



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Presentation from the Grape Bowl Ad Hoc Committee regarding elements of the Americans with Disabilities Act Transition Plan and request that Council approve the proposed Grape Bowl concept plan (PR)

MEETING DATE: July 5, 2006

PREPARED BY: Parks and Recreation Director

RECOMMENDED ACTION: That the City Council review the presentation from the Grape Bowl Ad Hoc Committee regarding elements of the Americans with Disabilities Act ("ADA") Transition Plan and request that Council adopt resolution approving the proposed Grape Bowl Concept Plan.

BACKGROUND INFORMATION: Pursuant to Council action, the Parks and Recreation Commission were assigned the task of selecting members comprising the Grape Bowl Ad Hoc Committee. Once selected, Council would confirm their appointment by resolution. This action was accomplished at the February 1, 2006, Council meeting.

According to Phase 1 of the City's ADA Transition Plan, the Committee's charge was to, in part, consider the following:

**Phase 1 – Explore the opportunities, constraints, and costs associated with upgrading the Grape Bowl. Encourage public input and community involvement in the decision process. The scope of the project should not be limited to only accessibility, but also improvement based on the desired use. Interim remediation measures should be discussed in this phase. The recommended forum for these discussions is the Parks and Recreation Commission. A special Ad Hoc Committee shall be formed to obtain community input regarding future use and improvements under the direction of the Parks and Recreation Commission. This phase should be completed by June of 2006.*

The first official meeting of the Grape Bowl Ad Hoc Committee (Committee) was held jointly with the Parks and Recreation Commission on February 28, 2006. Subsequently, the Committee began meeting each Monday thereafter beginning March 6, 2006. Mr. Richard Dean has served as the Committee Chair and Mr. Russ Munson as the Vice Chair. Committee members included: Mr. Kevin Suess, Mr. Jack Fiori, Mr. Don Bricker, Mr. Terry Piazza and Mr. Ed DeBenedetti. All Committee meetings were open to the public and were, in fact, attended by several interested members of the community.

Over the past four months, the Committee has worked diligently on addressing the challenges as described in Phase 1 referenced above. Relevant elements of the ADA Transition and Phasing Plan timeframes were examined. Various members of the Committee took field trips to other facilities that were recognized by the Committee as having challenges similar to those of the Grape Bowl and that were compelled to address like ADA compliance issues. These issues were listed and discussed in the ADA Transition Plan document previously reviewed by Council. Walking tours of the Grape Bowl facility were conducted. And, a Public Workshop was held for the benefit of the community on Monday, April 3, 2006.

APPROVED: _____

Blair King
Blair King, City Manager

In addition, the Committee examined studies that had previously addressed accessibility issues. These studies were done by City staff and by ELS Architecture and Urban Design consultants in April 2002. Some of the elements of the plan being presented will incorporate some of those previously recommended by both staff and ELS. Moreover, to further determine any degree of interest that the community might have to save the Grape Bowl, the Committee circulated 10,000 surveys in a Saturday publication of the Lodi News Sentinel. A total of 287 surveys were completed and returned to the office of Parks and Recreation for compilation – a 2.87% rate of return on a direct mail survey.

Other uses of the Grape Bowl facility and funding options are also particularly challenging issues, which the Committee addressed. Various new and alternative uses were discussed and examined paying close attention to both the location and sensitivity of the neighboring residential community north and northeast of the subject site. Although additional activities were thought to be critical to the financial sustenance of the facility, it was decided that events considered compatible with a more passive residential area should be prime factors when planning future Grape Bowl uses which, in effect, limits the use potential of the facility. Funding options to implement any proposed plan, whether of large or small magnitude, must also be addressed. To this end, many financing options were examined including, but not limited to: sales and parcel tax initiatives, benefit assessment districts, Redevelopment Agency (RDA) formation, Community Development Block Grant (“CDBG”) funds and other grants, Transient Occupancy Tax (“TOT”), user’s tax, sale of City surplus property and, private donations. Each of the aforementioned was considered by the Committee to be feasible over the long term, but impractical for short term needs.

The Grape Bowl Ad Hoc Committee has diligently completed its assignment and has reached consensus on a plan of action. In general, the Committee desires to “Save the Grape Bowl”! Its members have created and will discuss a concept plan that will not only address the outstanding ADA compliance and public safety issues, but will also upgrade a decaying but much cherished facility. An implementation plan will also be presented that is consistent with ADA Transition Plan expectations and timeframes.

The concept and implementation plans were presented to the Parks and Recreation Commission at their June 6, 2006, meeting. Both plans were approved unanimously by the Commission. The Committee was then directed to move its recommendations forward to the City Council.

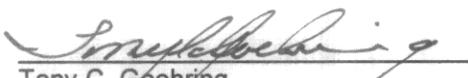
FISCAL IMPACT:

Fiscal impact cannot be determined at this time. Council’s direction and any interim mitigation measures required to keep the Grape Bowl facility operational will influence and/or dictate future costs.

FUNDING AVAILABLE:

No funding has been appropriated at this time.

Ruby Paiste, Interim Finance Director



Tony C. Goehring
Parks and Recreation Director

TCGMR:tl

cc: City Attorney

Lodi Grape Bowl Ad Hoc Committee

**Report to the Lodi Parks and
Recreation Commission**

June 6, 2006

Lodi Grape Bowl Ad Hoc Committee

**Russ Munson
Ed DeBenedetti
Jack Fiori
Don Bricker
Terry Piazza
Kevin Suess**

Other Participants

**Bob Sheppard Frank Alegre
James Taylor Larry Wenell**

Staff

**Tony Goehring
Terri Lovell
Jerry Herzick**

Major Deficiencies

Lack of Accessible Path of Travel
Ramps are Too Steep (exceeds 8.33%)
Cross Slopes Exceed 2%
Tripping Hazards
Dilapidated and Inaccessible
Restrooms
Concessions
Field House

**Americans With Disabilities Act
Transition Plan 2005**

Phase 1 June 2006

Explore opportunities, constraints, and costs
associated with upgrading the Grape Bowl

Phase 2 2007- 2008

Hire an Architect to Draw Plans

Phase 3 2008 - 2010

Contract Awarded and Construction Begins

The Committee's Charge

Phase one 2005 ADA Transition Plan

- **Explore opportunities, constraints, and costs associated with upgrading the Grape Bowl**
 - ADA accessibility and health and safety
- Study Improvement based on desired use
- Public input and community involvement
- Interim remediation measures
- Funding options

Disabled Access

Complaints and Potential Suits

Health and Safety

Civil Liability

Building Codes

Committee Activities

Walking Tour and Deficiency Discussions

Field Trip to Sacramento State

Design Concepts (Measure G)

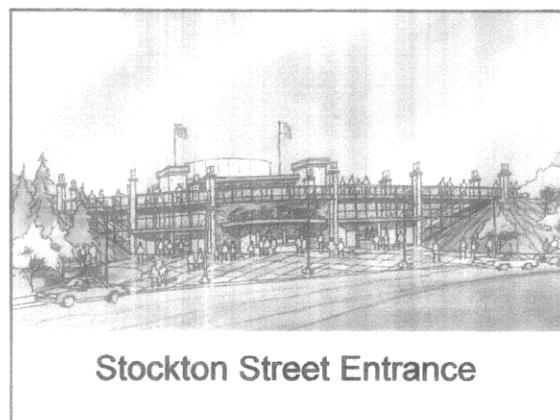
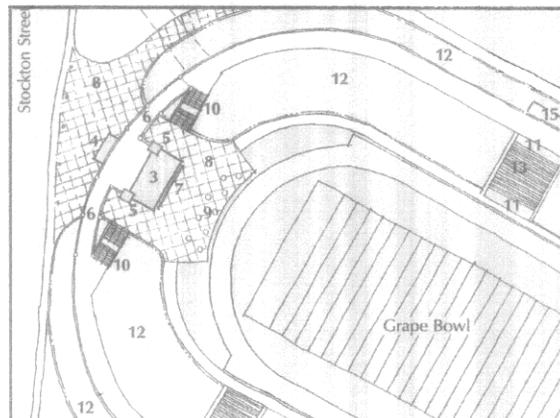
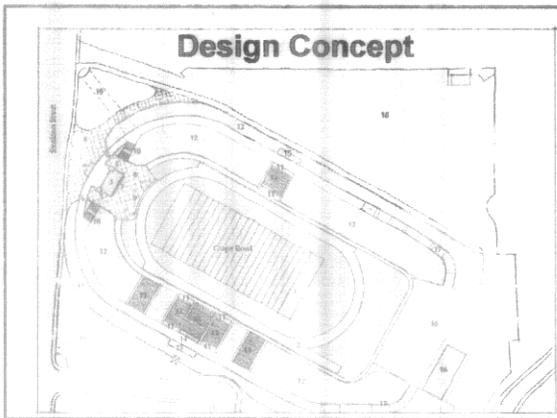
Potential Uses

Public Tours, Forum, and Survey

Maintenance Expenses

Funding Options

Mitigation



How Much?

2002 Report

ELS Architecture and Urban Design

Ramps and Stairs at Stockton and Lawrence
\$3.25 Million Inflated At 15% \$3.8 Million

Tunnels through the North and South Berms
\$3.75 Million Inflated At 15% \$4.3 Million

How Much?

\$6 – 8 Million

Today's Dollars

Artificial Turf (\$1.2 Million)

Potential Uses

Football	Band Reviews
Graduations	Soccer
Track Meets	Concerts
Religious Events	Horse / Dog Shows
Renaissance Fair	Garden Show
Car Shows	Circus
Flea Market	Craft Fair
Motocross	Auto Races
Extreme Sports	Monster Trucks

Survey Results

Survey Results

Do you want to do minimal renovations to the grape bowl, with potential costs in excess of \$3 million?

Yes	140	49%
No	126	44%
N.R.	21	7%

Survey Results

Do you want to make more extensive improvements to attract additional events?

Yes	154	54%
No	117	41%
N.R.	16	5%

Survey Results

Would you be in favor of selling the Grape Bowl property and using the money to build another sports complex?

Yes	50	17%
No	230	80%
N.R.	11	3%

Survey Results

¼ Cent Sales Tax	Y 131	N 147
TOT	Y 145	N 131
\$3 Utility Tax	Y 35	N 242
Parcel Tax	Y 46	N 215
Sell Surplus Prop	Y 115	N 155

Funding

- Private Donors
- Naming Rights
- Sales Tax Initiative
- Parcel Tax
- Redevelopment
- Development fees (PFF)
- Privatization
- Elimination

Maintenance Expenses

- \$60,000 per year (current level)
- Additional Rental Fees
- Advertising Sales
- Ticket Surcharge**

Mitigation

- Restrict Use to Currently Scheduled Events
 - Football - Graduations - Band Review
- Repair Tripping Hazards
- Provide Disabled Parking, Portable Restrooms, and Access From East End of the Field
- Provide Wheel Chair Spaces at Lower Level
- Require Event Sponsors to Provide Disabled Assistance

Strategy

- Ad Hoc Committee will Form a Fund Raising Committee - Independent of the City
- Ad Hoc Committee will Recess for One Year
- The Fund Raising Committee will Establish a 501C3 Non Profit And Begin Fund Raising
- That Committee Will Also Assist with Mitigation Projects at the Grape Bowl
- Ad Hoc Committee Will Reconvene the First Monday in June 2007 to Develop Final Recommendations to the City
- Implement A Ticket Surcharge Directed to A Grape Bowl Mitigation Fund