



THE CITY OF
NOVATO
CALIFORNIA

SPECIAL MEETING

AGENDA MEASURE F OVERSIGHT/CITIZENS FINANCE COMMITTEE

Thursday, December 19, 2013: 7:30AM – 9:00AM
922 Machin Ave
Womack Conference Room-2nd Floor

A. Call to Order

B. Approval of Final Agenda

C. Public Comment

(Anyone wishing to speak on non-agenda items will be recognized at this time. These items can legally have no action as they are not on the agenda. There is a three minute time limit.)

D. Committee Organizational Items

General Business

(Anyone wishing to speak on agenda items will be recognized after the Committee has concluded their initial discussions. There is a three minute time limit for public comment per item.)

<i>Time</i>	<i>Item/Attachments</i>	<i>Purpose and Actions</i>
15 minutes	E-1: Verbal update on changes to the Brown Act	<i>No action. Discussion item.</i>
40 minutes	E-2: Presentation on Trust for Public Lands Property Acquisition Opportunity by Hamilton Base Reuse Director, Scott Ward <i>Staff report attached</i>	<i>Recommendation to City Council on use of Measure F funds.</i>
10 minutes	E-3: Verbal update on scheduling Committee discussion of existing financial policies	<i>No action. Discussion item.</i>

E. Committee / Staff Comments

F. Adjournment

Attachments

1. Trust for Public Lands staff report and presentation

AFFIDAVIT OF POSTING

I, Carla Hansen certify that on December 16, 2013, I caused to be posted the agenda of the Thursday, December 19, 2013 meeting of the Measure F Oversight/Citizens Finance Committee of the City of Novato, California, on the City of Novato Community Service Boards in City Hall and the Police Department.

/Carla Hansen/
Management Analyst



STAFF REPORT

MEETING

DATE: December 19, 2013

TO: Measure F / Citizens Finance Oversight Committee

FROM: Cathy Capriola, Assistant City Manager
Carla Hansen, Management Analyst

SUBJECT: TRUST FOR PUBLIC LAND PROPERTY ACQUISITION OPPORTUNITY

75 Rowland Way #200
Novato, CA 94945-3232
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REQUEST

Receive presentation on Trust for Public Land property acquisition opportunity and recommend the use of Measure F funds as part of the potential purchase.

RECOMMENDATION

Receive presentation on the Trust for Public Land property acquisition opportunity and recommend the use of Measure F funds as part of the potential purchase.

DISCUSSION

The City has an opportunity to purchase 91 acres of vacant land, currently zoned for low-density residential, adjacent to the Marin Valley Mobile County Club (MVMCC) from the Trust for Public Lands (TPL) for \$500,000. This amount is a 92% discount below the appraised value of \$6.6 million.

The benefits of this acquisition include preventing a third party from purchasing the property; opportunity to create trails and other open space access; City management of slope stability and maintenance; and having the potential to unencumber parcels in Hamilton Field for possible renovation. This last benefit is the most critical from the perspective of fiscal sustainability – City ownership of the piece of the subject property may give Novato the ability to transfer the federal encumbrances that currently exist on the City's Hamilton properties onto this property.

Staff identified two potential funding sources for the purchase:

- MVMCC General Capital Reserve- \$250k
- Other City Funds (CIP funds or Measure F)-\$250k

The detailed staff report and presentation given to the City Council and MVMCC on December 9, 2013 is attached.



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STAFF REPORT

MEETING

DATE: December 9, 2013

TO: City Council

FROM: Michael Frank, City Manager
Scott Ward, Director of Hamilton Base Reuse

SUBJECT: **TRUST FOR PUBLIC LAND PROPERTY ACQUISITION
OPPORTUNITY**

REQUEST

Provide information to the residents regarding negotiations and proposed funding.

RECOMMENDATION

Recommend that the City Council conceptually approve the funding sources should the TPL property acquisition move forward to be \$250,000 from City Funds and \$250,000 from City MVMCC Capital Reserves.

DISCUSSION

The City has been contacted by the Trust for Public Land ("TPL") regarding the possibility of the City purchasing approximately 90 acres of TPL owned land that surrounds the Marin Valley Mobile Country Club ("MVMCC"). This land is best characterized as consisting of 60 acres of sloped, oak woodlands and oak savannah grassland, and 30 acres of flat grassland featuring intermittent freshwater marsh areas. A map identifying TPL's parcels is attached for reference.

TPL acquired the property as a charitable gift from the Paul and Eleanor Sade Trust in December 1996. TPL representatives have indicated to staff that Mr. and Mrs. Sade intended that TPL would sell the property in the future to generate revenue to support its charitable activities. A sale to a public agency is viewed as a means of providing funding for TPL's charitable functions, as intended by Mr. and Mrs. Sade, while placing the property in public control rather than a private developer. There is nothing preventing TPL from selling the property to a private developer. In fact, TPL has indicated that they will sell the property to a private party if the City does not move forward with acquisition.

Novato City Council Agenda Staff Report Date: _____ File No. _____

For reference, TPL's parcels are currently designated Low Density Residential (R1) by the Novato General Plan. This land use designation offers a density range of 1.1 to 5.0 dwelling units per acre. On a gross level, the maximum theoretical build-out of TPL's parcels is 450 single-family dwelling units. However, many of TPL's parcels are physically constrained by steep slopes, oak trees, wetland areas, and poor access, which make it difficult to achieve the maximum density level permitted under the R1 land use designation. Nonetheless, the TPL parcels could support the development of an estimated 118 single-family residences as currently zoned.

Interest from MVMCC in the Past

In the past, there has been interest from MVMCC residents to acquire the TPL land. At the October 30, 2012 City Council meeting, City staff gave an update to the MVMCC community that the City had been approached by TPL to see if there was interest by the City in acquiring the TPL property. The City Council expressed interest in the property and directed staff to negotiate. For the last year, City staff, led by Scott Ward, have been negotiating with TPL staff. As discussions with TPL have progressed, it is timely to apprise MVMCC residents regarding the negotiations and the proposed funding.

Benefits of Acquisition

Since initial meetings with TPL, City staff has discussed the potential benefits the City could obtain from purchasing TPL's land. The purchase of the TPL land would permit the City the opportunity to control the 90 acres of property surrounding MVMCC and prevent another party from acquiring the property. There is clear independent utility for the City's purchase of these 90 acres. Due to the slopes and hills at MVMCC and the TPL property, there are advantages for the City to control both pieces of property in order to manage slope stability and maintenance in order to protect the park. There is the opportunity to create walking trails and access to open space to be enjoyed by MVMCC residents and the community at large. In addition, there is a potential future opportunity to utilize some of the value of the TPL's property for the purpose of transferring the federal Lands-to-Parks Program covenants that apply to several City parcels at Hamilton Field to assist in renovation and rehabilitation.

Current Status of Negotiations

At this time, City and TPL staffs have held numerous discussions and have toured the property. The TPL needs to complete the purchase by early 2014 in order to meet their fiscal year budget. If the transaction is not completed in that timeframe, they will potentially offer the site, currently zoned for R1 residential, for sale on the open market. In order to move forward the purchase, the following timeline is being followed.

- December 9, 2013 – City Council meeting at MVMCC - update status and discuss funding
- January, 2014 – Planning Commission to review purchase
- January/February, 2014 – City Council to act on purchase agreement for TPL property

FISCAL IMPACT

The TPL has offered to sell 91 acres of land adjacent to the MVMCC to the City of Novato for \$500,000, an approximately 92% discount below the appraised value of \$6.6 million. In addition, the City has an opportunity for grant funding of an additional \$470,000 to provide to TPL should the City be able to leverage the property for any future Lands-to-Parks valuation. Staff is recommending that the funding for this purchase be split between the City’s General Fund and the MVMCC reserves. Specifically, staff is recommending the following:

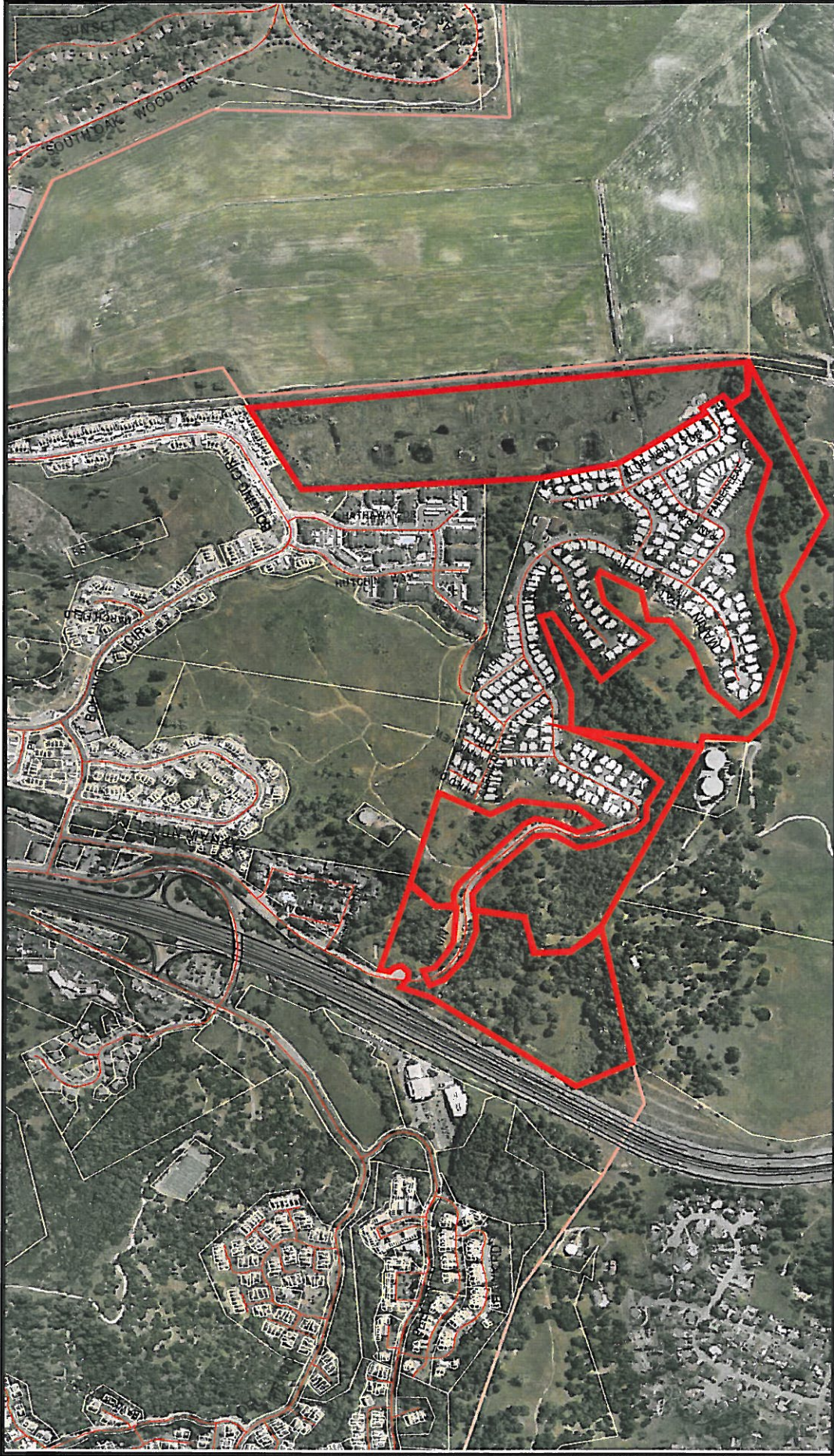
City’s Funds	\$250,000
City’s MVMCC General Capital Reserve	\$250,000
Total Cost	\$500,000

CONCLUSION

The purpose of this staff report is to update the MVMCC residents regarding the negotiations and to have the City Council conceptually approve the funding sources for the purchase. The actual purchase of the TPL property will come forward in early 2014 at a regular City Council meeting. Staff believes that the purchase of these 90 acres of land surrounding MVMCC has direct benefit to the MVMCC community and the City at large.

ATTACHMENTS

1. Map of Trust for Public Land parcels



TRUST FOR PUBLIC LAND PARCELS

90-ACRES


GENERAL PLAN LAND USE DESIGNATION – LOW DENSITY RESIDENTIAL (R1)

ZONING CLASSIFICATION – PLANNED DISTRICT (PD)

E-3

1.

OPPORTUNITY



Purchase land surrounding the Marin Valley Mobile Country Club at a steeply discounted price

PROPERTY



CITY OWNED OPEN SPACE

TRUST FOR PUBLIC LAND PROPERTY

ST. VINCENT-SILVEIRA PROPERTY

BACKGROUND

Gift to TPL from the Paul and Eleanor Sade Trust

Intended to generate revenue to support charitable activities

TPL will sell the property to a private party if the City does not move forward with acquisition.

Land is zoned for low-density residential

BENEFITS OF AQUISITION

Negotiated price of \$500,000 (92% below market value)

Prevent a third party from purchasing the property

Create trails and other open space access

City management of slope stability and maintenance

Potential to protect property as open space and free up parcels
in Hamilton Field for renovation

FUNDING



MVMCC General Capital Reserve - \$250,000


Other City Funds - \$250,000

Total - \$500,000

FEEDBACK



OPPORTUNITY

A scenic landscape photograph showing a valley with rolling hills and mountains in the distance. The foreground is dominated by green grass and several large, dark trees. The sky is blue with light clouds. The overall scene is peaceful and scenic.

Purchase land surrounding the Marin Valley Mobile Country Club at a steeply discounted price

PROPERTY



CITY OWNED OPEN SPACE

TRUST FOR PUBLIC LAND PROPERTY

ST. VINCENT-SILVEIRA PROPERTY

BACKGROUND

A landscape photograph showing a grassy hillside in the foreground. A line of trees, some with bare branches and some with light green foliage, runs across the middle ground. A fence with wooden posts is visible behind the trees. The background shows a valley with fields and a distant horizon under a clear blue sky.

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FEEDBACK

