are generated by the sales of the sites will repay the original program funding and per the Finance Department the balance of the proceeds will be used to help offset potential shortfall in the General Fund in future fiscal years. In the case of sites originally purchased with general funds, it is presumed that all funds will be allocated to general fund.
- Properties under consideration are as summarized in the following table, with information sheets on each property following the table.

Situs location APN, size, and flood plain designation.	Current Land Use	Estimated gross sale price.	Home Program (3% interest) sale proceeds	Potential General Fund	Recommendation-
1. Wilson Way 063 080 40 1 0.62 acres In flood plain	vacant	\$27k-\$81k (purchase price \$105k in 1979)	Fund 582 Road Dev Fee \$27k-\$81k less improvement costs	\$0	Hold for potential future revitalization of area. Development of adjacent properties could trigger need and provide funding for cul de sac construction, with land disposal offsetting developer costs.
2. South of Nakamura Bro Furniture 006 572 05 1 0.052 acres	vacant	Minimal. Acquired ~1940's	No records available \$0	Less than \$10k	Proceed with disposal.
3. Ashley & Kentucky 064 010 23 1 0.782 acres In flood plain	Public Works staging and storage	\$150k-\$225k. Purchased in 1992 for \$179k by Road Dev Fund.	Fund 582 Road Dev Fee \$150k-\$225k (\$278k)	\$0	It is recommended that disposal be deferred until suitability of site for an elevated water storage tank is ascertained in 2008 (study in progress), and if not needed, wait until adjacent lands redevelop, as that would raise the value of the property.
4. E Beamer & CR 102 027 360 10 1 128.7 acres. 40 acres (SE quadrant) is available for sale now; some HW cleanup reqd. In flood plain	Storm drain detention and open space	At \$100k per acre, \$12.9 million. Price per acre dependent upon many factors, including flood solution, annexation, and Woodland Park Specific Plan.	PW fund 220 Sewer Enterprise; however purchase price unknown. Loss of detention ponds requires replacement facilities (est cost unknown); timing tied to Woodland Park Specific Plan	(This land pledged as collateral for \$1.8 million loan from Water Enterprise, for purchase of MSC site.)	Await further development of the Wldd Park Specific plan, which will increase values and provide replacement storm drain facilities.

Situs location APN	Current Land Use	Estimated gross sale price.	Home Program (assuming 3% interest) sale proceeds	Potential General Fund (balance of proceeds)	Recommendation-
5. Fifth St Corp Yard 006 121 04 1 1.07 acres	Vacant storage, city well. Well site would have to be protected or relocated.	As much as \$400k excluding cost of relocating well. If well stays in place, it would severely constrain development of the site. Replacement well cost ~\$2.3 mil	Water fund for relocation costs.	\$0	Site should be considered as a core parcel to the "Gateway Revitalization Master Plan" area of the Downtown Specific Plan as the city redevelops the remaining 27 acres in this area of downtown.
6. Sutter Street Corp Yard 005 060 30 1 005 060 37 1 005 060 39 1 005 060 40 1 005 060 44 1 Total 5.56 ac. In flood plain	City corp yard-seasonal staging and storage. Active well site/well is in good condition. Zoned for residential, commercial.	Could be \$1.5 million, depending on compatibility with the well site, and solution to overland drainage issues.	General Fund, however proceeds from sale of this property pledged to pay back water fund for purchase of MSC.	Minimal due to payback reqmt to water fund for MSC purchase, and impact of well site with development.	Continue to consider any viable development proposals, consistent with continued operation of the well.
7. Woodland Regional Park 042 030 12 1 158.76 acres In flood plain	Land fill, pending formal closure action with state, Aero-modelers, Los Caporales	Currently designated Open Space, future value depends on land use designation and development potential. Currently serves as buffer for WWTP.	General Fund	Unknown.	defer any action on this land until the completion of the General Plan update
8. Trestle Ponds 057 170 03 1 435 acres in Yolo Bypass (not developable)	Open space, storm, flood water and waste water effluent conveyance	estimated at \$400k (\$1k/acre), based on restrictions on use.	Home program sewer fund; records not found on original acquisition price	All but estimated \$100k max would go to General Fund	Retain property until solutions are developed in compliance with Water Resources Development Act of 2008, and future storm water quality reqmts are known.

Situation location APN	Current Land Use	Estimated gross sale price.	Home Program (assuming 3% interest) sale proceeds	Potential General Fund (balance of proceeds)	Recommendation-
9. Dubach Park 027 27078 1 027 340 02 1 16.38 acres In 100 yr flood plain	Sports park (until spring 08). Zoned open space.	No appraisal; at \$5k/acre farm land price: \$70k	General Fund		PW to submit Capital Project for minimal work to close park (after end of winter 07/8 season), and for eventual use as storm detention asset Full site utilization dependent on NW area specific plan (5-10 years in future), which will provide need and financing for incorporating this site into the storm drainage system.

1. Wilson Way parcel

APN: 063 080 40 1

Ac: .62 acres

Current land use: vacant

Zoning: Industrial/East Street Corridor Plan/RDA

Background: This land was acquired when the City intended to extend Wilson Way to the east, to Matmor, in conjunction with development of a lot to the north being developed for a fire station site. Those plans have long since been abandoned, but the City has not to date initiated disposal action in hopes that development in the area would proceed and would fund the balance of the road extension. Disposal of the property may trigger the need to put a cul de sac bulb on the eastern terminus of Wilson Way, to provide street access to an otherwise land locked parcel. Research is required to evaluate costs and alternatives. This has been a low priority as the land locked parcel has street access from an adjacent parcel with the same owner.

Range in Sale Price: price per acre-nominal, perhaps \$1-3 per sq ft

Home program/benefiting fund: likely Road Development-originally purchased in 1979 for ROW at \$105,094. city owns adjacent "road" to east (not sure if easement or owned at this point) however anticipate net \$0 with required road construction.

Restrictions/limitations: additional research required as there may be some new street (cul de sac bulb) construction required (easement issues). Need to look at plans for cul de sac on adjacent parcel.

Responsible Department: CDD (Development Services), when adjacent parcels develop.

Contact Person:

Site information: Staff recommends deferring disposal of this property. The Public Works Department originally acquired this property for a road right-of-way, but has since abandoned its use for that purpose due to land development changes.

- This property has little value to an outside buyer other than to the two (2) or three (3) adjacent property owners.
- The property must first be sub-divided prior to being sold or deeded.
- one adjacent property owner had indicated interest in purchasing a portion of this property.

Potential proceeds from disposal: It is likely that the cost for required cul de sac construction will exceed the estimated \$27k-\$60k potential value of the property.

Staff recommendation: Hold for potential future revitalization of area.. Development of adjacent properties could trigger need and provide funding for cul de sac construction, with land disposal offsetting developer costs.

Council Action:

2. "Alley" parcel behind Nakamura Furniture

APN: 006 572 05 1
Ac: .052 acres
Current land use: vacant
Zoning: CBD
Range in Sale Price: nominal value/likely zero to less than \$10k; \$4-8\$ per sq ft for developable parcel.
Home program/benefiting fund: Likely the Water Enterprise/City use related to city "water dept" shop on Fourth St; site is remaining parcel as city has sold or deeded parcels to other owners.
Restrictions/limitations: Only potential buyers would be Nakamura (who owned the land to the north and south, or Woodland Opera House, who owns the property on the west end (and could potentially want it for access from the rear of their building). Further title research required to determine nature of "ownership" of parcel (do we have it in fee title?). This is not a stand alone, developable parcel due to dimensions (~20 x 120 ft).
Responsible Department: Public Works.
Contact Person: Al Mancilla

Site Information: The property is no longer being maintained by the City, and has been gated with an adjacent parcel. Nakamura Brothers own parcels on to the north and south, and the Woodland Opera House owns the parcel to the west. There is street access to the east. The City has no intended uses for this property.

Staff recommendation: proceed with disposal of the property.

Council Action:

3. Ashley & Kentucky Yard parcel

APN: 064 010 23 1
Ac: .782 acres
Current land use: staging and storage
Zoning: Industrial; possibly a future General Plan rezone?
Range in Sale Price: currently \$150-225k for parcel or \$5-\$10 per sq ft
Home program/benefiting fund: Believe purchased in 1992 for \$179,086 by Road Development fund in conjunction with signalization of the intersection .
Restrictions/limitations: None.
Responsible Department: Public Works
Contact Person: City Engineer

Site Information: This 3/4 acre parcel located at the corner of Ashley and W. Kentucky Avenues is currently used by Public Works as a temporary materials storage site. This property is a possible site for an ground or elevated water storage tank. This site is in the flood plain (~1.5 ft depth) and will be worth more if flood solution occurs, and if it is included in development proposal encompassing adjacent land to the west. Further refinement of flood plain may show this area is not in the 100 yr flood plain using new flow numbers and refined MIKE Flood analysis, however that needs to be validated by FEMA.

Staff recommendation: It is recommended that disposal be deferred until suitability of site for an elevated water storage tank is ascertained in 2008 (study in progress), and adjacent lands redevelop, as that would raise the value of the property.

Council Action:

4. East Beamer & Co Road 102 parcel

APN: 027 360 10 1
Ac: 128.70 acres
Current land use designation: 80 acres used for storm drain detention.
Zoning: currently in county-Industrial. This site is subject to annexation into city and adoption of Woodland Park Specific Plan
Range in Sale Price: no appraisal has been accomplished, however future potential is significant as part of a specific plan that includes annexation and infrastructure development.
Home program/benefiting fund: Sewer Enterprise fund for initial base acquisition price, plus interest. Payback to Water fund for MSC loan; balance to general fund.
Restrictions/limitations: in 100 year floodplain/not currently within city limits; collateral for \$1.8 million loan from the water fund to pay for the MSC
Responsible Department: Community Development/Public Works
Contact Person:

Site Information:

- Not yet annexed into City; part of proposed Woodland Park Specific Plan.
- utilities limited or not available;
- environmental issues with lead in shooting range berms in SE quadrant,
- bunker oil contaminated spoils from Blue Shield building site along south boundary.
- Most of the property is currently being used as part of the city's storm detention pond system, however 40 acres in SE quadrant is currently developable
- The Storm Drain Master Plan deletes the pond requirement but requires costly replacement facilities (sale of property would be a net gain to the city).
- One acre has been identified as a likely fresh water well site for a current capital project.
- PW recommends deferring action until replacement storm drain improvement funding options are evaluated as part of a proposed Specific Plan (only likely funding source).

Staff recommendation: Await further development of the Woodland Park Specific Plan, which will increase the value of this property and provide replacement storm drain facilities.

Council Action:

5. Fifth Street Corp Yard parcel

APN: 006 121 04 1
Ac: 1.07 acres
Current land use: storage; city well
Zoning: CBD; light office/commercial
Range in Sale Price: \$400k/acre or as low as \$0 based on negotiated use (with RDA)
Home program/benefiting fund: Purchased in 1924 for \$4,325
Restrictions/limitations: city should require user to protect the well or relocate water well #1; as minimum, City should get a compatible replacement well site. Siting would require water modeling analysis, currently ongoing with the focused water studies (07-50)
Responsible Department: CDD
Contact Person: Doug Baxter on well site relocation; CDD on marketing of property.

Site Information: Fifth Street Corporation Yard – The Fifth Street Yard lies between Fifth and Sixth Street, approximately one block south of Main Street. It was once Public Work’s Maintenance Yard, which has since moved to the Municipal Service Center on Pioneer Avenue in 1989. It is also the site of one of the city’s fresh water wells. The Woodland Fire Department is currently using some of the storage buildings.

- The property must be sub-divided so that the city would have sufficient access for maintenance and repair of the well site, or the well relocated. The amount of property encumbered for the well is min .4 acres.
 - PW recommends deferring action until options are evaluated.
- Property currently being used by the city for storage (relocatable) however there is a pending requirement for future parking needs of the new Police Station to the south that this could satisfy.

Staff recommendation: Site should be considered as a core parcel to the “Gateway Revitalization Master Plan” area of the Downtown Specific Plan as the city redevelops the remaining 27 acres in this area of downtown. Relocation site for the municipal water well is required for full utilization of the property.

Council Action:

6. Sutter Street Corporation Yard parcel

APN (s): 005 060 30 1
005 060 37 1
005 060 39 1
005 060 40 1
005 060 44 1

Ac: 5.56 acres

Current land use: Old City corporation yard-currently used for seasonal staging and storage

Zoning: East Street Corridor Plan-allowing residential or commercial use

Range in Sale Price: based on restrictions to site, otherwise could be as much as appraised value of \$1.5m

Home program/benefiting fund: purchased from 1927 through 1980s to be the City Corporation Yard.

Restrictions/limitations: Access; in 100 year floodplain; adjacent to RR; configuration of site; well #19 to be incorporated in any planned development (well 19 is a steady production well, only 27 yrs old, good quality water, backup generator) ; historic pump house on site (the well in the historic pump house which is at the north entrance off Sutter St, has been abandoned).

Responsible Department: Community Development

Contact Person:

Site Information: Sutter Street Corporation Yard – Located at 20 Sutter Street, South of Beamer Street, formerly the City Corporation Yard and is in the redevelopment area.

- Several years ago, the city started working with SVOC to develop this site along with a one acre parcel it owned adjacent to the city property (1021 Beamer Street). The original proposal was for a 100% affordable housing project. That project has since fallen through; SVOC has subsequently sold their one-acre parcel.
- Per CDD, have the Redevelopment Agency RFP both sites.

Staff Recommendation: Continue to consider any viable development proposals for the property. The well site operation needs to be preserved, or relocation funded (~\$2.3 million) by the purchaser, which likely would make relocation uneconomical.

Council Action:

7. Woodland Regional Park parcel

APN: 042 030 12 1
Ac: 158.76 acres
Current land use: Land fill, pending formal closure action with state, Aero-modelers, Los Caporales
.Zoning: Agriculture/open space
Range in Sale Price: unknown, due to
Home program/benefiting fund: Purchased in 1935 for \$3,500
Restrictions/limitations: 1/3 the site is the former City landfill, there is an endangered plant species on the site (Birds Beak), much of the site is in a conservation easement, and it is in proximity to WWTP
Responsible Department: Parks/Community Development/ Public Works
Contact Person:

Site Information: Woodland Regional Park – 160 acres Located on County Road 25A, East of County Road 102.

- 41 acres of site was transferred (sold) to Spring Lake development purposes. Parks received \$497,000 as revenue for the Community/Senior Center; staff recommendation is to refund the ‘uneconomic remanent’ portion, and possibly also the remaining portion for the future storm drain canal. The former is based on the existing conservation easement encumbrances on the property, the latter based on a reevaluation of needs/redesign of the storm drainage system.
- On October 3, 2006, the City Council authorized the City Manager to enter into a limited lease with Los Caporales starting March 1, 2007 – September 30, 2008. The term of the lease shall not be renewable and may not be extended.
- The Woodland Davis Aeromodelers (WDA) uses a portion of the facility to conduct educational sport/hobby activities. Their lease expires September 30, 2008 to coincide with Los Caporales lease.
- The City of Woodland should be doing an update of the General Plan in the next 18 to 24 months and will be reviewing land usage for this and other city properties.
- The property is in the 100 year flood plain.

Staff recommendation: Defer any action on this land until the completion of the General Plan update.

Council Action:

8. Trestle Ponds (located in the Yolo Bypass, just north of the Railroad Trestle)

APN: 057 170 03 1
Ac: 435 acres
Current land use: Open space, flowage easement for storm drainage flows, WWTP effluent flows, Yolo Bypass (part of the Sacramento River Flood Control System).
Zoning: Agriculture
Range in Sale Price: estimated at \$400k; no appraisal.
Home program/benefiting fund: The site was formerly the WWTP sewer ponds; Sewer enterprise.
Restrictions/limitations: In the Yolo Bypass and subject to flooding on a ~3-5 yr cycle; there is an effluent channel on the west, north and east property line, a low flow discharges from the Cache Creek Settling Basin, and all city storm drainage flows, traverse the property from west to east.
Responsible Department: Public Works
Contact Person: Greg Meyer

Staff recommendation: This property should be retained until solutions are developed for engineered conveyance of storm flows from City and Cache Creek Settling Basin (addressed in part in the recently enacted Water Resources Development Act of 2008), and future storm water quality requirements are resolved (this land could provide storm water quality settling ponds for core area of city, if future storm water permit requirements mandate such actions. Permit requirements are upgraded on 5 year cycles).

Council Action:

9. Dubach Park

APN: 027 270 78 1 (road 1.39 ac); 027 340 02 1 (Park 14.99 ac)
Ac: 16.38 acres total
Current land use: Sports Park (Softball fields).
Zoning: Open Space (inside City Limits).
Range in Sale Price: no appraisal (@ \$5k/acre for farmland: \$70k).
Home program/benefiting fund: The site was donated to the City in the 1970's (a former borrow pit for the I-5 Freeway interchange).
Restrictions/limitations: Base of the park is below the ground water table; installed drainage pumps extract over 1 million gallons of water a day, year round at cost of \$50k per year for on-site pumping and equal cost for repumping the water at north canal pump station. The site is not required/usable for storm drainage facilities until the northwest area of town annexes/develops as a specific plan. Such a plan would pay for the storm drainage improvements.
Responsible Department: Parks/PW
Contact Person: Dan Gentry/Mark Cocke

Staff recommendation: PW to submit Capital Project for minimal work to close park (after end of winter 07/8 season), and for eventual use as storm detention asset Full site utilization dependent on NW area specific plan (5-10 years in future), which will provide need and financing for incorporating this site into the storm drainage system.

Council Action: