



MEMORANDUM

DATE: February 21, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Dave Perrault, City Administrator
SUBJECT: Gathering Place Parking Lot Discussion

Budgeted Amount: \$280,000 (50% City share)	Actual Amount: TBD	Funding Source: PIR
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For Council Consideration

Council may direct Staff to bring back further information on the Gathering Place Parking Lot status.

Background

Last year, the City had multiple conversations surrounding the parking lot owned by the Gathering Place Church, which also provides parking for Hazelnut Park via a Maintenance and Use Agreement. The previous discussion agenda items are attached under Attachment A for reference, they provide more detail and background on the previous discussions. In summary, in 2011, the City entered into a Maintenance and Use Agreement with the owner of the parking lot to allow members of the public to use the parking lot to access Hazelnut Park, and in-return the City would assist with minor maintenance of the parking lot. Since the signing of the agreement, the parking lot has deteriorated to the point where it needs to be reconstructed. The agreement does call for the parties to bargain in good faith when reconstruction is needed.

Following multiple conversations with the City Council and representatives of the Church, the below terms have been ironed out and are believed to be ready for approval by both the City and Church.

- The City will lead a reconstruction project of the parking lot (planned for 2024)
- The Church and City will split the total cost 50:50; should the Church be unable to pay for the entire project when due, the City will set up a payment plan for the Church over the length of the agreement
- The Church will allow for approximately 28 percent of the parking lot to be turned over to green space
- Other provisions identified in the agreement regarding maintenance will still apply

A draft agreement was prepared previously and is attached to this memo (see Attachment B). The two changes from when Council would have seen this previously is the reduced interest rate being charged to the Church (two percent, previous was two percent plus prime), this change is included in this draft of the agreement. The other change NOT present in the draft agreement is the greenspace provision. While the Church would still intend to turn a portion of the parking into greenspace, the Church would like to retain ownership of the greenspace. They would agree to keeping it greenspace for the life of the agreement (20 years), and for mutually agreed upon uses of the green space.

Budget Impact

The estimated cost of the project is \$280,000, but half of the project will be paid for by the Church either upfront or spread over multiple years. Actual cost will be determined during the bidding process, design on the project would begin this year with a bid going out in early 2024.

Attachment

Attachment A: Background Memos on Parking Lot Reconstruction

Attachment B: Draft Agreement Parking Lot