

Lake Havasu City Council Work Session  
Police Facility, 2360 McCulloch Boulevard North  
Tuesday, February 14, 2016 5:00 p.m.

### **CALL TO ORDER**

Mayor Nexsen called the meeting to order at 5:00 p.m.

### **PLEDGE OF ALLEGIANCE**

The Mayor led in the Pledge of Allegiance.

### **ROLL CALL**

PRESENT: Councilmembers Mark Nexsen, David Lane, Donna McCoy, Gordon Groat, Jeni Coke, Cal Sheehy\*, and Michele Lin.

\*Councilmember Sheehy was seated at 5:03 p.m.

### **CALL TO PUBLIC**

There were no requests to address the council.

### **PUBLIC HEARING**

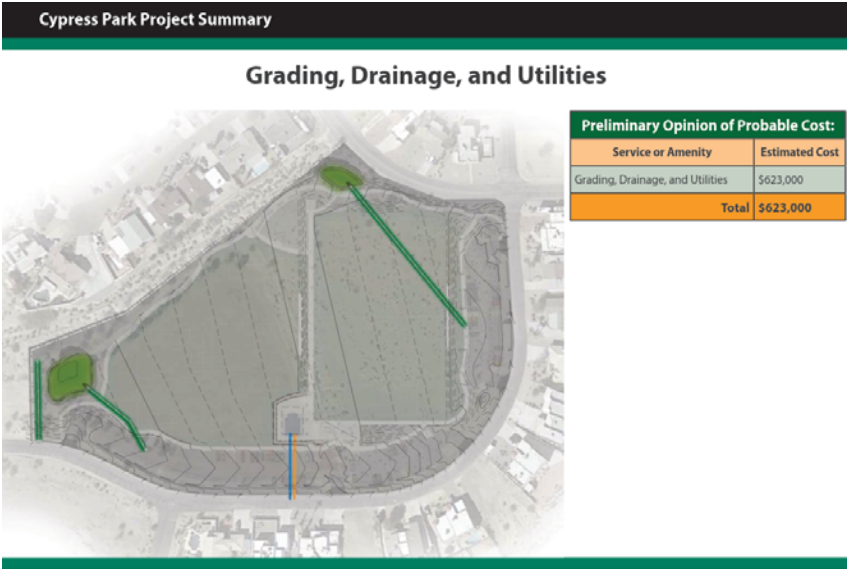
#### **5.1 Presentation for the Cypress Park & Sports Park Complex Projects**

Community Investment Department Assistant City Engineer Jeremy Abbott introduced Art Beckwith, Civil Engineer with Shepard Wesnitzer, Inc. (SWI), and Aaron Hayne with Norris Design (Norris), who are working with the City on the Cypress Park and SARA Park plan development and master planning effort. Mr. Abbott said in May 2016 an assessment was done that identified the needs for the community for various fields and recommendations for specific locations.

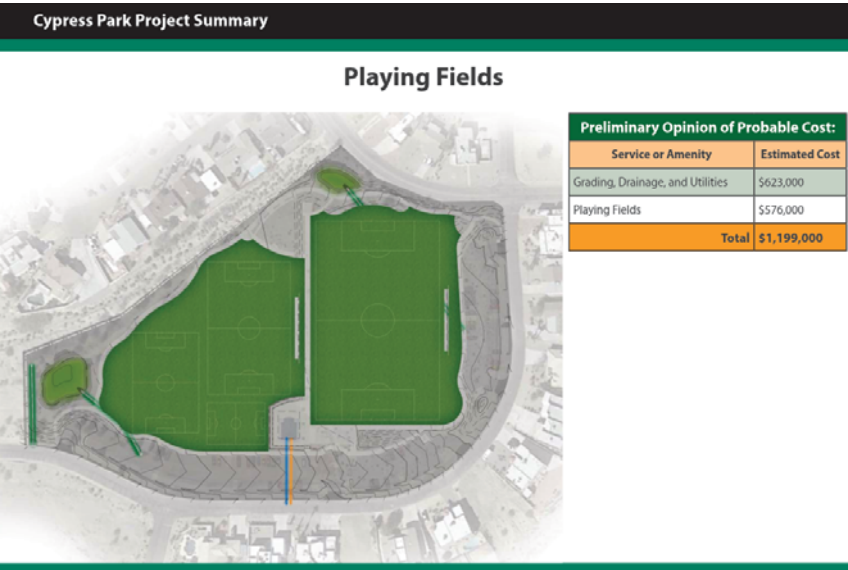
Mr. Beckwith reviewed the Cypress Park Project Summary, Concept Plan and Probable Costs of Cypress Park from Planet\* (Planet), as follows:



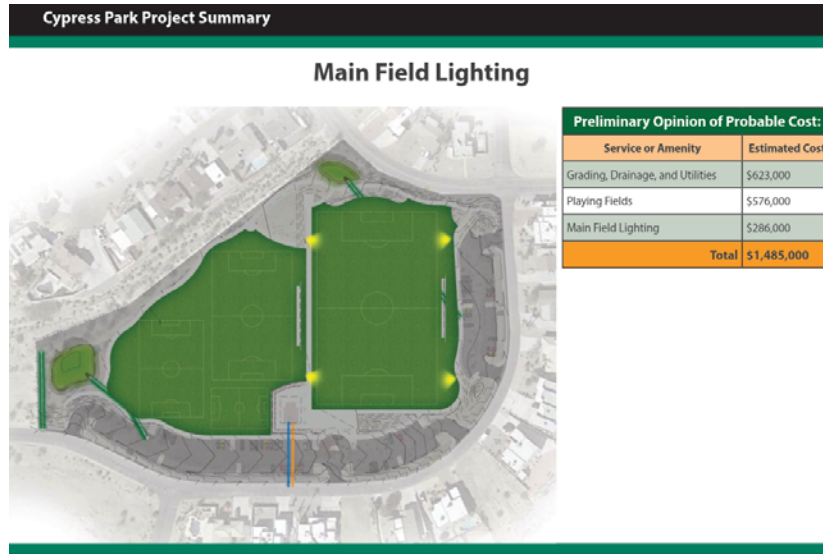
He said the projected cost of Cypress Park is based on 90 percent complete plans prepared by SWI and Norris, and added that the preliminary opinion and probable costs of SARA Park is based on 30 percent concept master plan prepared by SWI and Norris. He said both proposed costs came in higher than what was identified in the Fields Needs Assessment.



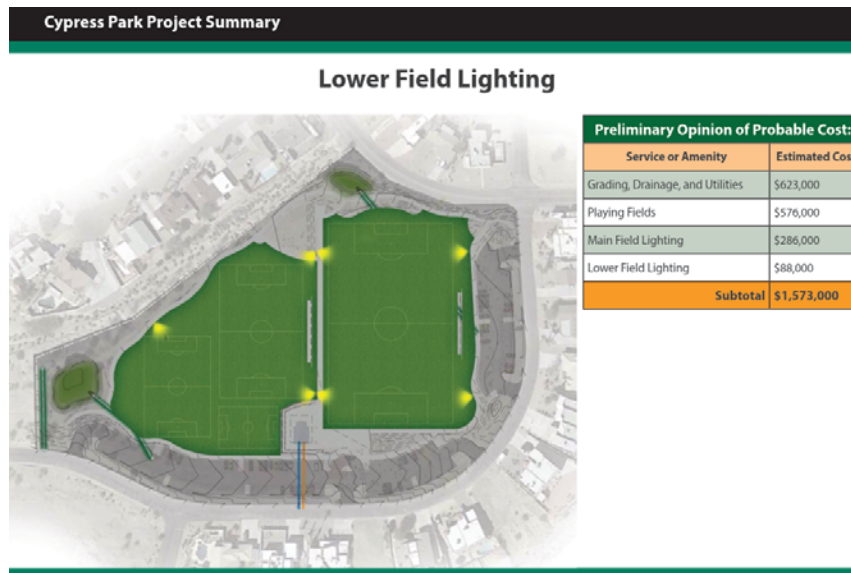
Mr. Beckwith said the grading, drainage, and utilities budget item includes grading of all the fields, parking lots, and detention basins, drainage facilities including catch basins, piping, basin outlet structures for stormwater pollution and erosion prevention, water and sewer services for drinking water fountains, and restrooms.



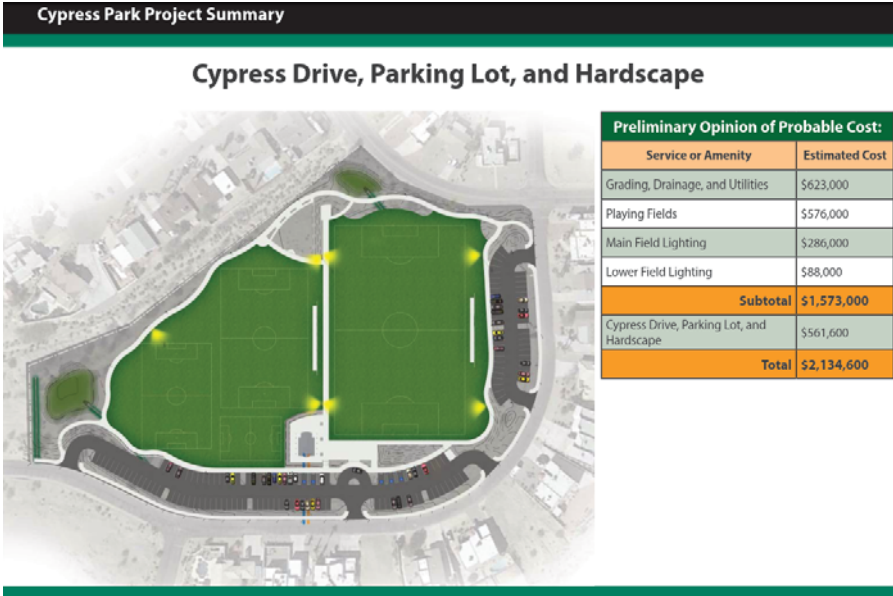
Mr. Beckwith said the playing fields item includes construction of the subgrade, installation of the irrigation for the fields, four inches of top soil, and planting of sod for the playing surface.



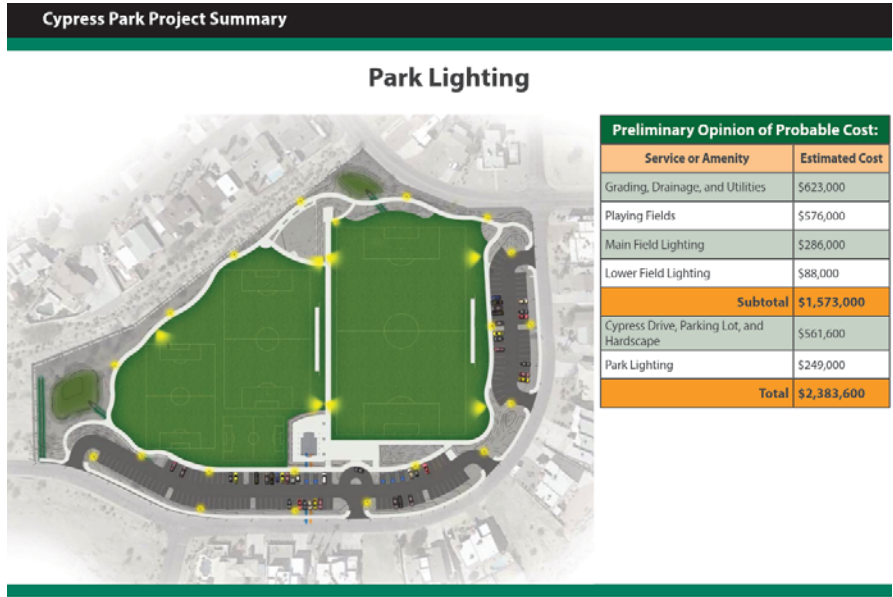
Mr. Beckwith said the main field lighting includes the materials and installation of the Musco Sports Lighting System (Musco) to light the main field. He said Musco lights interface with the City's existing park lighting system and can be controlled centrally.



Mr. Beckwith explained that the lower field lighting is in addition to the main field lighting and includes the materials and installation of three additional Musco lights to allow the practice fields to be used after dark. He added that the lights will also interface with the City's control system.



Mr. Beckwith said the Cypress Drive, parking Lot, and hardscape item includes a 6-foot widening, curb, gutter and sidewalk along Cypress Drive, which allows for a bike lane or parking depending on park usage. He said it also includes a parking lot with a drop off area that can be used for loading and unloading or emergency vehicles, ADA accessible parking and an ADA accessible route throughout the entire park, and an 8-foot wide concrete trail which will serve to contain sod as well as a walking, running, or biking path. Mr. Beckwith said this item also includes a park entry sign, short retaining walls, bleachers, benches, tables, trash receptacles, and bike racks throughout the park.



Mr. Beckwith said this item includes solar power lights similar to those at Rotary Park that will provide lighting for the trails and parking lot.



Cypress Park Project Summary

Landscape



Preliminary Opinion of Probable Cost:

Service or Amenity	Estimated Cost
Grading, Drainage, and Utilities	\$623,000
Playing Fields	\$576,000
Main Field Lighting	\$286,000
Lower Field Lighting	\$88,000
<b>Subtotal</b>	<b>\$1,573,000</b>
Cypress Drive, Parking Lot, and Hardscape	\$561,600
Park Lighting	\$249,000
Landscape	\$194,000
<b>Total</b>	<b>\$2,577,600</b>



Mr. Beckwith said this item includes the top dressing, trees, shrubs, and accent plants, as well as the associated irrigation. He said trees will be placed to provide shade when mature, and ground cover and plants will provide erosion control and park beautification.

Cypress Park Project Summary

Restrooms



Preliminary Opinion of Probable Cost:

Service or Amenity	Estimated Cost
Grading, Drainage, and Utilities	\$623,000
Playing Fields	\$576,000
Main Field Lighting	\$286,000
Lower Field Lighting	\$88,000
<b>Subtotal</b>	<b>\$1,573,000</b>
Cypress Drive, Parking Lot, and Hardscape	\$561,600
Park Lighting	\$249,000
Landscape	\$194,000
Restrooms	\$250,000
<b>Total</b>	<b>\$2,827,600</b>



Mr. Beckwith said restrooms will include four stalls each for men and women, as well as a maintenance storage room and attached drinking fountains for park guests.

Cypress Park Project Summary

Shade Structures



Preliminary Opinion of Probable Cost:	
Service or Amenity	Estimated Cost
Grading, Drainage, and Utilities	\$623,000
Playing Fields	\$576,000
Main Field Lighting	\$286,000
Lower Field Lighting	\$88,000
<b>Subtotal</b>	<b>\$1,573,000</b>
Cypress Drive, Parking Lot, and Hardscape	\$561,600
Park Lighting	\$249,000
Landscape	\$194,000
Restrooms	\$250,000
Shade Structures	\$33,000
<b>Total</b>	<b>\$2,860,600</b>

Mr. Beckwith said this item includes one shade structure near the restroom and one smaller shade structure near the playground to allow a place for guests to gather in much needed shade. He added that the shade structures could also be rented out by the City.

Cypress Park Project Summary

Playground



Preliminary Opinion of Probable Cost:	
Service or Amenity	Estimated Cost
Grading, Drainage, and Utilities	\$623,000
Playing Fields	\$576,000
Main Field Lighting	\$286,000
Lower Field Lighting	\$88,000
<b>Subtotal</b>	<b>\$1,573,000</b>
Cypress Drive, Parking Lot, and Hardscape	\$561,600
Park Lighting	\$249,000
Landscape	\$194,000
Restrooms	\$250,000
Shade Structures	\$33,000
Playground	\$125,000
<b>Total</b>	<b>\$2,985,600</b>



Mr. Beckwith said this item includes the materials and installation of a playground in a location that provides parents with the ability to watch their younger children while also being able to watch older children on the playing fields.

Cypress Park Project Summary

Planet Concept Plan vs. SWI/Norris Construction Plan



Mr. Beckwith said the Cypress Park Project was modeled after the Planet Concept Plan and is very similar with additional features, including: wider concrete trails, short retaining walls to maximize the field sizes, restroom facilities, trail and parking lot lighting, and stormwater mitigation measures, playground and restroom facilities.

Councilmember Sheehy asked what probable cost means, to which Mr. Abbott explained that probable cost is the engineer's estimate for what they expect the cost of the project to come in at with all the amenities shown. Councilmember Sheehy asked why there was a variance between the two numbers, to which Mr. Abbott said the budget for the park is \$1.5 million and the current estimate subtotal for the park grading, utilities, playing fields, and the main lighting on the upper field equates to \$1.5 million. He said if the City is looking at designing a park with the amenities that a park would need, aside from just turf and lights, these costs are derived from SWI and Norris's experience in working with contractors on other projects. Mr. Abbott explained that the costs are probable because the City does not have any actual bid numbers from contractors right now to help confirm the costs, so these are only an estimate.

Mr. Abbott stated that the City's contract with SWI is for the full design of Cypress Park and to begin the master planning effort for the SARA Park Sports Complex. He said their main purpose in doing this is to meet the level of service needed that was identified in the Fields Needs Assessment. Mr. Abbott said the concept presented will get the city through the next 18 years, to year 2035, in terms of the number of fields needed in the community based on what was identified in the assessment. He said depending on Council's direction the next step would be to move to actual design and negotiate that contract with SWI.



S.A.R.A. Park Project Summary

S.A.R.A. Park Concept Master Plan



S.A.R.A. Park Project Summary

Phase I



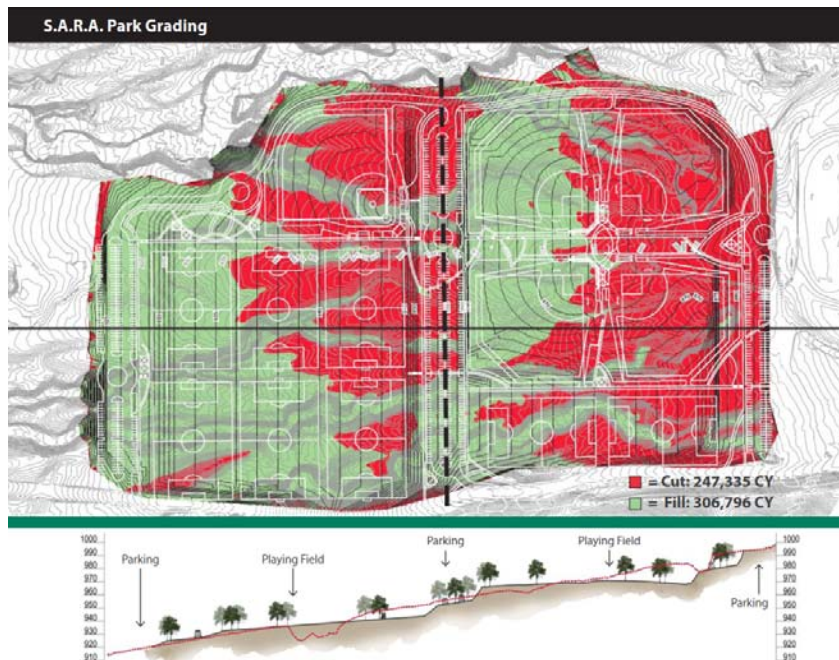
Mr. Beckwith reviewed the concept plan and preliminary budget for Phase I of the SARA Park Concept Master Plan. He said Phase I will include a four-plex multi-purpose baseball sized complex with spectator seating, a restroom and concession stand, two high school sized soccer fields that can be converted to smaller multi-use fields, playgrounds, shade structures, and parking facilities with a drop off area. He said all the fields and diamonds will have lighting to accommodate play into the evenings. Mr. Beckwith said a lot of work went into providing the amenities as listed in the Fields Needs Assessment report and estimating the quantities to generate this plan. He added that the probable cost of \$12.4 million is very preliminary as it is still in a conceptual stage.



Mr. Beckwith said the grading for Phase I and II is included in the costs for Phase I because they can obtain a better price by performing the grading at the same time.



Mr. Beckwith said Phase II is only a concept plan and preliminary budget, and will include one additional collegiate sized baseball diamond with spectator seating, a restroom and concession stand, and six collegiate sized professional soccer fields that can be used or modified to accommodate any field sport. He said it will also include a playground, shade structures, and parking facilities with drop off areas. He added that all the fields and diamonds will have lighting to accommodate play into the evenings.



Mr. Beckwith reviewed the SARA Park grading for Phase I and II. He said part of the reason for the grading expense is that the side drops approximately 85 feet from east to west and in order to create playing fields it is necessary to flatten the field areas and make the grade changes adjacent to the parking lots. He said the green areas indicate washes that need to be filled, and the red designates areas that need to be cut which will generate the fill necessary for the washes.

Mayor Nexsen asked if staff is ready to make a recommendation on the SARA Park Project, to which Mr. Abbott said staff's recommendation is to complete design for the entire complex but move forward with the construction of Phase I, which will get the City through year 2035. Mr. Abbott said staff also recommends that Phase I include grading the entire site due to the cost benefit and creating a balanced site between both areas.

Councilmember McCoy asked if permits are required to fill the washes, to which Mr. Abbott said the washes within the limits of Phase I and II are not delineated washes and no permits are required.

Mr. Abbott said \$12.4 million for Phase I is a high level cost but once the City receives actual bids for the Cypress Park Project the goal would be to apply some of those figures to this project and hopefully see a reduced cost.

Councilmember Groat asked if the various fields would be able to accommodate collegiate or tournament play, to which Mr. Hayes said the perimeters of the fields would accommodate professional play. Mayor Nexsen asked if the fields would accommodate both softball and little league, to which Mr. Hayes replied yes, and added that the fields are designed to be versatile for different sports. Mayor Nexsen asked if they would be regulation sized fields to accommodate tournament play, to which Mr. Hayes said they would accommodate tournament play for softball and little league; however, they would not be large enough for adult baseball.

In response to Councilmember Sheehy's question, Mr. Abbott stated that Phases I and II are directly west of the existing four fields and raceway area.

Councilmember Sheehy asked if the fields would be turf or grass, to which Mr. Abbott said the fields at Cypress Park and SARA Park would be grass.

Councilmember Groat asked if the SARA Park Project will be connected to the new sewer system, to which Mr. Abbott said there is not a new sewer system at SARA Park; however, last year the City ran a water main through SARA Park for future development. Mr. Abbott said as they work through detailed design they would have to identify how all the facilities would be connected to sewer. Mr. Abbott said at SARA Park there are a few options including constructing septic systems or pumping into the City's gravity system.

Mayor Nexsen opened the public hearing.

The following individuals addressed the Council in opposition to lighting at Cypress Park:

- Mr. Marvin Batten, resident on White Oak Drive
- Mr. Joseph Tusso, resident on White Oak Drive
- Mr. Leo Cyr, resident on Cypress Drive
- Mr. Scott Smith, resident

Mr. Abbott said all of the lighting at Cypress Park is planned to be LED lighting, which is the newest, most cost effective and energy efficient technology. He said the lighting within the parking lot and lighting around the fields identifying the pathways and fields would be the same LED lights that were installed at the Rotary Park

expansion which dim during periods of no use and are directional. Mr. Abbott said Norris and SWI have been working with Mosco Lighting, Inc. who premier in the lighting industry of sports fields and offer modeling to identify where the spill of the lighting will end. He said the lighting is very controlled with no glare, and unlike older lights, Musco lights offer directional shielding to reduce spill outside the field area.

Mr. Scott Smith addressed the Council and questioned the elevation difference between the street and the proposed Cypress Park project, to which Mr. Beckwith said the parking lot is the same grade as the street; however, the evaluation of the playing fields will be approximately four feet over the parking lot elevation. Mr. Smith asked specifically for the evaluation difference between the park and street from Daytona Avenue as it slopes down, to which Mr. Beckwith said he could not say for certain but it would be the same elevation as the goal line at the west end; however, as Daytona Avenue slopes down the elevation would be higher. Mr. Beckwith added that they will be adding mounds on the back side to prevent spillage and objects from rolling down. Mr. Smith said his concern is for the houses on Daytona Avenue because as you go down the street the park lights will sit higher due to the difference in elevation.

Mr. Mark Talley addressed the Council and said he is a member on the Parks and Recreation Advisory Board and they have had an update and discussion regarding the Fields Needs Assessment and Cypress Park and SARA Park fields on every agenda for the past year.

Ms. Holly Balderrama addressed the Council and said she lives on Cypress Drive and she met with others on Cypress Drive, from Daytona Avenue to White Oak Drive, because she felt those homes were the most affected. Ms. Balderrama said the residents were in favor of the project providing bathrooms, parking, and a walking path. She said the residents expressed concerns regarding the proposed lighting affecting their sunset views, the timers for the lighting, traffic, and property values. Ms. Balderrama said she is a board member on the soccer association and has been assigned to do the grant writing to help fund this project. She said the United States Soccer Foundation has a "Safe Places to Play Grant" that can be used for lighting and irrigation. Ms. Balderrama said she will be meeting with Dee Smith to obtain a quote for both the upper and lower field lights, and they plan to write a grant for both the lighting and the irrigation because it fits with this project. Ms. Balderrama added that the soccer association has raised approximately \$60,000 that they would like to donate to the City for this project.

Mayor Nexsen asked about hours of use and when lighting would be needed, to which Ms. Balderrama said in general they run practice from 5:00 p.m. to 9:00 p.m. Monday through Thursday, beginning in August or September. Mayor Nexsen said if practice were to start as early as September they would probably only need lights for about an hour. Ms. Balderrama noted that they also have year round soccer teams that use the fields. Mayor Nexsen asked when those teams would end practice, to which Ms. Balderrama replied around the same time because there would be more fields available.

Councilmember Lin asked how many other organizations use the soccer fields, to which Ms. Balderrama said Telesis Preparatory Academy has the ASU fields until 5:00 p.m. during football season, and added that during baseball and softball season the soccer teams are unable to use the fields at all. She said they are able to utilize the Island ballfield right now because it is not being used for football. Councilmember Lin noted that the proposed fields would be built for more than one organization and sport. Ms. Balderrama said it was her understanding that the fields would be scheduled by the Parks and Recreation Department and the organizations would have to submit their practice schedules.

Mr. Brett Miller addressed the Council in support of the fields. He said he coaches a soccer team that plays year round and during the beginning of the season, around August and September, they practice on the outfield of Field #1 at SARA Park. He said he is gracious for this space because it is lighted and they work with the baseball

groups who are also using the field. Mr. Miller said having six or more fields available for practice will be a great benefit for everyone, and added that he was able to see the Musco lighting at a convention in January and was very impressed. He asked if there would be any secured storage areas on the fields for equipment. Mr. Miller also asked how much of the cost for Phase II includes the field, to which Mr. Abbott said he did not have the breakdown of costs for Phase II at this time. Mr. Miller said he liked that Phase II included two soccer fields but they were a narrow format field and it would be difficult to get a tournament to sign off on playing on a field that narrow. He said the length is right, but it is too narrow, so if there would be a way to widen the Phase II fields to full size it would be preferable especially if the goal is to bring in tournament play.

Mr. Dan Aston addressed the Council and asked if these fields would fall under the same umbrella for management and scheduling as the other City fields, to which Mayor Nexsen replied yes. Mr. Aston said he was in support of these projects as they will greatly benefit sports and athletics in Lake Havasu City.

Councilmember Lin asked if what was being presented tonight would accommodate tournament play, to which Mr. Miller said two fields on a tournament weekend would yield slots for approximately 20 teams, and added that the wide format fields are what cap how many of the older teams you can play.

There being no further comments, Mayor Nexsen closed the public hearing.

Mayor Nexsen stated that it was his opinion that SARA Park would need to be completed in phases, and said adding the fields at Cypress Park and the additional fields for Phase I at SARA Park would get the community to 10 years and also closer to the original estimate.

City Manager Charlie Cassens said the City can do the projects in phases and set aside the money for both. He said Cypress Park is a \$3 million park and to maximize the utility usefulness of the park it does need to have lights, and noted that the City can have discussion on the timing of the lights and how it is operated to be in a good system with what the neighborhood wants and needs. Mr. Cassens said with respect to SARA Park, the City designed the entire SARA Park Sports Complex and needs to grade the entire complex but only build the first phase now. He said the Fields Needs Assessment actually put softball fields as a greater immediate need than soccer fields, and said Cypress Park will help relieve pressure from the ASU fields and provide greater flexibility which will probably diminish the need to have the field lights on late.

Mayor Nexsen said he always wants to get the best price, but wants to see that this is done right the first time.

Mayor Nexsen requested that another work session be scheduled within the next month to continue this item for further discussion. Councilmember Sheehy asked if staff could bring back a lighting model of the Cypress Park area. Mr. Abbott said staff would discuss this with Musco Lighting and bring back a computer generated modeling of the lighting and spill area for Cypress Park.

Mayor Nexsen asked the soccer organizations to bring back a more precise estimate of when the lights would be needed at Cypress Park.

## **ADJOURN**

Upon motion by Councilmember McCoy and seconded, the meeting adjourned at 6:06 p.m.



**CERTIFICATION**

I hereby certify that the foregoing is a full and true copy of the Work Session Minutes of the Lake Havasu City Council held on the 14th day of February, 2017. I further certify that the meeting was duly called and posted, and that a quorum was present.

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Kelly Williams, City Clerk/CMC