

RESOLUTION NO. 2025-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA RECEIVING AN UPDATE ON THE CITY PARK AT SEA HAVEN DESIGN AND COSTS AND ALLOCATING AN ADDITIONAL \$1.8 MILLION FROM PUBLIC FACILITY IMPACT FEES TO COMPLETE THE PARK.

WHEREAS, one of the key goals of the City of Marina Parks and Recreation Facilities Master Plan is to, “prioritize the improvement of existing parks and development of new parks.”; and

WHEREAS, the City Council has prioritized the funding, design, and construction of new city parks public and renovating existing city parks; and

WHEREAS, the parks concept plans were presented to a joint Public Works Commission and Recreation and Cultural Services Commission on February 21, 2019. The Commissioners received the presentation, heard comments from the public, and made recommendations for changes; and

WHEREAS, on April 9, 2019, the City Council passed Resolution 2019-36, receiving presentations on park concept plans for Sea Haven Park and provided comments; and

WHEREAS, the revised concept plan was approved by Resolution 2020-18 on February 19, 2020; and

WHEREAS, the revised City Park at Sea Haven concept plan was presented to City Council again on July 7, 2021. The City Council approved the revised plan with the addition of one restroom and pickleball courts by Resolution 2021-82; and

WHEREAS, in December 2023, WCD went out to bid for construction of the City Park at Sea Haven and bid prices came back at \$4,524,071, approximately \$1.5 million over their established budget of \$3.0 million. This excluded the playground equipment and playground safety surface; and

WHEREAS, on June 18, 2024, the City Council passed Resolution 2024-71, approving the final City Park at Sea Haven design including relocating the original playground purchased for the City Park at Sea Haven to Glorya Jean Tate Park, adding one shade pavilion, and transferring the anticipated unexpended fund balance of approximately \$1,813,136 from Glorya Jean Tate Park (Capital Project # QLP 2119) to the City Park at Sea Haven (Capital Project #2016) to close the funding gap; and

WHEREAS, on December 6, 2024, the City was informed that the new estimate is \$5,395,416.79 not including the playground and safety surfacing. With the playground and surfacing included, the new project total is estimated at \$6,441,113.42. WCD is obligated to contribute \$3,000,000 and the City has allocated \$1,800,000 (CIP #2016), leaving a funding gap of approximately \$1,641,113.42; and

WHEREAS, the Glorya Jean Tate Park Phase II bid also came back higher than expected and staff does not anticipate any unexpended funds available to transfer to the City Park at Sea Haven project; and

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Marina does hereby incorporate the recitals set forth above as if fully set forth herein, and does hereby:

1. Approve allocating up to \$1,800,000 from Public Facility Impact Fees to Capital Project # 2016 to complete the approved park design.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 4th day of February 2025 by the following vote:

AYES: COUNCIL MEMBERS: McAdams, McCarthy, Biala, Visscher, Delgado

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

January 30, 2025

Agenda Item: **13d**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of February 4, 2025

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2025-,
RECEIVING AN UPDATE ON THE CITY PARK AT SEA HAVEN DESIGN
AND COSTS AND ALLOCATING AN ADDITIONAL \$1.8 MILLION FROM
PUBLIC FACILITY IMPACT FEES TO COMPLETE THE PARK.**

REQUEST:

It is requested that the City Council consider approving and adopting Resolution No. 2025-, for the following actions:

1. Receiving an update on the City Park at Sea Haven design and costs.
2. Approving allocations up to \$1,800,000 from Public Facility Impact Fees to Capital Project # 2016 to complete the approved park design.

BACKGROUND:

In 2005 the City of Marina adopted a Parks and Recreation Facilities Master Plan. One of the key goals of this plan was to, “Prioritize the improvement of existing parks and development of new parks.” The City Council has prioritized the funding, design, and construction of city parks including the new City Park at Sea Haven and City Park at The Dunes and the renovation of the existing Gloria Jean Tate Park, Windy Hill Park, and Preston Park.

The funding for these parks improvements primarily comes from the Public Facility Impact Fees which are charged to each new residential building permit that is issued and is approximately \$10,500 per single family unit. This fee provides for the development of new parks impacted by the new homes being built.

Many public meetings and open houses have been held for improvements to city parks, particularly, City Park at Sea Haven, City Park at The Dunes, and Gloria Jean Tate Park. An open house on parks design was held on November 13th, 2018. At the open house, community members viewed plan sheets that showed the existing parks and bubble diagrams containing elements identified in master plans.

The parks concept plans were presented to a joint Public Works Commission and Recreation and Cultural Services Commission on February 21, 2019. The Commissioners received the presentation, heard comments from the public, and made recommendations for changes.

The City Park at Sea Haven concept plan was presented to City Council on April 9, 2019, when City Council provided comments which were incorporated into the concept plan.

On February 19, 2020, the revised concept plan was approved by Resolution 2020-18.

The revised City Park at Sea Haven concept plan was presented to City Council again on July 7, 2021. The City Council approved the revised plan with the addition of one restroom and pickleball courts by Resolution 2021-82.

Wathens Castanos Developers (WCD), the developer for Sea Haven, is responsible, by contract for the construction of the City Park at Sea Haven. In December 2023, WCD went out to bid for construction of the City Park at Sea Haven and bid prices came back at \$4,524,071, approximately \$1.5 million over their established budget of \$3.0 million. This excluded the playground equipment and playground safety surface.

On June 18, 2024, the City Council passed Resolution 2024-71, approving the final City Park at Sea Haven design including relocating the original playground purchased for the City Park at Sea Haven to Glorya Jean Tate Park, adding one shade pavilion, and transferring the anticipated unexpended fund balance of approximately \$1,813,136 from Glorya Jean Tate Park (Capital Project # QLP 2119) to the City Park at Sea Haven (Capital Project #2016) to close the funding gap.

ANALYSIS:

On December 6, 2024, City Staff met with Wathens Castanos Developers (WCD) to review the most current estimates. Staff were informed that the new estimate is \$5,395,416.79 not including the playground and safety surfacing. With the playground and surfacing included, the new project total is estimated at \$6,441,113.42. WCD is obligated to contribute \$3,000,000 and the City has allocated \$1,800,000 (CIP #2016), leaving a funding gap of approximately \$1,641,113.42.

Concurrently, the Glorya Jean Tate Park Phase II bid also came back higher than expected and staff does not anticipate any unexpended funds available to transfer to the City Park at Sea Haven project. Glorya Jean Tate Park Phase II increases are attributed to the redesign, structural engineering fees, PG& E fees, and construction costs associated with the addition of two pavilions, twenty-two (22) parking spaces, and EV charging stations.

FISCAL IMPACT:

An additional \$1.8 million is needed to fund the increased project costs. There is currently \$4.4 million available in the Public Facility Impact Fee (PFIF) Fund's balance that is designated for parks, with a projected Fiscal Year 24/25 ending fund balance of approximately \$5.8 million. This estimate takes into consideration the \$3 million in PFIF fees that were previously allocated for the Preston Park Upgrades Project. If the Council chooses to approve funding this project, the estimated Fiscal Year 24/25 ending unallocated PFIF fund balance for parks would be approximately \$4.0 million.

It should be noted that the Preston Park Upgrade Project references a need for an additional \$4.0 million in years following Fiscal Year 27/28. If applicable, the remaining \$4.0 million in funds could be later allocated to that project; however, it is anticipated that the City will continue to receive park-related PFIF funds in the forthcoming years.

California Environmental Quality Act (CEQA)

This presentation and approving an additional allocation of funds for the City Park at Sea Haven is not a project as defined by the California Environmental Quality Act (CEQA) per Article 20 Section 15378 and under General Rule Article 5 Section 15061.

CONCLUSION:

This request is submitted to the City Council for consideration and input.

Respectfully submitted,

REVIEW/CONCUR

Andrea M. Willer, Ed. D.
Recreation & Cultural Services Director
City of Marina

Layne P. Long
City Manager
City of Marina