



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 6/6/2023

To: Sonoma County Board of Supervisors

Department or Agency Name(s): Public Infrastructure

Staff Name and Phone Number: Johannes J. Hoevertsz, 707-565-2550

Vote Requirement: 4/5th

Supervisorial District(s): Fourth

Title:

License for Cloverdale Veterans Building Pool

Recommended Action:

- A) Authorize the Director of Public Infrastructure to execute a revocable license agreement with the City of Cloverdale for the use of the Cloverdale Veterans Memorial Building Pool for a term not to exceed five (5) years commencing on July 1, 2023, and expiring on June 30, 2028, for public use, substantially in the form of the agreement attached to this report, the final terms and conditions of which shall be subject to approval by County Counsel. (4/5th Vote Required)
- B) Find that the use of the pool by the City is necessary to meet the social needs of the County by providing options for healthy activities and that the County does not need the property for the term of the license agreement, pursuant to Government Code section 26227.

Executive Summary:

The Sonoma County Public Infrastructure Department is requesting authorization to execute a revocable license agreement with the City of Cloverdale for the use of the Cloverdale Veterans Memorial Building Pool for a term not to exceed five (5) years commencing on July 1, 2023, and expiring on June 30, 2028, for public use, substantially in the form of the agreement attached to this report, the final terms and conditions of which shall be subject to approval by County Counsel. Also requested is a finding that use of the pool by the City is necessary to meet the social needs of the County by providing options for healthy activities and that the County does not need the property for the term of the license agreement, pursuant to Government Code section 26227.

Discussion:

Background. The Cloverdale Veterans Memorial Building pool is currently managed by the City of Cloverdale which in turn has an operational agreement with YMCA for swimming pool use and programming. The Cloverdale Veterans Memorial Building is managed and maintained by the Cloverdale American Legion Post #293 under a license agreement with the County General Services Department. Currently, the Sonoma Public Infrastructure Department ("SPI") ensures that all Veterans Buildings are maintained within resources available and managed consistently to ensure use by Veterans and the community.

Procedural authority for this action is provided by Government Code Section 26227 which states: "the Board

of Supervisors may contract with other public agencies or private agencies or individuals to operate those programs which the Board of Supervisors determines will serve public purposes. In the furtherance of those programs, the Board of Supervisors may make available any real property of the County, which is not and, during the time of possession, will not be needed for County purposes, to be used to carry out such programs, upon terms and conditions determined by the Board of Supervisors to be in the best interests of the County and the general public.” Staff is recommending and requesting that the Board find that the services provided by the City of Cloverdale will serve public purposes for the reasons stated above.

Cloverdale License Agreement With City of Cloverdale. Under this agreement the City of Cloverdale is granted use of the swimming pool and necessary surrounding areas, which the City will manage the use of with the local YMCA for day-to-day management consistent with City’s operations. Since 1991, the City of Cloverdale has operated the swimming pool at the Cloverdale Veterans Memorial Building through an agreement with the County. The agreement allows the City to contract with the YMCA which in turn hires and trains a staff and provides a well-run operation of the pool for the community and visitors. The City is responsible for cleaning and monitoring pool water for proper chemistry. City also assists the County by maintaining the decks and landscape areas surrounding the pool, sweeping the Veterans Building parking lot, and managing irrigation requirements.

The County has been satisfied with the City and YMCA’s operation of the pool and wishes them to continue to operate the pool through the term of this agreement. The relationship between the City, YMCA, and the County has existed for over 25 years and has been beneficial in that it provides trained lifeguards, swim instructors, administrative staff for operations, recreational swim programs, and promotes health and safety for the community and visitors. In addition, since the site is remote from central County resources there are logistical advantages and savings in travel and oversight expenses. The City ensures that material provisions of the license agreement are incorporated into its separate agreements with YMCA and local school district for their use of the Pool.

County and City recently cooperated to plan, fund and install a solar heating system to provide for a longer season of operations of the Pool. County will maintain the heating system, and the other mechanical systems associated with pool operations. County shall pay when due all utility charges for electricity, gas, sewer, and water servicing the Premises. County shall arrange and pay for any extraordinary maintenance and repair of the Pool.

As consideration of use of the Premises, City to pay County Three Thousand Five Hundred Dollars (\$3,500.00) per year, which amount may increase according to an agreed upon reasonable rate of escalation, not to exceed 2%.

Strategic Plan:

N/A

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

September 18, 2018 – Adopted the updated Veterans Memorial Building Use Policy.

June 5, 2018 – Approved multiple actions: Adopted a resolution amending the Board of Supervisor’s Resolution #94-0290 regarding the County’s Veterans Memorial Buildings Advisory Committee; Authorized execution of the license agreement for building licensing and operations services with William Russell Ledford Post #293, American Legion, for up to five years commencing July 1, 2018, for certain management and maintenance of the Cloverdale Veterans Memorial Building.

November 14, 2017 – Approved license agreement with City of Cloverdale for operation of the Cloverdale Veterans Memorial building swimming pool.

The Board has executed license agreements with the City of Cloverdale annually since 1981.

Two-year agreements were approved in 1989 and 1991.

Three-year agreements were approved in 1996, 1999, 2002, 2005, and 2008.

In 2012 and 2013 the Board approved 1-year extensions to the agreement.

FISCAL SUMMARY

| | FY 22-23 Adopted | FY23-24 Projected | FY 24-25 Projected |
|------------------------------------|-----------------------------|------------------------------|-------------------------------|
| Expenditures | | | |
| Budgeted Expenses | | | |
| Additional Appropriation Requested | | | |
| Total Expenditures | | | |
| Funding Sources | | | |
| General Fund/WA GF | | | |
| State/Federal | | | |
| Fees/Other | | \$3,500 | \$3,500 |
| Use of Fund Balance | | | |
| Contingencies | | | |
| Total Sources | | \$3,500 | \$3,500 |

Narrative Explanation of Fiscal Impacts:

The City of Cloverdale will pay the County of Sonoma \$3,500 for each year of this agreement. Revenues are included in the FY 2022-23 Veteran’s Buildings (10005-21030200) Recommended Budget and will be included in future budget requests.

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

Revocable License Agreement with City of Cloverdale for Cloverdale Veterans Memorial Building Pool

Related Items "On File" with the Clerk of the Board:

None