



# CITY OF LODI COUNCIL COMMUNICATION

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**AGENDA TITLE:** Provide direction regarding the use of viable funding options needed to offset costs associated with Lodi Grape Bowl related improvements and events (PR)

**MEETING DATE:** September 6, 2006

**PREPARED BY:** Parks and Recreation Director

**RECOMMENDED ACTION:** That the City Council provide direction regarding the use of viable funding options needed to offset costs associated with Lodi Grape Bowl related improvements and events.

**BACKGROUND INFORMATION:** At the conclusion of its assignment and during its presentation to Council, the Grape Bowl Ad Hoc Committee, advisory group to the Council on the Grape Bowl Americans with Disabilities Act ("ADA") Transition Plan, recommended a "per ticket" surcharge to help offset costs of events to be held in the Grape Bowl and any initial ADA and/or public safety corrective work needed done to the facility.

While staff understands the urgency behind generating a revenue stream that would cover maintenance and improvement costs, research has uncovered a number of challenges that may preclude the surcharge concept from being a viable and effective funding option. First of all, league rules place a cap on what is charged per ticket at the gate. Any charge over and above the cap would have to come out of gross receipts from each school and would negatively affect their program revenues and financial solvency. Secondly, we have found it very difficult to get definitive data on anticipated paid attendance. Numbers we have been given appear to reflect a nominal return compared to the overall costs that could be incurred. Gate receipt information for the band review is at this time still undetermined. Additionally, many people attending the District's athletic events have paid for admission in advance of the event by purchasing Student Body Activity cards, punch cards, etc. It may be difficult to collect an additional surcharge after the fact. And finally, the methodology for collecting the surcharge, recording receipt of the money and the disbursement of funds collected is still unresolved.

It has occurred to staff, however, that other funding options might be feasible and are worthy of discussion and consideration. Without going into any great detail, these options are mentioned below.

1. The City might consider contracting with the concessionaire of each school and/or any other user for a percentage of the gross concession profits. This might offer a much better rate of return than on ticket sales.
2. The City shall determine the actual costs for use of the facility. Any costs above and beyond the cost of normal operation and maintenance that would be incurred by the City, and costs related to ADA Transition Plan work, would be passed on to the user. This could be done on a per event basis or a billing at the end of the fiscal year. This option is in accordance with conditions of the existing and current Joint Use Agreement between the City of Lodi and the Lodi Unified School District. The charges would, of course, be established by mutual agreement of both agencies and by amending the existing document; and could easily be passed on to other users as well.
3. The City might consider charging each user a "flat fee" per game, say \$500.00. The charges again could be based upon whatever formula is determined to best cover incremental costs (over and above normal maintenance and operations) and those related to any required ADA related improvements.

APPROVED:  \_\_\_\_\_  
Blair King, City Manager

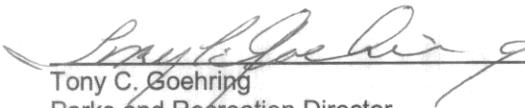
Whatever direction is given by Council, it has become apparent that the lack of City discretionary funding will create difficulty in continuing to maintain, repair and adequately renovate a facility, in its current configuration, that essentially has one primary user the Lodi Unified School District. And, it is staff's opinion and recommendation that it has become increasingly more incumbent that each and every user pays their fair share of all costs incurred. (Note: At the drafting of this communication, staff has completed a Grape Bowl Project Priority List, attached as Exhibit A, but is still working on cost estimates to support each of the items on the list.)

Staff respectfully asks that Council consider the above options and/or any others that may surface during discussion, and provide the direction necessary to move forward with the Lodi Grape Bowl project.

**FISCAL IMPACT:** None anticipated, but undetermined at this time.

**FUNDING AVAILABLE:** Not applicable

  
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Ruby Paiste, Financial Services Manager

  
\_\_\_\_\_  
Tony C. Goehring  
Parks and Recreation Director

TCG:tl

cc: City Attorney

# **GRAPE BOWL PROJECT LIST**

(Revised – August 30, 2006)

## **SOUTH SIDE RETRO-FIT WORK:**

1. Address tripping hazards at all bleacher step approach locations. Install additional asphalt to match top step and taper back to tie into existing asphalt. (3 to 5 locations approximately 8' x 8' each)
2. Inspect all handrails on the South side of the stadium. Grind all existing weld burs. Install new bolts, washers, and nuts where needed. – Re-weld pipe railing as needed.
3. Remove all old visible concrete form boards with nails / backfill with clean soil.
4. Just west of the Press Box – raise the electrical service box and lid to match elevation of adjacent telephone service box. Saw cut existing concrete, remove and replace to fix tripping hazard. (approximately 5' x 5')
5. Accessible bathrooms on South side. Install insulation around P-traps; install new paper towel and toilet paper dispensers at the appropriate heights.
6. Re-paint handicap markings under the Press Box. Also install a grab bar in front of each marked seating stall. Grab bar material shall not exceed 1 ½ inches in diameter.
7. Inspect stairways down to restrooms. Replace wood dry rot as needed, check hand railings and lighting. Repair or replace as needed.
8. Address all chain link fence. – Top rails, line posts, fabric and fencing hardware should be repaired or replaced as needed.
9. Just East of the Press Box. – Grind the existing asphalt that is raised adjacent to above ground electrical service boxes.
10. Southeast bleacher section needs to be fenced off with a 4 foot high chain link fence. Fence shall also include at least (2) gates for maintenance purposes and shall be signed with language approved by the City Attorney's Office.
11. Southwest corner bleacher section. – Install hand railing along west concrete steps; also install railing adjacent to the light tower.
12. Add bottom rail to existing guard railing along existing South side lower walkway. Additional railing to act as a wheel guide/stop. Tubing shall not exceed 1 ½ inches in diameter.
13. South side concession stand. – Retro-fit a section of the existing countertop to meet ADA regulations.

## **OPTION #1:**

Provide/Install on street accessible parking either along Lawrence Avenue/Stockton Street or look at the Softball Complex southeast lot area to provide accessible stalls. - Install a concrete pathway from the main gate entrance located at the corner Stockton and Lawrence Avenue east towards the existing concession stand located on the south side of the stadium. The pathway will connect to an accessible vertical lift to access the top of the stadium. – At the bleacher section just west of the press box, remove the top two to three rows of bleachers to construct a raised concrete platform to provide accessible seating with companion seating. The raised platform area shall have guard railing; grab bars, and appropriate signage. – The raised concrete platform elevation shall also tie into the concession stand and handicap restroom door thresholds. The new concrete pad shall include a channel drain from the women accessible restroom running west to an existing drop in-let catch basin.

## **OPTION #2**

Option #2 consists of Items #14 and #15 as described below:

14. Construct a path of travel from the lower end of the Field House parking lot area to the existing lower walkway on the South side of the field. – Need to install (2) van accessible stalls with unloading areas and at least (6) standard accessible stalls; - all with signage, paint markings, parking bumpers, etc.. (This area will need the existing asphalt to be saw cut and removed, build up new asphalt parking pad and tie into existing asphalt. Also need to install concrete retaining wall where parking area meets the playing field surface, along with new hand railings / guard railings, storm drain catch basins, etc..)
15. South side bleachers which flank the center bleacher section shall be retro-fitted to accommodate accessible and companion seating. (These areas shall have at least 3 rows of existing bleachers removed, graded flat for a concrete pad, handicap markings, signage and grab bars)

### **NORTH SIDE RETRO-FIT WORK:**

1. Address tripping hazards at all bleacher step locations. Install additional asphalt to match top step and taper back to tie into existing asphalt. (3 to 5 locations approximately 8' x 8')
2. Northeast bleacher section needs to be fenced off with a 4 foot high chain link fence. Fence shall also include at least (2) for maintenance purposes and shall be signed with language approved by the City Attorney's Office.
3. Remove the accessible restroom signage since the restrooms are not accessible. Also inspect stairways down to restrooms. Replace wood dry rot as needed, check hand railings and lighting. Repair or replace as needed.
4. Inspect all hand railings on the North side of the stadium. Grind existing weld burs, install new bolts, washers, and nuts where needed. – Re-weld pipe railing as needed.
5. Northwest bleacher section needs to be fenced off with a 4 foot high chain link fence. Fence shall also include at least (2) gates for maintenance purposes and shall be signed with language approved by the City Attorney's Office.
6. Install portable accessible restroom unit.