



PARKS AND RECREATION COMMISSION AGENDA REPORT

April 14, 2022
Item 5

TITLE: RECEIVE INFORMATION ON THE MAINTENANCE OF PARKS NEXT TO SCHOOLS, CITY PROPERTIES MAINTAINED BY PLEASANTON UNIFIED SCHOOL DISTRICT, AND PLEASANTON UNIFIED SCHOOL DISTRICT PROPERTIES MAINTAINED BY THE CITY

SUMMARY

The City of Pleasanton has several parks that border Pleasanton Unified School District (PUSD) sites. Parks that border school district properties include Amaral Park, Walnut Grove Park and Fairlands Park. Many of these parks are owned by the City of Pleasanton and maintained by the Parks Division. The parcel behind Fairlands Elementary School is owned by the City and maintained by PUSD. Walnut Grove Park and Amaral Park are owned and maintained by the City. The property for Pleasanton Upper Field Park and the tennis courts at Pleasanton Middle School are owned by PUSD and maintained by the Parks Division. At the October 14, 2021, Parks and Recreation Commission meeting, Commissioner Immadi made a motion requesting City staff to provide information on the relationship between property ownership and maintenance responsibilities between the City of Pleasanton and PUSD. This report is in response to Commissioner Immadi's motion.

RECOMMENDATION

Receive information on the maintenance of parks next to PUSD schools and the current maintenance responsibilities for properties owned by the City and maintained by PUSD and, conversely, properties owned by PUSD and maintained by the City.

FINANCIAL STATEMENT

None.

BACKGROUND

Based on staff review of the October 14, 2021, Commission meeting motion, meeting minutes and previous email correspondence, this report will cover the following areas:

- Maintenance of City parks next to schools, including Amaral Park, Walnut Grove Park, and Fairlands Park
- Park properties that are owned by the City but maintained by PUSD, including the parcel behind Fairlands Elementary School
- Facilities owned by PUSD and maintained by the City, including Pleasanton Upper Field Park and the Pleasanton Middle School tennis courts and Amador Valley School Tennis Courts.

The report is limited to park and outdoor facilities only. Gyms or other shared facilities are not part of this report.

DISCUSSION

Listed below are summaries of work performed by the Parks Division at each location as well as any agreements, historical or existing, that may pertain to a particular property. Any data gathered to provide information on staff time at each location was taken and averaged from the last two years of reliable, non-pandemic data, which is 2018 and 2019. Staff time noted does not include any of the associated administrative time for the Parks Maintenance Supervisor or Parks Maintenance Superintendent.

Amaral Park – Maintained by the City

This park is 4.78 acres and its features include two playgrounds, two baseball backstops, picnic table areas and one and a half basketball courts. Based on the last two years of reliable non-pandemic data, staff spent an average of 327 hours maintaining this park per year (68.3 hours per acre per year). Work is comprised primarily of turf renovation, shrub pruning, fertilizing, irrigation inspection and repair, weed control, playground inspections, pathway/leaf blowing, playground and park furniture maintenance, pest control (gophers/moles), mulching, tree pruning, leaf pick up and litter pick up. The park is mowed and edged by the City's mowing contractor. This park is heavily used by the adjacent Mohr Elementary School which utilizes the park for their P.E. classes. City staff and the mowing contractor must schedule their maintenance time around the school schedule to avoid drop-off and pick-up times and P.E. classes, which limits working hours during the school year. The City's garbage contractor empties the five garbage cans at this park approximately 260 times per year.

Walnut Grove Park – Maintained by the City

This park is 3.42 acres and has several picnic areas as its primary feature. Based on 2018 and 2019 data, staff spent an average of 221 hours maintaining this park per year (64.7 hours per acre per year). Work is comprised primarily of mowing, edging, fertilizing, irrigation inspection and repair, weed control, pathway/leaf blowing, mulching, tree pruning, leaf pick up and litter pick up. The park is mowed and edged by Parks staff. This park is used by the adjacent Walnut Grove Elementary School for their P.E. classes on an as needed basis; however P.E. class use is consistent throughout the

school year. School drop-off and pick-up times are less impactful for this park compared to Amaral Park. The City's garbage contractor empties the three garbage cans at this park approximately 156 times per year. Temporary extra garbage cans have been needed in the past to meet park use demand.

Fairlands Park – Maintained by the City

This is a linear park that meanders from Gulfstream St. in the east to West Las Positas Blvd. in the west. The portion of the park that the City maintains is comprised of four parcels totaling 12.6 acres. This park features a picnic area, playground, two tennis courts, and an open grass area located between Blakemore Ct. and Runnymede Ct. Based on 2018 and 2019 data, staff spent an average of 767 hours maintaining this park per year (60.9 hours per acre per year). Work is comprised primarily of turf renovation, shrub pruning, fertilizing, irrigation inspection and repair, weed control, playground inspections, pathway/leaf blowing, playground and park furniture maintenance, pest control (gophers/moles), mulching, tree pruning, leaf pick up and litter pick up. The park is mowed and edged by the City's mowing contractor. The portion of the park that the City maintains is mostly not adjacent to Fairlands Elementary School and impacts from the school are not appreciable. The City's garbage contractor empties the six garbage cans at this park approximately 312 times per year.

Fairlands Park – Parcel Maintained by PUSD

Directly behind Fairland Elementary School is a 2.4 acre parcel that is owned by the City and maintained by PUSD. In 2019, PUSD installed a fence along the property line between this parcel and Fairlands Elementary School that bifurcated the City owned parcel from Fairlands Elementary.

Based on staff research, the history of this property begins in May of 1973 with a property exchange agreement between the City and PUSD (Attachment 1). In exchange for a parcel downtown, the City obtained several future park locations including all, or portions of, Walnut Grove Park, Hansen Park, Mission Hills Park, and the Fairlands Park parcel. On the same day the property exchange was executed, the City and PUSD entered into a lease agreement for the Fairlands parcel (Attachment 2). The lease began on June 1, 1973. Per the lease, PUSD shall be responsible for the maintenance and upkeep of the property and improvements and PUSD agreed to indemnify and hold harmless from and defend the City against any and all claims. The agreement did provide the opportunity for PUSD to purchase all or a portion of the properties. The lease termination date was noted as ten years or June 1, 1983. No extension to this lease was located by City staff.

Based on staff findings, PUSD has been operating and maintaining this parcel since the start of the lease agreement in 1973. The irrigation system, including the associated water meter, backflow protection device, and irrigation controller are located on PUSD property. PUSD pays for the water and maintains the irrigation system as well as mows the grass on the parcel.

Transitioning this parcel to the Parks Division would require several infrastructure projects. Most notably either a new water source (meter, backflow prevention device, piping) would need to be installed to feed the parcel or, if supply and pressure are adequate, tie the parcel into the existing Fairlands Park irrigation system. A new irrigation controller and power source would be needed. New irrigation valves, lateral lines and irrigation sprinklers would be required. The area could either be seeded or sod installed. This is under the assumption that the area will remain as turfgrass for passive use comparable to other neighborhood parks. The amount of water required for maintaining this site should be taken into consideration when deciding upon the type of landscape for this area. With cyclical drought a constant threat, the City may need to reduce its turfgrass inventory for water conservation.

Should the City take on maintenance responsibilities once the infrastructure upgrades are complete, the initial maintenance demands will be high to address any pest control issues, control weeds and fine tune the irrigation system and programming. Mowing and edging would be performed by the City's mowing contractor. Once maintenance is stabilized at this site, based on hours per acre per year for the other portions of Fairlands Park, approximately 145 hours of staff maintenance time per year will be required in addition to contracted mowing and edging.

Consideration of changing current use and maintenance of the parcel would require City Council action as part of its Two-Year City Council Priority Setting process that coincides with the City's two-year budget (FY 2023/24 and 2024/25).

Pleasanton Upper Field Park

This park is 8.16 acres and has two ball fields and associated backstops, dugouts, bleachers, two playgrounds, parking lot, and field lighting. The fields are utilized by Village High School, girls softball, soccer and other youth sports organizations with field use allocated by the Library and Recreation Department. The field lighting is not maintained by the Parks Division and is managed by the Library and Recreation Department. Based on 2018 and 2019 data, staff spent an average of 346 hours maintaining this park per year (42.4 hours per acre per year). Work is comprised primarily of turf renovation, fertilizing, irrigation inspection and repair, weed control, ball field maintenance and preparation, mulching, pest control and litter pick up. The park is mowed and edged by our mowing contractor. Weed abatement on the hillside is done by our weed abatement contractor once per year. This park is not extensively planted and consists primarily of turfgrass and therefore has a lower hour per acre per year rate compared to the other parks noted in the report. The City's garbage contractor empties the nine garbage cans at this park approximately 468 times per year.

This property is owned by PUSD. Staff researched the City archives for any agreements that pertain to this property. On April 5, 1968, the City and PUSD entered into an agreement that granted the City use of the property and allowed the City to install lighted softball fields (Attachment 3). Once the construction was complete, the title to the fields and light system would automatically pass to PUSD. PUSD granted the City use of the fields for community recreation programs when such use does not conflict

with normal operation of school activities. The agreement also stipulated that the City was responsible for maintenance and upkeep of the softball fields. The term of the agreement is 66 years, therefore ending in 2034. In addition to the 1968 agreement, on August 10, 1983, the City and PUSD entered into an agreement in which the City assumed maintenance and utility costs of the fields as part of an interim agreement following PUSD closing of Pleasanton Elementary School (Attachment 4). There was no end date noted on the agreement. Council Resolution 83-298 approved the agreement on July 26, 1983 (Attachment 5). Currently all of the infrastructure located on this parcel is maintained by the City.

Pleasanton Middle School Tennis Courts

This site consists of two tennis courts and lighting located on the campus of Pleasanton Middle School. It is not clear as to when the first agreement was made to share the use of these courts with the City. No initial formal agreement could be located. Records indicate the City did pay for new lighting and resurfacing in 2007. Routine maintenance provided by the City is largely periodic replacement of the tennis nets. The courts need resurfacing and staff is currently looking into scheduling the work. Fortunately, a complete resurfacing is not required, which reduces the cost. The City will pay for the full amount of the resurfacing and new nets.

The courts are available for use by the public after school, in the evenings, on the weekends and during school breaks. The courts are occasionally scheduled for use by Lifetime Tennis, Inc., however no scheduled use is anticipated at this time.

Amador Valley High School Tennis Courts

The eight tennis courts located at Amador Valley High School are owned and maintained by PUSD. There is a current agreement between the City and PUSD that provides the City use of the courts for tennis programs (Attachment 6). The agreement is in place until December 21, 2023. The courts are available for programming afterschool, weekdays during school breaks when school is not in session, weekends, and when school sanctioned activities are not taking place. When the courts are used by the City, they are to be under the supervision of the City, its agents and/or employees. The City will consider needed repair or maintenance costs of the courts based on mutual agreement. Lifetime Activities staffs the courts for public use.

Submitted by:

Giacomo Damonte

Giacomo Damonte
Parks Maintenance Superintendent

Attachment:

1. Agreement for Exchange of Properties between City and District 5-21-1973
2. Lease Agreement between City and District 5-21-1973
3. Community Recreation Contract – Softball Fields 4-5-68
4. Agreement for Use of Pleasanton School Recreational Facilities 8-10-83
5. Council Resolution 83-298
6. Amador Valley High School Tennis Court Agreement