



DATE: March 24, 2015

AGENDA ITEM # 9

**TO:** City Council  
**FROM:** Jon Maginot, City Clerk  
**SUBJECT:** Civic Center Master Plan update

**RECOMMENDATION:**

- A. Accept the preferred site alternative cost model
  - B. Discuss financing plan and steps to move forward with a bond election, and direct staff accordingly
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**SUMMARY:**

**Estimated Fiscal Impact:**

**Amount:** None

**Budgeted:** Not applicable

**Public Hearing Notice:** Not applicable

**Previous Council Consideration:** September 10, 2013; January 14, 2014; January 28, 2014; February 4, 2014; February 11, 2014; June 10, 2014; September 23, 2014; November 12, 2014; December 9, 2014; January 13, 2015 and February 10, 2015

**CEQA Status:** Certified Environmental Impact Report

**Attachments:** None

## BACKGROUND

At its regular meeting on January 13, 2015, the City Council received a presentation by Anderson Brulé Architects (ABA) regarding the Civic Center Master Plan update. At that meeting, the Council provided direction to ABA to continue refining a preferred site layout and requested additional information regarding parking needs and options. At its regular meeting on February 10, 2015, the City Council received further information regarding parking and supported finalizing the cost model for the preferred site alternative.

## DISCUSSION

The Civic Center Master Plan update is the culmination of an extensive effort by the City to update the 2009 Civic Center Master Plan. The process lasted over a year and included numerous public outreach efforts and meetings to provide input on various aspects of the Civic Center site. Included in the update process was a validation of the community needs and programming for Hillview Park and Community Center, an update of the Civic Center site layout and an update of the cost model for the first phase of redevelopment.

Following the January 13, 2015 and February 10, 2015 meetings, the final Master Plan update and cost model for the Council's preferred Hillview Park and Community Center plan have been developed. The cost model is intended to be used as a tool for planning purposes. Once the City has identified a specific dollar amount to be allocated to the project, the costs can further be refined in order to design the project.

Upon acceptance by Council, ABA will proceed to develop a rendered site plan of the proposed community center and park. These renderings will not be final architectural drawings, but will simply showcase the user experience of the new facilities.

The preferred site layout, cost model and renderings will be used as informational and educational items in planning for a potential bond measure and are not considered final architectural designs.

### Election timing

State law dictates when the City can hold a bond election for the Community Center. Should Council decide to hold an election, a date should be identified as soon as possible as there are certain deadlines which must be met in order to hold an election. The following are potential dates in 2015 and 2016 for which an election could be held along with the deadline for calling that election:

<b>Election date</b>	<b>Deadline to call election</b>	<b>Election type</b>
August 25, 2015	May 29, 2015	Mail only
November 3, 2015	August 7, 2015	General
March 8, 2016	December 11, 2015	Mail only
April 12, 2016	January 15, 2016	General
May 3, 2016	February 5, 2016	Mail only
June 7, 2016	March 11, 2016	General
August 30, 2016	June 3, 2016	Mail only

November 8, 2016	August 12, 2016	General
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It is recommended that November 3, 2015 be targeted for a bond election as the earliest, feasible election date. This would allow sufficient time for an effective informational and educational outreach effort. An alternative to this would be to select a later election date.

The City currently has an agreement with NHA Advisors to provide financing capability analysis. It is also recommended that the City engage an election consultant as soon as possible. Direction is sought to release a Request for Qualifications.

**Council direction sought**

1. Approve the Civic Center Master Plan Update
2. Accept the preferred site alternative cost model for the Hillview Park and Community Center project
3. Identify a target election date
4. Direct staff to release a Request for Qualifications for election consulting services

**FISCAL IMPACT**

None

**PUBLIC CONTACT**

Posting of the meeting agenda serves as notice to the general public.