



City of Arts & Innovation

# Park and Recreation Commission

**TO: HONORABLE PARK AND RECREATION COMMISSION MEMBERS** **DATE: DECEMBER 18, 2017**

**FROM: PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT**

**SUBJECT: UPDATE REGARDING AGRICULTURAL LEASE REQUEST FOR PROPOSALS FOR THE UNDEVELOPED PARK PROPERTY LOCATED AT 1739 BRADLEY STREET – GOLDEN STAR PARK**

## **ISSUE:**

Receive an update and provide input regarding Request for Agricultural Lease Proposals for the undeveloped park property located at 1739 Bradley Street – Golden Star Park.

## **RECOMMENDATION:**

That the Park and Recreation Commission receive an update and provide input regarding Request for Agricultural Lease Proposals for Golden Star Park.

## **BACKGROUND:**

On December 12, 2016, the Park and Recreation Commission received a report regarding a posting of a request for proposals (RFP) for Golden Star Park (see attachment 1) to identify opportunities to provide potential revenue source for future development of the park site and in the interim, support GrowRIVERSIDE initiatives by promoting agriculture activities on the vacant land. Residents in the audience expressed concerns about the potential dust, visual, environmental, and traffic impacts from the project. Staff indicated that the selected proposal would be brought before the Park and Recreation Commission for the Commission's review and input before moving forward. On January 17, 2017, two proposals were received for RFP #1670. The Toro Company's proposal was the only proposal received that met the minimum qualifications. It was reviewed and scored by the selection committee.

## **DISCUSSION:**

The next step in the process is to present a proposed agreement with The Toro Company (see attachment 2) to the City Council for their approval. The Commission's input will be incorporated into the agreement and a recommendation will be provided to the City Council in January 2018.

## **Toro Lease Agreement Summary**

1. **The Property Leased:** 19.31 acres

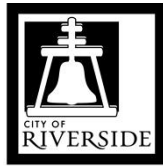
2. **The Purpose of Lease:** Turf grass and irrigation techniques evaluation area, raised planter beds for educational opportunities, temporary storage areas for equipment, temporary parking area and a shaded work area for workers sun relief.
3. **Term:** 60 month initial term with two optional terms for five years each for a maximum of 15 years.
4. **Rent:** \$2,300 per month, escalating each year to reflect increases, if any, for the Price Index for All Urban Consumers for the Los Angeles-Anaheim-Riverside Standard Metropolitan Statistical Area.
5. **Improvements:** Lessee will be authorized to install a temporary parking lot (crushed rock), temporary 20' x 20' storage area, fencing with woven fabric, gate, raised planter beds, temporary wood shade structures, temporary irrigation, water services, electrical services and turf grass evaluation areas with underground irrigation.
6. **Maintenance and Use:** Lessee agrees to maintain and keep the premises in an attractive, neat, clean and orderly condition. Lessee also agrees to conduct their business in a manner that will not create a nuisance or risk of fire or other hazard.

### **FISCAL IMPACT:**

The anticipated fiscal impact of the action is an annual rent of \$27,600 (approx. \$500,000 over 15 years) allocated to a capital park expenditure account, earmarked to supplement the cost for design and construction of Golden Star Park.

Prepared by: Randy McDaniel, Principal Park Planner/Project Manager  
Approved by: Adolfo Cruz, Parks, Recreation and Community Services Director  
Approved by: Al Zelinka, FAICP, Assistant City Manager

Attachment: 1. Park and Recreation Commission Report and Minutes  
2. The Toro Company Lease Agreement



*City of Arts & Innovation*

**MINUTES  
PARK AND RECREATION COMMISSION**

Monday, December 18, 2017, 6:30 p.m.  
Art Pick Council Chambers – City Hall  
3900 Main Street  
Riverside, CA 92522

Commissioners Present: Rounds, Whatley, Feola, Johnson, Negron, Cardullo, Elliott, and Humphries

Staff Present: Adolfo Cruz, Director  
Robin Metz, Recreation Superintendent  
Randy McDaniel, Principal Park Planner  
Angie Lara, Senior Administrative Assistant

Public Works Staff Present: Robert Filiar, Urban Forester Manager

**CALL TO ORDER**

Chair Rounds called the meeting to order at approximately 6:31 p.m.

**CITIZENS PARTICIPATION**

**1. PUBLIC COMMENT PERIOD**

Resident Mary Humboldt, from the Arlington Heights neighborhood, expressed strong opposition to park development at 1739 Bradley Street.

Resident Michelle Sheehe, from the Greenbelt neighborhood, expressed her objection to any park development at 1739 Bradley Street.

**2. APPROVAL OF MINUTES**

The Commission approved the minutes for the November 21, 2017, meeting as presented.

Motion: Cardullo  
Second: Feola  
Ayes: All

**PRESENTATION**

**3. RECOMMEND THAT THE CITY COUNCIL APPROVE THE EL DORADO PARK MASTER PLAN**

Principal Park Planner Randy McDaniel presented a PowerPoint to the Commission on the proposed El Dorado Park Master Plan and invited questions from the Commission. Commission

members raised several relevant question. Mr. McDaniel answered these questions and after discussion, a motion was made to accept the report for file.

Motion: Whatley  
Second: Johnson  
Ayes: All

## **DISCUSSION**

### **4. UPDATE REGARDING AGRICULTURAL LEASE REQUEST FOR PROPOSALS FOR THE UNDEVELOPED PARK PROPERTY LOCATED AT 1739 BRADLEY STREET – GOLDEN STAR PARK**

Principal Park Planner Randy McDaniel presented the Commission with an oral update regarding the Request for Agricultural Lease Proposals for Golden Star Park. He then introduced The Toro Company's Product Evaluation Manager Ronald Eichten who invited questions from the public and Commission.

The Commission received public comment from members in the audience. There were approximately 12 residents in the audience and seven speaker cards were completed (1 was marked in opposition of the issue, 1 was marked in support of the issue, and 1 was marked as neutral).

At approximately 6:47 p.m. Commissioner Humphries entered.

Commission members asked several relevant questions all of which Mr. McDaniel and Mr. Eichten answered.

Staff indicated that they will meet with the neighbors, listen to their concerns, and work to find solutions.

After discussion, a motion was made to accept the report for file.

Motion: Whatley  
Second: Elliott  
Ayes: All

### **5. PUBLIC WORKS DEPARTMENT OF URBAN FORESTRY/LANDSCAPE DIVISION REQUEST FROM CALIFORNIA BAPTIST UNIVERSITY TO REMOVE SIXTY-EIGHT CITY STREET TREES ALONG DIANA AVENUE BETWEEN ADAMS STREET AND MONROE STREET**

Director Cruz invited Public Works Urban Forester Manager Robert Filiar to present.

Mr. Filiar informed the Commission that the Public Works Department received a request from California Baptist University (CBU) to remove sixty-eight street trees along Diana Avenue between Adams Street and Monroe Street. CBU will remove the trees at no cost to the City. He presented CBU Director of Facilities and Planning Services Steve Smith who invited questions from the Commission.

After discussion, a motion was made to accept the report for file.

Motion: Cardullo  
Second: Johnson  
Ayes: All except Negrón and Humphries  
Abstain: Negrón and Humphries

#### **6. PARK AND RECREATION COMMISSION HOLIDAY SCHEDULE IN JANUARY AND FEBRUARY 2018**

Director Cruz informed the Commission that the regularly scheduled Park and Recreation Commission meeting dates in January 2018 and February 2018 fall on City observed holidays.

After discussion, a motion was made to accept that the next Park and Recreation Commission meeting be held on Monday, January 29, 2018.

Motion: Feola  
Second: Johnson  
Ayes: All

#### **7. DETERMINE WHETHER COMMISSIONER M. TODD ROUNDS ABSENCE FROM THE REGULAR PARK AND RECREATION COMMISSION MEETING ON NOVEMBER 20, 2017, SHOULD BE RECORDED AS AN EXCUSED OR UNEXCUSED ABSENCE**

After discussion, a motion was made to excuse Chair Rounds.

Motion: Johnson  
Second: Humphries  
Ayes: All

#### **ANNOUNCEMENTS, MEETING DATES, AND COMMISSION REQUESTS**

Commissioner Whatley asked that the Commission be informed on developments related Item 4.

Director Cruz informed the Commission about the Park, Recreation, and Community Services 2018 calendar fundraiser.

#### **8. ADJOURNMENT**

Chair Rounds adjourned the meeting at approximately 7:50 p.m.

The next meeting will be held on Monday, January 29, 2017, at 6:30 p.m., at Art Pick Council Chambers, 3900 Main Street.