

**SUBCOMMITTEE FOR NEW TEMPLE PARK
REHABILITATION PROJECT MEETING**

AGENDA

March 7, 2024, 4:00 PM
1415 Santa Anita Avenue, South El Monte, CA 91733

AMERICANS WITH DISABILITIES ACT

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at (626) 652-3180 or (626) 652-3121 at least 72 hours prior to the meeting.

GENERAL COMMENT

Members of the public wishing to submit a general comment or a comment on an agenda item, can email dschwartz@soelmonte.org or call (626) 652-3180 to leave a voicemail message. All comments received an hour before the scheduled meeting will be read during public comment and made part of the record.

MEETINGS

Subcommittee meetings are on an As-Needed basis.
4:00 p.m. in the Council Chambers at City Hall, 1415 Santa Anita Avenue, California.

POSTING LOCATIONS OF AGENDA AND/OR CANCELLATION NOTICES

Regular meeting agendas will be posted at least 72 hours before the meeting (GC 54954(a)(1)).

Agenda and Cancellation Notices are posted at the following three (3) locations: City Hall located at 1415 Santa Anita Avenue, Senior Center located at 1556 Central Avenue and the Community Center located at 1530 Central Avenue, South El Monte, California.

AGENDA BEGINS ON THE FOLLOWING PAGE

1. ROLL CALL

Councilmembers: Angel, and Mayor Olmos

Board Members: Rubio, and President Castillo

Staff: Rene Salas, City Manager, Ariana De La Cruz, Director of Community Services, and Superintendent Dr. Elizabeth Evans

2. PUBLIC COMMENT

Speakers may provide public comments on any matter within the subject matter jurisdiction of the Subcommittee, including items on the agenda. Each speaker will be limited to five minutes. Unless a majority of the Committee objects, the Committee may provide speakers more or less time to speak. All comments or queries shall be addressed to the Committee as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the Committee shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

3. GENERAL BUSINESS

3.a. DISCUSSION OF THE NEW TEMPLE PARK MULTI-PURPOSE COMMUNITY ROOM, SNACK BAR, AND RESTROOMS REHABILITATION PROJECT STATE FUNDING DEED RESTRICTIONS

Discussion and request approval from the Valle Lindo School District Board of Education to accept the deed restrictions associated with the funding from the South El Monte Per Capita Grant.

RECOMMENDED ACTION: Staff recommends the Subcommittee for the New Temple Park Rehabilitation Project:

1. Discuss the New Temple Park Multi-Purpose Community Room, Snack Bar, and Restrooms Rehabilitation Project State Funding Deed Restrictions; and
2. Request approval from the Valle Lindo School District Board of Education to accept the deed restrictions associated with the funding from the South El Monte Per Capita Grant which requires a 30-year deed restriction to continue using the property as a park.

3.b. next page.

GENERAL BUSINESS (CONTINUED)

3.b. **UPDATED PRESENTATION OF THE ADDITIONAL DESIGN OPTIONS FOR THE NEW TEMPLE PARK MULTI-PURPOSE COMMUNITY ROOM, SNACK ROOM, AND RESTROOMS REHABILITATION PROJECT**

Discussion on the additional design options for the New Temple Park Multi-Purpose Community Room, Snack Bar, and Restrooms Rehabilitation Project.

RECOMMENDED ACTION: Staff recommends the Subcommittee review and provide direction to city staff on the agreed design for the New Temple Park Multi-Purpose Community Room, Snack Bar, and Restrooms Rehabilitation Project.

4. **ADJOURNMENT**

To a Subcommittee Meeting To Be Determined

I Donna G. Schwartz, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org on this 29th day of February 2024.



City Clerk, CMC

Subcommittee Agenda Report
(New Temple Park Rehabilitation Project)

Agenda Item No. 3.a

DATE: March 7, 2024

TO: Subcommittee Members

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Ariana De La Cruz, Director of Community Services

SUBJECT: **DISCUSSION OF THE NEW TEMPLE PARK MULTI-PURPOSE COMMUNITY ROOM, SNACK BAR, AND RESTROOMS REHABILITATION PROJECT STATE FUNDING DEED RESTRICTIONS**

SUMMARY: Discussion and request approval from the Valle Lindo School District Board of Education to accept the deed restrictions associated with the funding from the South El Monte Per Capita Grant.

RECOMMENDATION: Staff recommends the Subcommittee for the New Temple Park Rehabilitation Project:

1. Discuss the New Temple Park Multi-Purpose Community Room, Snack Bar, and Restrooms Rehabilitation Project State Funding Deed Restrictions; and
2. Request approval from the Valle Lindo School District Board of Education to accept the deed restrictions associated with the funding from the South El Monte Per Capita Grant which requires a 30-year deed restriction to continue using the property as a park.

FISCAL/FINANCIAL: Should the City of South El Monte and the Valle Lindo School District agree to move forward with the New Temple Park Multi-Purpose Community Room, Snack Bar, and Restrooms Rehabilitation Project, the project is expected to be funded as follows:

- \$671,000 State of California Natural Resources Agency Grant
- \$200,000 State of California Specified Grant (No Deed Restriction)
- \$200,000 State of California Measure A Park Grant (May Require Deed Restriction)
- \$191,000 State of California Per Capita Grant (Require Deed Restriction)
- \$200,000 City In-Lieu Fee Fund (Developer fees dedicated for parks)

\$1,262,000 Total Estimated Project Cost

DISCUSSION: At the January 9,2024, Joint Meeting with the Valle Lindo School District Board of Education, City staff presented the New Temple Park Multi-Purpose Community Room, Snack Bar, and Restrooms Rehabilitation Project to the Valle Lindo School District Board of Education and the information pertaining to the deed restrictions. This project involves the construction of a multi-purpose facility that will feature a community room, snack bar, and ADA-compliant restrooms. The current restrooms and community room will be demolished while the snack bar will remain and be used for storage.

The project is currently in the design phase with the City hiring an architect for architectural design services. Proposed designs will be shared with the Valle Lindo School District Board of Education.

ATTACHMENT(S):

- A. Presentation on State Funding Deed Restrictions

ATTACHMENT A

City of South El Monte
NEW TEMPLE PARK
1420 Lidcombe Street
South El Monte

Exercise...
Walk...
Run...
to a Healthier Life!



Park's Hours
Monday-Friday
OPEN 7:30 A.M. to SUNSET
Saturday, Sunday and Holidays
OPEN 7:30 A.M. to SUNSET

**NEW TEMPLE PARK MULTI-PURPOSE COMMUNITY ROOM,
SNACK BAR, AND RESTROOMS REHABILITATION PROJECT**

December 13, 2023



(626) 579-6540

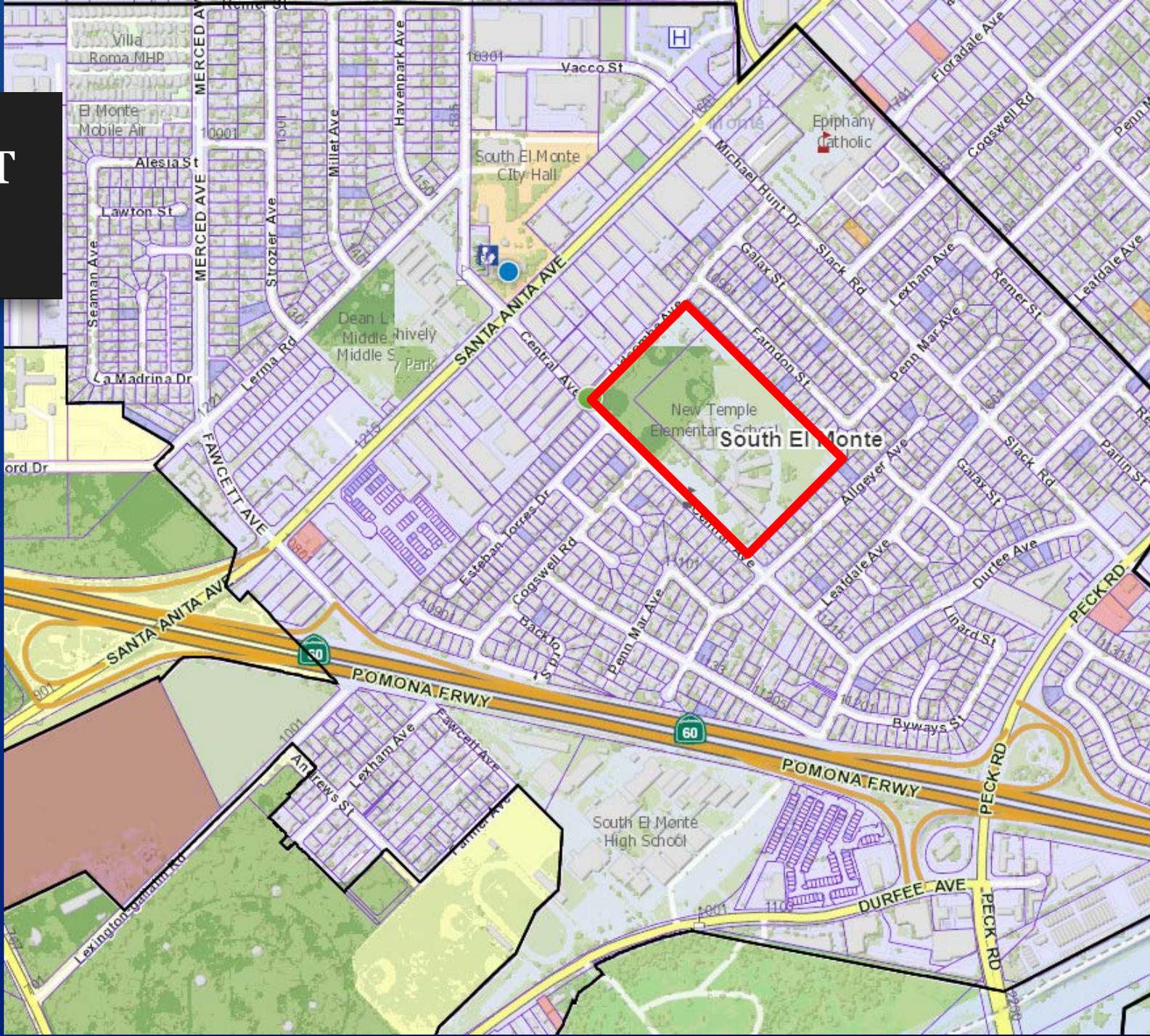
Since 1950

(626) 283-7171

- Community Services Department -

VALLE LINDO SCHOOL DISTRICT NEW TEMPLE PARK

1450 LIDCOMBE AVENUE
SOUTH EL MONTE, CA 91733



PROJECT GOAL AND OBJECTIVE

1. Construction of a new community center that will feature a community room, snack bar, and ADA-compliant restrooms.
2. The current restroom and community room will be demolished while the snack bar will remain and be used for storage.

PROJECT AREA



LEGEND



EXISTING COMMUNITY ROOM



EXISTING RESTROOMS



EXISTING SNACK BAR



NEW FACILITY PROPOSED LOCATION (NOT TO SCALE/APPROXIMATE LOCATION)

COMMUNITY USE



PROJECT TIMELINE

Design Kickoff: January 2024

Bid Package Ready to Advertise and DSA
Permit Issued: July 2024

Construction bid advertisement request (1 month), bid
advertisement (1 month), bid award (1 month) contract
execution (1 month): November/December 2024

Construction Start: June 2025

Construction dates tentative based on student testing dates

Construction Completion: February 2026

PROJECT COST



Architectural design services

\$ 100,000



Demolish existing facilities

250,000



Construction

1,000,000



Construction management and inspection
services

100,000



Estimated Total Cost

\$1,450,000

FUNDING SOURCES

California Natural Resources Agency Grant (CNRA)	\$671,000
State of California Specified Grant (No Deed Restriction)	200,000
Measure A Park Grant (May Require Deed Restriction)	200,000
SEM In-Lieu Fee Fund	<u>200,000</u>
Currently Available Funding Sources	1,271,000
SEM Per Capita Grant (Require Deed Restriction)	<u>191,000</u>
Combined Total Available Funding Sources	\$1,462,000

CITY OF SOUTH EL MONTE PER CAPITA GRANT

- The Per Capita Grant Program originates from Proposition 68, placed on the ballot via Senate Bill 5, and approved by the voters on June 5, 2018.
- The Per Capita Grant Program consists of the General Per Capita Program and the Urban County Per Capita Program, representing a combined total over \$198 million in funding.
- Allocation is based on population of the cities, counties, or other eligible districts.
- The program is administered by the State of California, Natural Resources Agency, Department of Parks and Recreation, Office of Grants and Local Services (OGALS)

Office of Grants and Local Services (OGALS)

Funding Requirement

- To use Per Capita Grants, OGALS require cities, counties, or other eligible districts to record a restriction on the title to the property.
- The deed restrictions is for 30 years so that grantees who improve their parks with Per Capita Grant cannot sell their park with state funded improvement for 30 years.
- Should the Valle Lindo School District accept the City of South El Monte's Per Capita Grant of approximately \$190,000, and subsequently chose to sell, convey, or no longer use the deed restricted property as a park within 30 years of accepting the funds, the funds would have to be returned to the California Department of Parks and Recreation.

GRANT COMPLIANCE IN GENERAL

- In general, most grants have stipulations, restrictions, and compliance provisions that the grantor requires of the grantee:
 - For example, the CNRA grant requires the grantee to maintain, operate and use the park as intended for 25 years. The grantee may not make other use of sale or other disposition of the property.
 - For example, the State of California Local Assistance Specified Capital Grant requires the grantee to operate and maintain and retain full control of the property for the duration of the contract performance period, which is four years, and must be returned to the State if the project is not completed or terminated.
 - For example, the Measure A Park Grant may require a deed restriction depending on the contractual terms between the City and the School District regarding the use of the park. The Los Angeles County Regional Park and Open Space District staff is currently reviewing and will provide guidance.
 - For example, the SEM In-Lieu Fee Fund requires development fees received from developers to be used towards parks within the City. If not, the funds must be returned to the developer.
- The SEM Per Capita Grant requires a 30-year deed restriction to continue using the property as a park.

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QUESTIONS?



Subcommittee Agenda Report
(New Temple Park Rehabilitation Project)

**Agenda
Item No.
3.b**

DATE: March 7, 2024

TO: Subcommittee Members

APPROVED BY: Rene Salas, City Manager

SUBMITTED BY: Ariana De La Cruz, Director of Community Services

SUBJECT: **DISCUSSION OF THE NEW TEMPLE PARK MULTI-PURPOSE COMMUNITY ROOM, SNACK ROOM, SNACK BAR, AND RESTROOMS REHABILITATION PROJECT STATE FUNDING DEED RESTRICTIONS**

SUMMARY: Discussion on the additional design options for the New Temple Park Multi-Purpose Community Room, Snack Bar, and Restrooms Rehabilitation Project.

RECOMMENDATION: Staff recommends Subcommittee review and provide direction to city staff on the agreed design for the New Temple Park Multi-Purpose Community Room, Snack Bar, and Restrooms Rehabilitation Project.

FISCAL/FINANCIAL:

DISCUSSION: At the February 13, 2024, Joint Special meeting with the Valle Lindo School District Board of Education, LOC Architects presented a variety of concept design options for the New Temple Park Multi-Purpose Community Room, Snack Bar, and Restrooms Rehabilitation Project. In a consensus process, both parties agreed to request examples of similar buildings in the San Gabriel Valley. LOC Architects provided visuals of similar buildings from surroundings cities including Montebello, Monterey Park, Rosemead, Temple City, Baldwin Park, La Puente, and Hacienda Heights.

ATTACHMENT(S):

A. Presentation of the Building Designs

ATTACHMENT A

LOC Architects

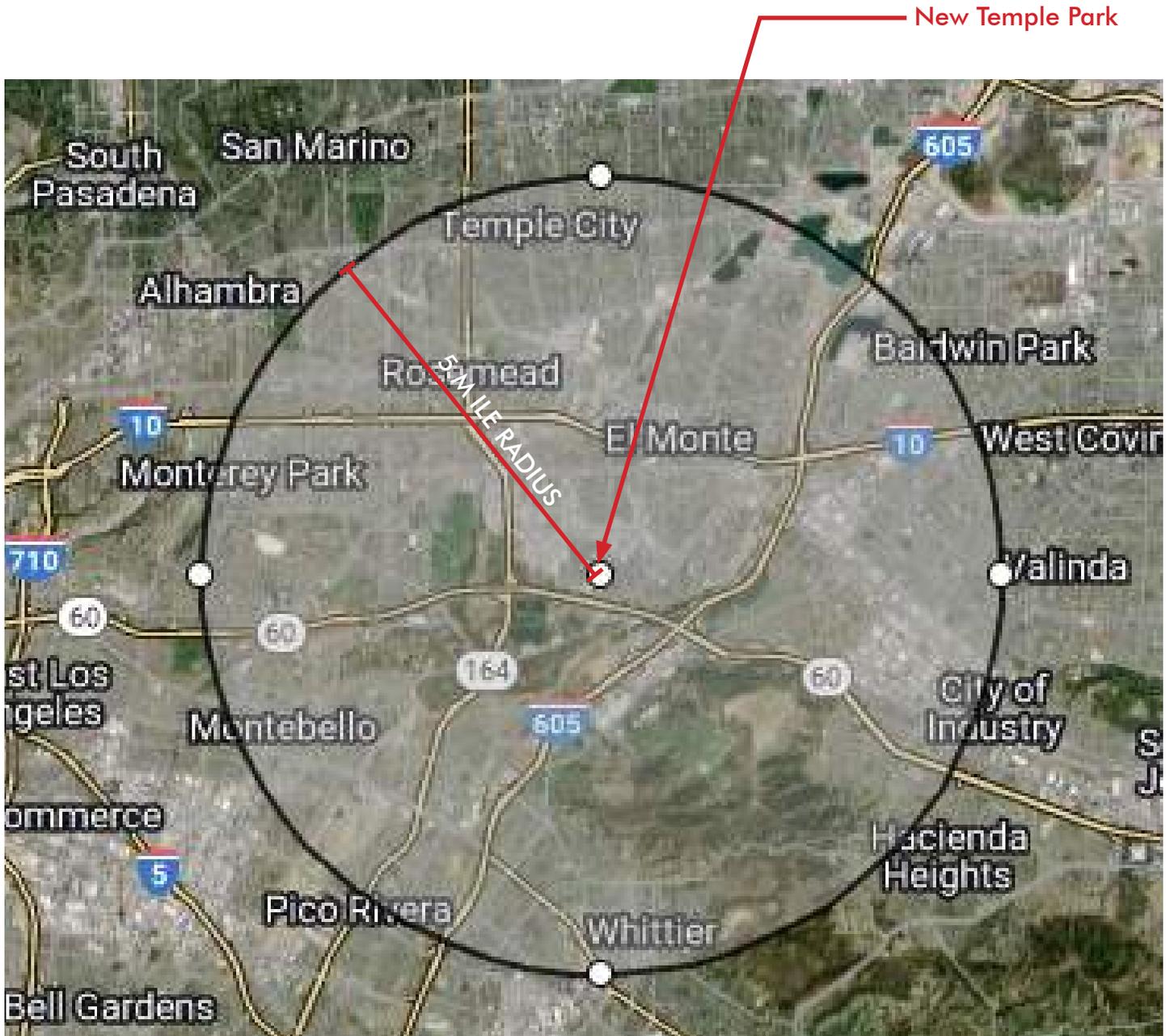
Community Center Research

City of South El Monte

February 20, 2024

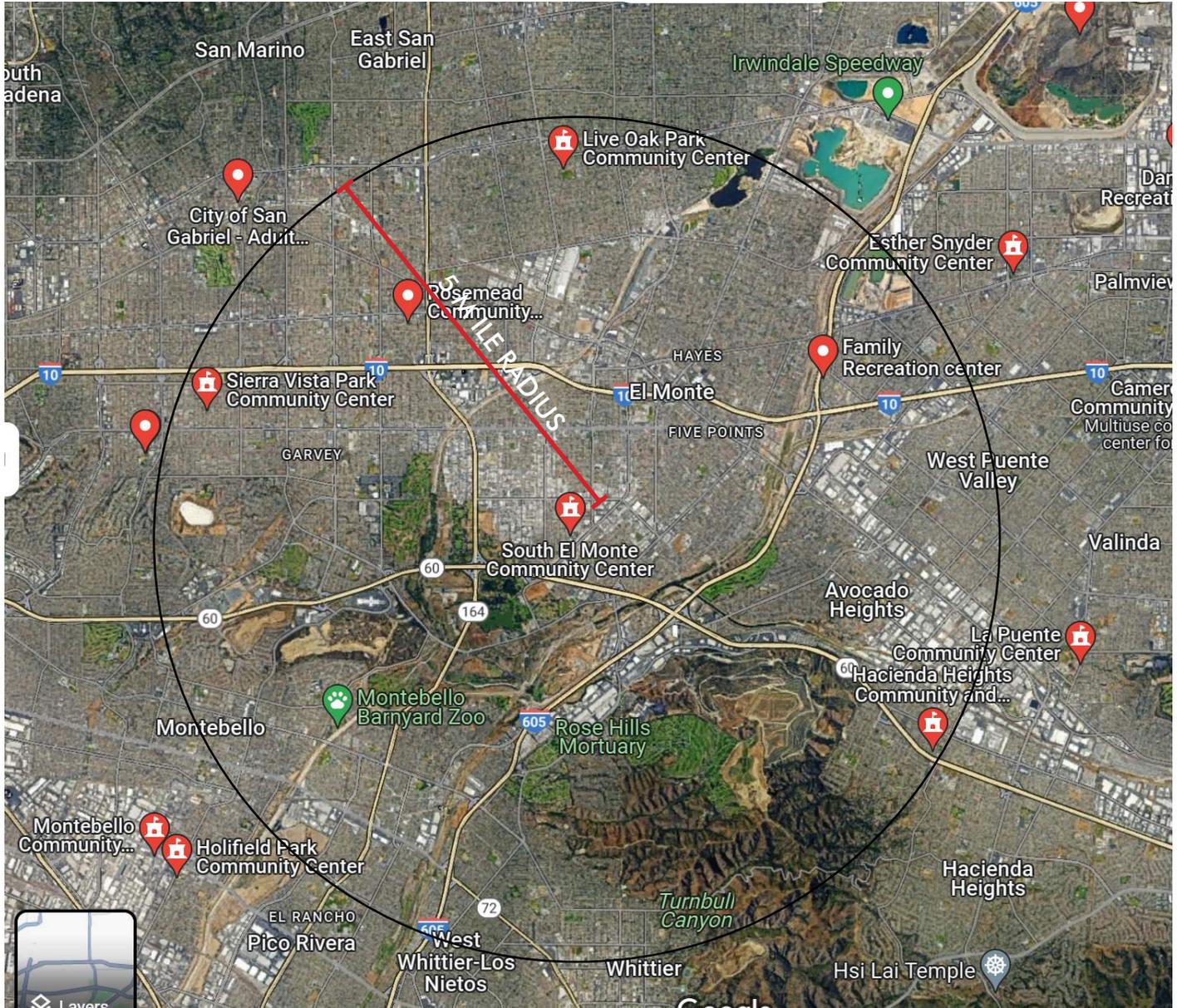
SITE

New Temple Park is located in the City Of South El Monte



OTHER COMMUNITY AND RECREATION CENTERS

Located within a 5 Mile Radius of our Site



SOUTH EL MONTE COMMUNITY CENTER
1530 Central Ave South El Monte CA 91733

Park Amenities:

- Tennis Courts
- Basketball Courts
- Skate Parks
- Swimming Pools
- Gymnasiums
- Community Centers
- Senior Centers



HOLIFIELD PARK COMMUNITY CENTER
1060 S Greenwood Ave, Montebello, CA 90640

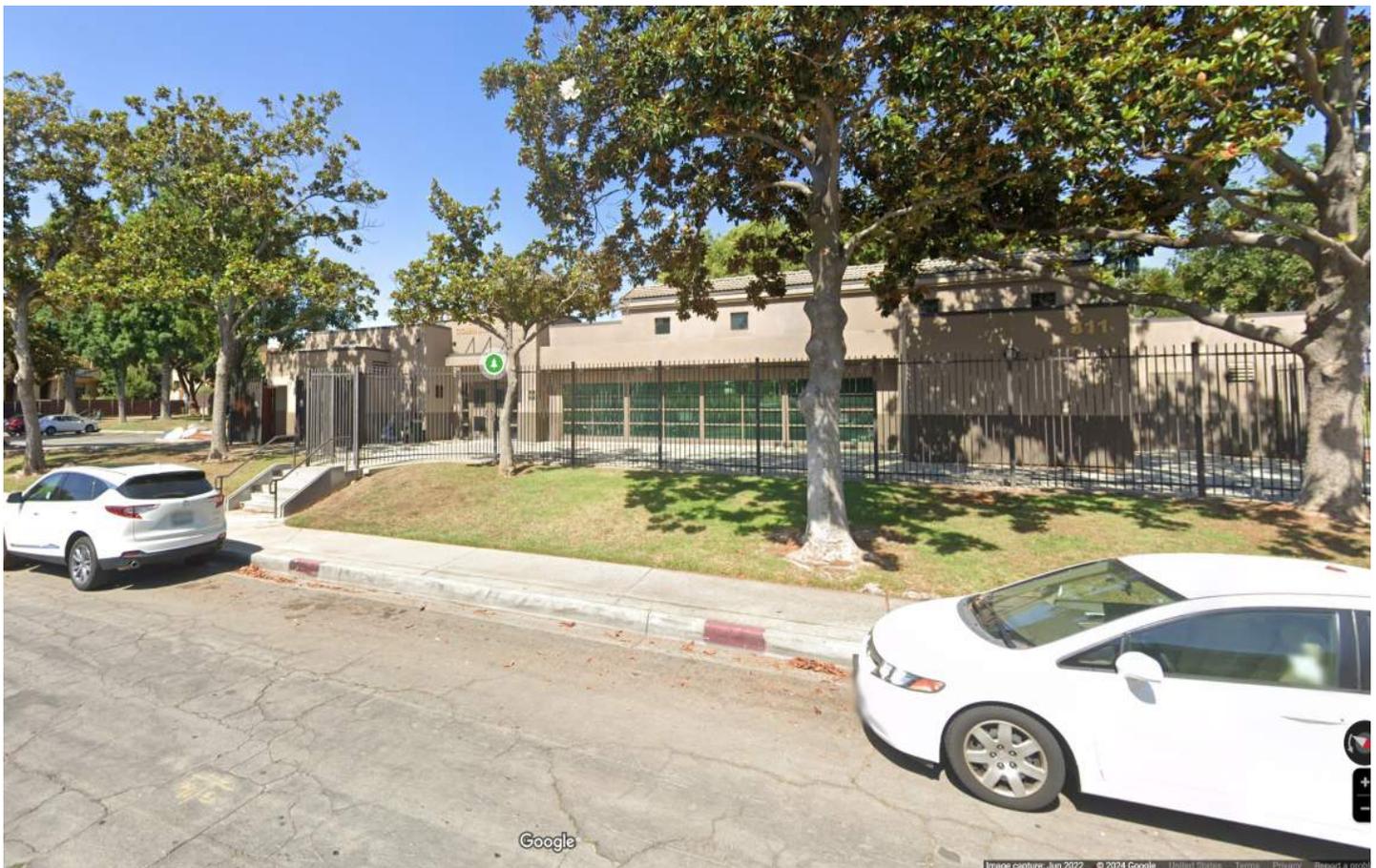
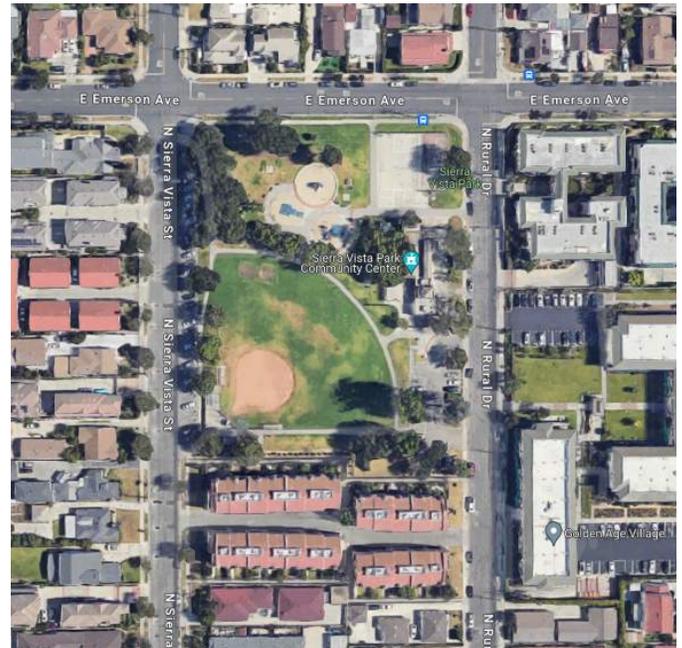
Park Amenities:

- Baseball Fields
- Basketball Courts
- Pool
- Multipurpose Room
- Playground



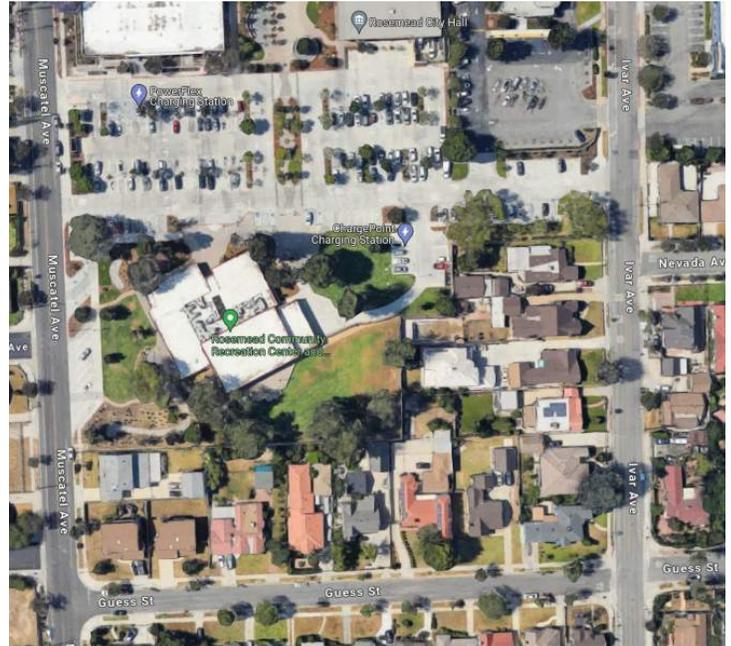
SIERRA VISTA PARK
311 N Rural Dr, Monterey Park, CA 91755

Park Amenities:
Baseball / Softball
Basketball
Community Center
Meeting Rooms
Pickleball Court
Picnic Shelters
Playground
Restrooms
Tennis



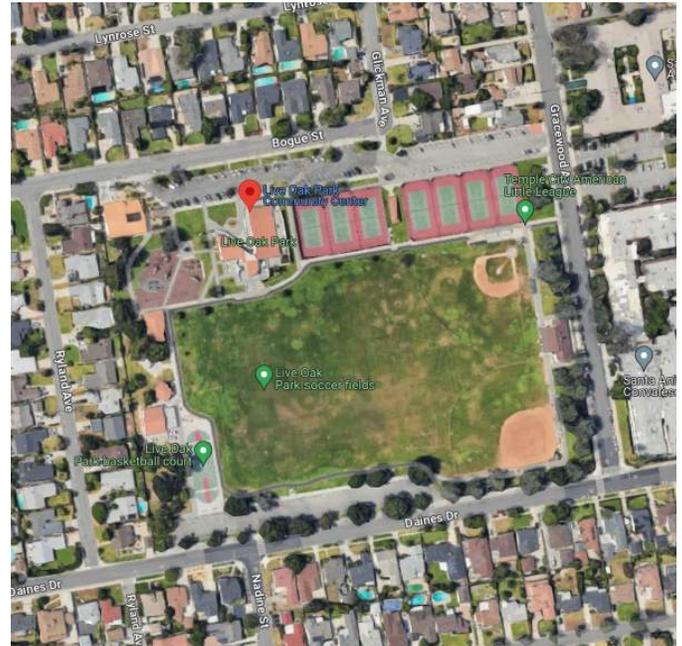
ROSEMEAD AND COMMUNITY RECREATION CENTER AND PARK
3936 Muscatel Ave, Rosemead, CA 91770

Park Amenities:
Youth Classes
Senior Classes
Computer Lab



LIVE OAK PARK COMMUNITY CENTER
10144 Bogue St, Temple City, CA 91780

- Athletic Fields
- Baseball / Softball
- Baseball / Softball Diamond
- Basketball Court
- Grill
- Picnic Tables
- Playground
- Restrooms
- Tennis Court



ESTHER SNYDER COMMUNITY CENTER
4100 Baldwin Park Blvd, Baldwin Park, CA 91706

Park Amenities:

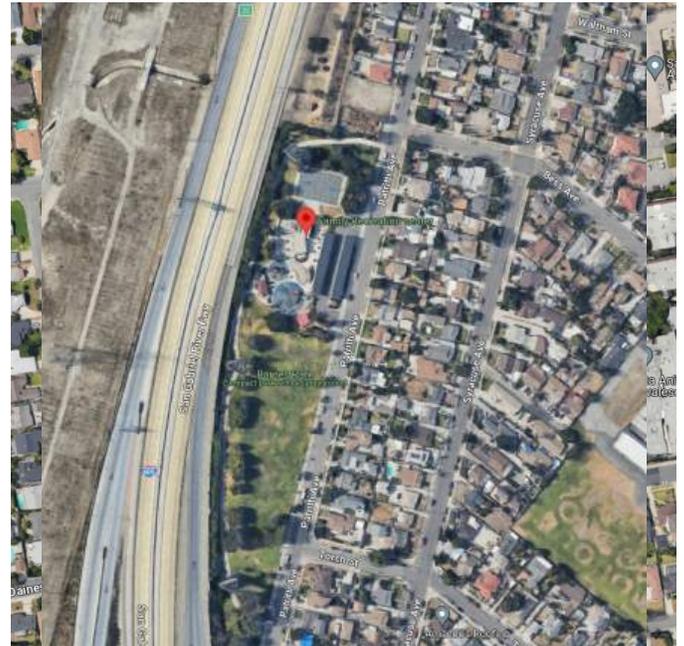
- Basketball Courts
- Games Room
- Gym
- Meeting Rooms
- Technology Center
- Indoor Swimming Pool
- Playground
- Picnic Tables
- BBQs
- Amphitheater
- Splash Pad
- Fitness Zones
- Athletic Fields
- Basketball Court



FAMILY RECREATION CENTER
3251 Patriitti Ave, Baldwin Park, CA 91706

Park Amenities:

- BBQs
- Basketball Courts
- 4 Picnic Shelters
- Playground
- Splashpad - Operating hours: 12:00p.m. - 8:00p.m
- Athletic Field
- Fitness Zonet



LA PUENTE COMMUNITY CENTER
501 Glendora Ave, La Puente, CA 91744

Park Amenities:

- School Aged playground
- Pre-School playground
- Basketball Courts
- Skatepark
- Fitness Equipment
- Soccer Field
- Football Field
- Baseball Field
- Softball Field
- Multi-Purpose Athletic Fields
- Walking Trail



HACIENDA HEIGHTS COMMUNITY AND REC CENTE
1234 Valencia Ave, Hacienda Heights, CA 91745

Park Amenities:

- Auditorium (500 People)
- Banquet Rooms
- Basketball Courts
- Community Center
- Computer Lab
- Fitness
- Multipurpose ROom
- Outdoor Stage

