



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

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File #: 2016-01158

Consent Item 05

Title: Chavez Park Improvements – Electrical Upgrade

Recommendation: Pass a Resolution approving the allocation of \$213,000 from Park Development Impact Fees (Fund 3204) from available fund balance to Chavez Plaza Park Improvements Project (L19207100).

Location: District 4

Contact: C. Gary Hyden, Park Planning and Development Manager, (916) 808-1949, Department of Parks and Recreation

Presenter: None

Department: Parks and Recreation

Attachments:

1-Description/Analysis

2-Resolution

Description/Analysis

Issue Detail: The City entered into a lease with La Cosecha by Mayahuel, LLC to convert the existing café in Cesar Chavez Park to a full service restaurant. The new full service restaurant will attract patrons after hours to activate and restore the park as a vibrant asset to the City. The addition of a full service restaurant is part of the City's strategy to reclaim the park for increased public use. Providing power upgrades to the park is a lease obligation of the City. The power upgrade is needed to serve both the restaurant and park operations.

The project is currently underway under an agreement with SMUD, but it has been determined that additional offsite electrical improvements and upgrades are also required. Funding in the amount of an additional \$213,000 is needed to complete the electrical upgrades, which include upsizing a transformer on 9th Street, trenching east across 9th Street and north to a new upgraded junction box, and upgrading electrical conduits and conductors to the upgraded service panel in the park. This additional work is not within the scope of the SMUD agreement, so it will need to be constructed by the City.

Policy Considerations: As stated in City Council Resolution No. 2016-0216, Section 10.2, City Council approval is required to establish CIP projects and make appropriation changes exceeding \$100,000.

Utilizing Park Development Impact Fees (PIF), Fund 3204, to augment park improvement project budgets is consistent with Sacramento City Code Section 18.44.160, as these funds will be expended on a park which serves development projects within the Central City. Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City. This is also part of the Park Development Process for park planning as stated in the *2005-2010 Parks and Recreation Master Plan*.

Economic Impacts: Not applicable

Environmental Considerations: The proposed action to complete the electrical upgrades, involving the construction of and location of limited numbers of new, small facilities such as the electrical extension of reasonable length to serve such construction, and upgrades, is considered to be exempt under CEQA Section 15303.

Sustainability: Not applicable

Commission/Committee Action: Not applicable

Rationale for Recommendation: Lease Agreement No. 2015-2204 obligates the City to provide electrical utility upgrades to Chavez Plaza Park. Additional funding of \$213,000 is required to complete the necessary offsite utility improvements to meet the City's obligation. The Facilities Division of the City's Public Works Department will bid this work using the City's approved list of on call contractors.

Financial Considerations: The total estimated project cost for the electrical upgrade is \$213,000. Requesting an appropriation of \$213,000 from Park Development Impact Fees (Fund 3204) from available fund balance to the existing Chavez Plaza Park Improvements Project CIP (L19207100) will provide sufficient funding to meet the City's obligation.

Local Business Enterprise (LBE): Not applicable

RESOLUTION NO. 2016-

Adopted by the Sacramento City Council

APPROVING THE ALLOCATION OF FUNDS FROM PARK DEVELOPMENT IMPACT FEES AVAILABLE FUND BALANCE TO THE CHAVEZ PLAZA PARK IMPROVEMENTS PROJECT (L19207100)

BACKGROUND

- A. The City entered into a lease with La Cosecha by Mayahuel, LLC to convert the existing café building in Cesar Chavez Park to a full service restaurant.
- B. Providing power upgrades to the park is a lease obligation of the City, and the upgrades will serve park operations. SMUD has completed upgrading its facilities, but additional funding in the amount of \$213,000 is needed for offsite improvements for the electrical upgrades.
- C. As stated in City Council Resolution No. 2009-406, Section 10.8, City Council approval is required to make appropriation changes exceeding \$100,000.
- D. Appropriation of \$213,000 of Park Development Impact Fees (Fund 3204) from available fund balance to the existing Chavez Plaza Park Improvements Project CIP (L19207100) will provide sufficient funding for the required additional electrical improvements.
- E. Utilizing Park Development Impact Fees, Fund 3204, to augment project budgets is consistent with Sacramento City Code Section 18.44.160 as these funds will be expended on park facilities which serve development within the Central City.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1 That \$213,000 from Park Development Impact Fees (Fund 3204) from the available fund balance is appropriated to Chavez Plaza Park Improvements Project CIP (L19207100).