



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager

Prepared by: Jason Simpson, Assistant City Manager

Date: January 22, 2019

Subject: Mayor Steve Manos Requested Discussion on Rosetta Canyon Sports Park Facility Use and Policy for Full Council Discussion

Recommendation

Review policy and provide direction to staff regarding the November 15, 2016 Rosetta Canyon Sports Park Facility Use Policy (attached Exhibit A).

Discussion and Background

Mayor Manos has received feedback from the community regarding the City Council adopted policy and requested an official review by the City Council.

By way of background, the City opened Rosetta Canyon Sports Park on November 4, 1996 which included completion of the park with an artificial turf, LED-lighted football field, LED-lighted five (5) championship ball fields, resurfaced basketball courts, a dog park, a walking trail, picnic tables, a community garden, concession stand/restroom facility with 360 degree viewing deck, protective vehicle netting, perimeter fencing, upgraded water quality and storm overflow basin, landscaping and increased on-site parking to 330 parking spaces to complement the existing tot lot, restroom building, tennis courts, basketball courts and Rosetta Canyon Fire Station #97.

The 21.6-acre park was an un-fulfilled development condition to be provided to the City, was left incomplete by a bankrupt developer and the City was able to complete the park through a refinancing of debt which also included a lowering of the assessments to approximately 79.28% of maximum assessments per the approved CFD rate and the balance with City development impact fees on hand. The initial cost quotes received from general contractors ranged between \$14 million and \$18 million to complete the community park facility. In 2015, with support of City Council, staff took on the role of owner-builder (vs one general contractor) and constructed improvements for approximately \$10 million.

The following is a recap of the \$47,872,416.85 invested in the Rosetta Canyon Community infrastructure:

ROSETTA CANYON COMMUNITY INFRASTRUCTURE COSTS		
CFD 2004-3 BONDS ISSUED 2005 & 2006:		
STREET INFRASTRUCTURE	\$	2,637,285.00
STORM DRAIN INFRASTRUCTURE		5,495,639.85
SEWER SYSTEM IMPROVEMENTS		2,884,755.00
DOMESTIC WATER IMPROVEMENTS		13,441,285.00
RECLAIMED WATER IMPROVEMENTS		889,104.00
FIRE STATION		4,570,000.00
EVMWD - SEWER & WATER CONNECTION FEES		7,954,348.00
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TOTAL PROCEEDS - 2005 & 2006		37,872,416.85
REFUNDING BONDS IN 2015:		
PARK (<i>FUNDED BY INTEREST SAVINGS AND LOWERED TAXES TO 79.28% OF MAX TAX</i>)	\$	6,643,195.94
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SUBTOTAL	\$	44,515,612.79
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CITY FUNDS	\$	3,356,804.06
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TOTAL INVESTED IN INFRASTRUCTURE	\$	47,872,416.85
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Staff has determined that the fields can be used by the public during the weekdays and on some weekends. Due to staff managing issues at the facility related to vandalism, theft and illegal activities, staff made changes to better protect the property, park users, and help ensure visitors are following the rules especially “not smoking” and drinking alcohol.

Staff implemented further changes this past week to help in mitigating concerns for the use of the facility, as follows:

- Monday through Thursday – at least one field will be available for the public and on the days Tuesday thru Thursday – it will be the “Blue” Championship Field and staff will turn the lights on for them (if not already on). Based upon the schedule with user groups who pay and have insurance, four (4) fields are booked Tuesday, Wednesday, and Thursday.
- There have been issues with teams taking the field designated for the public in the past to try and avoid paying for lights or field time and providing correct insurance.
- The facility is a tournament priority facility by policy on the weekend (summer it is during the week at times as well) and starting about 5pm Friday evening there is field preparation (dragging and chalking) to prepare for the weekend Saturday through Sunday evening tournaments (\$2,300 for the weekend rental). When no tournament or field maintenance/rest – staff will leave at least one field open starting with the “orange” field.
- Staff is happy to coordinate specific needs for residents which will help residents and also allow us to better manage and protect the fields and facilities from damage/misuse.

- While other cities with tournament facilities limit play to only insured and paying users, that is not the intent here and we are happy to fine tune usage with Rosetta Canyon residents.

Again, staff can coordinate usage for the residents and we will monitor it in a way to have the facilities enjoyable for all based upon the above.

November 15, 2016

At the November 15, 2016 City Council Meeting, City Council approved the Rosetta Canyon Sports Park Policy with Community Services staff overseeing the allocation of fields operated by the City of Lake Elsinore and began meeting with local youth and adult groups to review and assign fields for play. The field allocation policy is aimed to develop a fair and equitable way to assign fields that will meet the needs of Lake Elsinore residents and other groups who request fields and adopted a policy at that time. Since that time, the policy has been working well with the users of the facilities and the policy has been the guiding document for field allocation while maintaining the versatility to input changes as necessary based on addition of fields, fees, and other factors. The policy for Rosetta Canyon Sports Park was established for the specific difference between this facility's capacity offering for tournament play compared to other City sports park facilities.

In fact, the facility is primarily an economic development asset of the City to attract regional, state, and national events but weekday field allocations for resident youth leagues will be offered when available. The intention of the Rosetta Canyon Sports Park is to provide industry leading facilities for sporting practices, games and tournaments. Through the specific planning of the facility it has been designed to maximize by offering five youth championship quality ballfields and up to collegiate level softball fields for local youth league and tournament play as well as drawing regional, state and national tournaments. The facility also has a league/tournament level football field suitable for league and tournament play.

March 13, 2018

On March 13, 2018, City Council approved a professional services agreement with TC Sports, Inc. for a dedicated manager to staff the facility and manage all events including field preparation for Rosetta Canyon Sports Park to position the City for fastpitch softball (second fastest growing sport in the US) and provide service level to make the City a destination for the sport and fulfill in one aspect the City's Action Sports Capital of the World mantra, which is still in the best interest long-term interest of the City and facility. TC Sports, Inc. have helped Triple Crown Sports develop and stay as a recognized leader in event production and know how to deliver professional services including field preparation. The City is realizing the alliances and relationships that they have built on a nation-wide scale over years is testimony of the customer service, care of individual needs, and evident in the high-quality tournaments and events they produce. Triple Crown has hosted numerous successful events at Rosetta Canyon Sports Park since opening in November 2016, and many more are scheduled going forward.

City staff's vision for Rosetta Canyon Sports Park has not changed since the planning of its construction, which is to be an economic catalyst for the community. The vision requires high quality programming and planning of major tournaments with many organizations and TC Sports has the infrastructure and contacts to build the tournament offerings with reputable organizations and local teams while hitting all levels of age groups and play. Within three years, staff believes

that an annual book of repeat tournaments and events will bring Rosetta Canyon Sports Park as the premier destination for fast pitch softball in the region, as well as at the state and national levels and we are well on our way toward that goal. Their success has grown over time and the City stands to continue to benefit from their investment over the years because they used to be a small player in the market, and while high-end programs seek out their Triple Crown events, less-seasoned teams and younger ages are still considered valuable customers. All segments of the Southern California market need attention, with other tournament providers now looking hungrily at the team numbers TCS can assemble on any given weekend. Their lead in programming field reservations, ensuring payment to the City (as applicable), and educating participants on park rules, providing field maintenance preparation, monitoring for safe activity, and making the City the premier location for high quality events.

These events are providing local teams in the region to host and play in high-exposure tournaments for increased competition through sponsoring organizations that make it easier for youth to access events, as follows:

- Triple Crown Sports
- USA Softball (Team USA)
- Lake Elsinore Girls Softball
- Lake Elsinore Unified School District
- USSSA Softball
- Lake Elsinore Tournament Softball
- PGF – Premier Girls Fast Pitch
- USA Preps
- Corporate Sponsored Tournaments
- Others

FISCAL IMPACT

There is no identified fiscal impact at this time.

Exhibits

A – Rosetta Canyon Sports Park Policy (November 15, 2016)