

AGENDA ITEM #: _____

DATE: May 9, 2016

COAC #: 16-5818

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Approving an intergovernmental agreement with the Maricopa County Flood Control District regarding the transfer of I-10 Basins to City of Goodyear.	STAFF PRESENTER: Brian Dalke, City Manager CASE NUMBER: N/A OTHER PRESENTER: Clint Hickman, Chairman of the Maricopa County Board of Supervisors; Stan Holm, CEO, Abrazo West Campus
---	---

RECOMMENDATION:

ADOPT RESOLUTION NO. 16-1758 APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, ACCEPTING CERTAIN EASEMENTS, LEASES, AND OTHER REAL ESTATE CONVEYANCES RELATED TO THE ACQUISITION OF CERTAIN PROPERTY.

PURPOSE:

Goodyear's acquisition of the I-10 retention basins from the Flood Control District of Maricopa County is the first step to fulfill a long-term vision of the community to beautify the city and provide a central recreation corridor for community health and wellness activities. The highly visible land currently serves as simply a flood control feature, is not landscaped, and presents a poor appearance. By acquiring this land, the City and its partners have the opportunity to turn this eyesore into an asset. (Brian Dalke, City Manager)

BACKGROUND AND PREVIOUS ACTIONS:

July 2005: The Maricopa County Flood Control District (FCD) acquired 145 acres from Arizona Department of Transportation (ADOT) for \$554,000, which also allowed parties the right to discharge storm water drainage flows on, over, under, and across the basins. Because the basin area is entirely within the City of Goodyear, the city demonstrated significant investment in the basins when FCD acquired them from ADOT. Between the city's direct contribution and that of SunCor (Goodyear developer, and paid for through a Community Facilities District by Goodyear residents), these two entities paid for 73.66% of the purchase price. The Cities of Litchfield Park and Avondale also contributed an additional 8.85% of the cost collectively. Maricopa County took over the cost and responsibility of ongoing maintenance of the basins.

Initial Cost of the Basin in 2005	\$554,265.00	100.00%
Jurisdiction	Cost Share	% of Cost
SunCor	\$360,272.00	65.00%
Goodyear	\$47,980.00	8.66%
Litchfield Park	\$36,735.00	6.63%
Avondale	\$12,280.00	2.22%
Sub Total - Non-Flood Control Contributions	\$457,267.00	82.50%
Flood Control Contributions	\$96,998.00	17.50%

April 2009: Goodyear acquired 12.39 acres of this area from FCD, just west of Dysart Road, to develop the Goodyear Park & Ride at a cost of \$1,567,000.

June 2014: John Kuhn approached Abrazo West (then West Valley Hospital) who then approached the City with a vision for the basin lands as a wellness park. The partnership quickly expanded to include Adelante, Cancer Treatment Centers of America, and others. As the vision developed, the City of Goodyear then reached out to the County in late 2014 to discuss options for acquisition of the basins. These talks have continued to the present.

July 2014: The City of Goodyear updated the Parks and Trails Master Plan for the entire city. This document provides guidance on land use and open space planning in the General Plan, which was later approved by the citizens in November 2014. These documents depict these basins as a future park area, and a critical trail connector between the Bullard Wash and Sun Circle Trail.

The partners involved envisioned the basins as an opportunity to bring together residents, visitors, businesses, and healthcare organizations in a place dedicated to community wellness. Ideas for the future park include many components:

- A multi-use wellness trail connecting Maricopa County's Sun Circle Trail in Avondale and the Bullard Wash Trail in Goodyear
- A corporate wellness village for workforce wellness education and programs, leadership training, and team-building activities
- Gardens for growing produce and health education
- Family-friendly wellness amenities

March 2016: On March 16th, 2016, the County informed City staff that they would convey the basins, totaling 129.2 acres, to Goodyear for a nominal cost. The fee simple conveyance includes three parcels totaling 56.6 acres that can be further developed. They will also convey three additional parcels of 72.6 acres that will serve as permanent flood control land, but can be used

for activities such as recreation and wellness functions. In exchange, the City will be responsible for assuming all maintenance. The County has been outstanding for the City to work with, led by Board Chair Clint Hickman, the County management team, and the Flood Control District. The County has also characterized this conveyance as a true win-win, praising the collaboration with the City.

May 2016: Final County Action for the land sale: The second and final action is approval by the Maricopa County Board of Supervisors. It is scheduled for May 18 at 9:30 a.m. at the County Complex – Supervisors’ Auditorium, 205 West Jefferson Street, Phoenix, Arizona 85003.

Ongoing: Following the land acquisition, City staff will work with partners to establish a governance structure for the future wellness park development. On March 23, City staff received a presentation and draft report from Arizona State University graduate students on Wellness Park Governance Structures, specific to the I-10 basins. This was a collaboration between the Debolske Graduate Course on Local Governance with the Morrison Institute for Public Policy. Their work provides an exciting foundation for staff to build from as the partnership determines how to organize its structure and advance this public-private initiative.

DETAILS OF THE REQUEST:

Surrounding Properties:

I-10 serves as the southern border of the property. Immediately to the east is the Goodyear Park and Ride. To the north are several commercial properties including Lowe’s, Palm Valley Rehabilitation Center, Target, McLane Sunwest distribution center, and others. The basin east of Litchfield Road is adjacent to West Valley Hospital, and the basin west of Litchfield Road is accessible from Cancer Treatment Centers of America – two significant hospitals who, along with their associated physicians, have a strong interest in the wellness of the community. Both hospitals, along with other companies and organizations in Goodyear are committed to a partnership to develop the wellness park concept.

Fire Department:

The City will be responsible for fire services associated with the property.

Police Department:

The City will be responsible for police services associated with the property.

Community Benefit:

City ownership of the basins along with future development of a wellness park will transform a community eyesore into an asset, providing new health and wellness amenities along with beautiful open space. The benefits of such a significant improvement will also enhance the City’s economic development strategy, helping to serve and attract businesses in the region.

This project presents a unique opportunity for a robust public-private partnership among the City, County, corporations, and healthcare organizations to improve the health and aesthetics of Goodyear and the region.

PUBLIC PARTICIPATION:

Partnership:

Participating members include Maricopa County, the Flood Control District, Abrazo West Campus, Adelante Healthcare, Cancer Treatment Centers of America, John Kuhn, and additional private companies.

Arizona State University:

Students from the ASU DeBolske Graduate Course on Local Governance the conducted a valuable study regarding wellness park governance models.

STAFF ANALYSIS:

The acquisition of the land along I-10 and future development of a wellness park will have significant and lasting impact on the Goodyear community. The outstanding vision and work of the City and its partners can transform unattractive retention basins into a public space the community can enjoy.

Expanding health and wellness opportunities in partnership with the private sector will address citizen survey goals for parks and recreation improvements.

Goodyear partners and other Cities in the region have expressed support for City ownership of the basins, including Litchfield Park, Avondale, and private and non-profit partners.

FISCAL ANALYSIS:

The County will convey the basins, totaling 129.2 acres, to Goodyear for the nominal cost of \$233, plus related closing costs estimated at \$10,000. These expenditures will be paid out of the \$75,000 budgeted for the park master plan in the Fiscal Year 2016 budget.

In exchange for this acquisition price, the City will be responsible for assuming all maintenance, estimated at \$35,000 ongoing annually from the Parks budget.

ATTACHMENTS:

1. Resolution No. 16-1758
2. Intergovernmental Agreement
3. Map Exhibit