



# City of South Lake Tahoe Report to City Council

**Meeting Date:** January 14, 2020

**Title:** Proposed Terms – New Agreement Between El Dorado County and City of South Lake Tahoe for the “56-Acres”

**Location:** “56-Acres” Near Lakeview Commons, Harrison Avenue

**Responsible Staff Member:** Frank A. Rush, Jr., City Manager (530) 542-6000

**Background:**

Both the City Council and the El Dorado County Board of Supervisors will consider proposed terms for a new agreement between El Dorado County and the City of South Lake Tahoe for the “56-Acres” at their respective January 14 meetings. The proposed terms are outlined in the attached resolution, and, if so directed, these terms would be included in a new formal agreement to be drafted by the City Attorney and City Manager, in cooperation with the County Counsel and County CAO, to be considered by the City Council and the Board of Supervisors later in 2020.

El Dorado County is the owner of approximately 41 acres of land on which the El Dorado County Library, the City’s Campground By The Lake, the County’s vector control operations, the Senior Center, the City’s Lakeview Commons recreational area, and other existing community buildings are located. The City of South Lake Tahoe is the owner of approximately 15 acres of land on which some City Public Works functions, the City’s Ice Arena, and the City’s existing Recreation / Swim Complex are located. These parcels are generally bounded by US 50 to the west and north, Rufus Allen Drive (which is not a formally platted right-of-way) to the east, and Los Angeles Avenue to the south. The Harrison Avenue commercial district is located directly across US 50 to the west, and Lake Tahoe is located directly north. Combined, these parcels comprise the land area commonly known as the “56-Acres”, which has historically been utilized for recreation and government facilities serving the people of South Lake Tahoe and nearby unincorporated areas of El Dorado County.

Under the terms of multiple agreements initially executed in 1968 and amended numerous times over the past 52 years, the City and the County have jointly utilized the “56-Acres”. Generally speaking, under the existing agreements (as amended), the City has been responsible for the operation, maintenance, and improvement of the entire “56-Acres” (with the exception of the El Dorado County Library and the County’s vector control facility). Additionally, the complexity of and numerous amendments to these agreements have resulted in confusion and conflict between the County and City, and have contributed to strained relationships at times. The most significant of the existing agreements is set to expire in 2023, and both City and County staff have been working to develop a new agreement for the “56-Acres” that:

- a) replaces all previous agreements and amendments pertaining to the “56-Acres”,
- b) consolidates all previous agreements and amendments into one new agreement between the two entities, and
- c) clarifies decision-making authority and maintenance responsibilities in the future.

The new agreement would govern all future development, operation, and maintenance of recreation and government facilities on the "56-Acres". In an effort to maximize the public benefit for both City and County residents and visitors from the "56-Acres", and to position the City well for the future achievement of key City goals, the City Manager has been working collaboratively with the County Chief Administrative Officer to develop a strategy that a) achieves County objectives for the "56-Acres", and b) that ultimately provides the City with future decision-making authority and control over the "56-Acres".

The County recognizes the significant value of the "56-Acres" for our community (both in the City and the nearby unincorporated areas of the County), and also recognizes that the City is best equipped to maximize the value of the "56-Acres" for the benefit of our residents and visitors in the future. The proposed terms presented for consideration by the City Council and the Board of Supervisors on January 14 reflect this strong collaboration, and are specifically crafted to achieve the following:

- a) promote a strong partnership and mutually beneficial relationship between the County and the City,
- b) maximize the public recreation benefits of the "56-Acres",
- c) minimize County expense associated with the "56-Acres",
- d) enable equitable revenue-sharing between the County and the City,
- e) grant the City decision-making authority and enable the City to control the future development, operation, and maintenance of recreation and government facilities on the "56-Acres",
- f) reserve adequate land area for the future construction of a new City government / Police Station complex in the geographical center of the City, with this new facility located in close proximity to other City facilities and leadership personnel thereby enhancing City communications and customer service, and customer convenience, and
- g) promote a true "downtown" concept in this area of the City due to its proximity to the existing Harrison Avenue commercial district and the City's most important and beautiful natural asset – Lake Tahoe.

The proposed terms included in the attached resolution were developed over the past 4 months by City and County staff, reflect input received from elected officials representing both entities, incorporate ideas and concepts generated during previous master planning efforts, and reflect input and assistance from the California Tahoe Conservancy. The proposed terms reflect a high degree of collaboration exhibited by all parties involved, and the proposed terms represent a significant "win-win-win" for the City, the County, and the overall community.

#### **Issue and Discussion:**

The attached resolution outlines the proposed terms for a new partnership between the City and County, and these terms are specifically intended to achieve the goals outlined above.

The proposed terms are consistent with the information in the attached conceptual plan developed by City and County staff in recent months (dated December 2019). It is important to note that the December 2019 conceptual plan is exactly that – conceptual – and that additional public input, elected official input, additional master planning activities, and environmental review are anticipated in the coming months. The December 2019 conceptual plan relies on previous planning efforts for the "56-Acres" that were completed in 2007 and as part of the City's Parks, Trails, and Recreation Master Plan completed in 2016, and it is envisioned that these previous planning efforts will be expanded and updated in the coming months.

California Tahoe Conservancy staff have indicated that grant funding is available for the development of an updated vision for the “56-Acres”, and have expressed support for the execution of a new agreement between El Dorado County and the City of South Lake Tahoe that promotes the achievement of this updated vision.

The attached resolution includes the following proposed terms:

- the City of South Lake Tahoe shall retain ownership of approximately 15 acres currently held by the City (or reconfigured upon mutual agreement), and shall lease the remaining approximately 41 acres from El Dorado County for the development, operation, and maintenance of recreation and government facilities on the entire “56-Acres”,
- the new agreement shall be for a term of 50 years, with provisions for automatic extension(s) if the City adheres to applicable development, operation, and maintenance requirements,
- the new agreement shall supersede and consolidate all existing agreements, as amended, for the “56-Acres”, including Lakeview Commons, into one new agreement,
- the City shall develop, operate, and maintain the “56-Acres” for recreation and government facilities to serve the residents and visitors of South Lake Tahoe and El Dorado County,
- the City shall have the sole authority to determine the desired improvements, and shall be solely responsible for the construction, operation, and maintenance of all existing and new improvements on the 56-acres, with the following exceptions:
  - the County shall retain ownership and maintenance responsibilities for the El Dorado County library facility located on the northeast corner of the “56-Acres”,
  - the County shall vacate and abandon the existing vector control facility in a mutually-agreeable timeframe,
  - the City and the County shall share costs associated with environmental contamination remediation necessary on the “56-Acres”,
  - the City shall provide ample space for County senior services programs in existing or new City facilities on the “56-Acres”, and the County shall be responsible for any operating costs associated with the provision of County programs in City facilities located on the “56-Acres”,
- the City shall endeavor to construct a new Recreation / Swim / Senior Center facility on the “56-Acres”, generally located along US 50 on the northern edge of the “56-Acres” west of the existing library facility, and
  - the City shall be responsible for all design, construction, and maintenance costs associated with a new Recreation / Swim / Senior Center facility, and shall own the new facility,

- the City shall allocate approximately 9,000 sq. ft. of space in the new facility for County senior programs, with a goal to maximize the use of all elements in the new Recreation / Swim / Senior Center facility for programs that benefit all user groups in the community,
  - the existing Senior Center facility shall remain in operation until the City constructs a new Recreation / Swim / Senior Center facility on the “56-Acres”, and
  - upon completion of the new Recreation / Swim / Senior Center facility, the City would demolish the existing Recreation / Swim complex and repurpose that land area for other recreation and government facilities,
- as compensation for the new agreement between El Dorado County and the City of South Lake Tahoe, the City shall remit 50% of net campground operating profits to the County, and
  - the calculation of net campground profits shall not include special campground infrastructure fees levied specifically for capital improvements to the existing campground and / or any future campground configuration, and shall not include campground capital improvement expenses funded by special campground infrastructure fees,
  - the City shall also remit 50% of net operating profits associated with additional outdoor recreation facilities that may be developed in the future to the County as compensation for the new agreement, and
  - the City shall retain all net operating profits associated with existing and / or new indoor recreation facilities on the “56-Acres”,
- as additional compensation for the new agreement between El Dorado County and the City of South Lake Tahoe, the City shall also remit an amount equal to \$200,000 annually (in 2020 dollars) beginning in the later of year 30 of the new agreement or the full retirement of City-issued debt to finance the construction of the new Recreation / Swim / Senior Center facility (this annual payment shall be adjusted based on the annual change in the consumer price index, all items, West Region published by the US Bureau of Labor Statistics),
- in order to benefit the residents and visitors of South Lake Tahoe and the unincorporated areas of El Dorado County in the Tahoe Basin, the County commits to re-invest all compensation provided by the City under the new agreement into other County infrastructure initiatives in the Tahoe Basin area of El Dorado County,
- the intent of the new agreement is to enhance recreation facilities, programs, activities, and events available to the residents and visitors of South Lake Tahoe and El Dorado County, however, the City shall specifically have the right to design, construct, operate, and maintain a new City government / Police Station facility generally located along US 50 on the southern edge of the “56-Acres” in the future,

- the City shall endeavor to adequately preserve all historically-significant buildings currently located on the “56-Acres”, and shall locate and design any new recreation and government facilities in a manner that is complementary to historically-significant buildings,
- residents of El Dorado County (not residing in the City limits) shall be eligible to use existing and new recreation facilities on the “56-Acres” under the same policies and fee schedule applicable to City residents, and
- the County and the City commit to meet at least annually to ensure adequate communication, review the agreement, and strengthen the partnership between the two entities.

As noted earlier, if the attached resolution is approved by both entities, the City Attorney and City Manager, in cooperation with the County Counsel and County CAO, will draft a formal agreement for consideration later in 2020. The formal agreement will incorporate any additional terms that are necessary to promote a strong partnership between the City and County, ensure clarity in the agreement, and address other concerns not contemplated in the attached resolution.

The attached resolution also directs the City Manager to seek available grant funding from the California Tahoe Conservancy to further refine the concepts outlined in the December 2019 conceptual plan and the attached resolution, solicit additional public input, update previous master planning activities, and complete applicable State and Federal environmental reviews. It is anticipated that grant funding will be available in summer 2020, and that these activities would begin soon thereafter.

**Environmental Considerations:**

The attached resolution directing staff to draft an agreement for future formal consideration does not constitute approval of a project under the California Environmental Quality Act (CEQA) because it does not commit the City to a particular course of action (CEQA Guidelines 15352 (a)).

Additionally, a previous CEQA analysis was completed as part of previous master planning efforts by the City, and the City Council adopted a mitigated negative declaration for the City’s Parks, Trails, and Recreation Master Plan completed in 2016 (Resolution 2016-06). Many of the elements in the conceptual layout were analyzed in previous documents and the City anticipates that the agreement will tier off those previous documents.

As noted above, the City expects to utilize California Tahoe Conservancy grant funding to refine the concepts included in previous master planning efforts and the December 2019 conceptual plan developed by City and County staff. This new master planning effort will solicit additional public input, and result in the completion of an updated master plan for the “56-Acres”. The new master planning effort will include applicable environmental reviews, including a new or supplemental CEQA analysis if warranted.

**Financial Implications:**

The proposed terms included in the attached resolution include the sharing of net campground operating profits with the County (50%) as compensation for the new agreement. In recent years, the net campground operating profit has ranged from approximately \$400,000 - \$500,000 annually, and the City would remit approximately \$200,000 - \$250,000 annually to the County when a new, formal agreement becomes effective. The City currently relies on these revenues to support the current City budget, and will need to develop new revenues to replace these funds or adjust appropriations

accordingly to absorb this additional cost. Council should note that recent fee increases approved by the City Council are expected to generate an additional ~\$130,000 in the near future, and ~\$65,000 of this amount would be retained by the City and will help to offset the projected \$200,000 - \$250,000 amount noted above.

As noted above, the attached resolution indicates that the City will construct a new Recreation / Swim / Senior Center facility, and this project is expected to move into the detailed design phase later in 2020. The attached resolution contemplates an approximately 9,000 sq. ft. Senior Center element (equal to the size of the exiting Senior Center facility), and this element would be added to an estimated 70,000 sq. ft. (based on previous conceptual plans) constructed for the Recreation / Swim Complex elements. Including the new Senior Center element, the estimated total cost of the new facility is approximately \$40 million. By the time construction begins, the City expects to have at least \$13 million of Measure P fund balance on hand, and would need to finance approximately \$27 million to construct the new Recreation / Swim / Senior Center facility. Over a 30-year term at a 4.25% interest rate, the estimated annual debt service payment is approximately \$1.6 million. Depending on the full impact of Measure T (significantly reducing the number of vacation home rentals by 2021), the City expects to generate approximately \$2.8 million - \$3.3 million annually from Measure P, and these funds would be utilized to service the new debt associated with the new Recreation / Swim / Senior Center facility.

Finally, upon full retirement of the debt associated with the new Recreation / Swim / Senior Center facility, the City would also remit an annual payment to the County that is equal to \$200,000 annually (in 2020 dollars). This annual payment would be adjusted each year based on the consumer price index, and in 30 years (assuming a 3% annual CPI adjustment), the amount of the annual payment would be approximately \$485,000.

City Council should note that the cost of other contemplated improvements on the "56-Acres" in the future are unknown and highly variable. Aside from the planned construction of a new Recreation / Swim / Senior Center complex, the City will need to engage in prudent financial planning in the future to identify funding sources and establish timelines for the future construction of a new City government / Police Station facility and other desired recreation improvements. At this stage, the key objective of the new agreement is simply to provide the City with control and authority make these significant decisions in the future.

**Policy Implications:**

The attached resolution, proposed terms, and new agreement for the "56-Acres" are consistent with several City Council priorities, and represent a significant accomplishment for the City of South Lake Tahoe if / when it is fully realized in the future.

There is considerable interest in the community in moving forward with the construction of a new Recreation / Swim Complex, and voters approved a dedicated funding source (Measure P) in 2016. The project was placed on a temporary hold as a result of Measure T, however, City Council has expressed a desire to move forward with the project (in some form) in the near future. Additionally, momentum appears to be growing in the community for the initiation of the project, and the Parks and Recreation Commission and other stakeholders are eager to move forward in a fiscally responsible manner. The execution of a new agreement for the "56-Acres" would establish a clear path forward for this project by reserving land area generally located along US 50 on the northern edge of the "56-Acres" west of the existing library facility. This location is much more prominent and visible, and provides the opportunity for significant additional benefits derived from the new facility. If the proposed terms are approved, and a new agreement is executed, it is envisioned that detailed design work and appropriate environmental reviews associated with the new Recreation / Swim / Senior Center facility would begin later in 2020, with a goal to begin construction by May 2022.

The “City Council Priorities ..... 2019 and Beyond” document includes “Recreational Improvements” as a top priority, and includes the following Key Objective:

- with constructive public input, develop prudent financing and action plan for renovated / new Community Center.

Additionally, there has been considerable interest expressed by City Council in recent months about the potential for a new, outdoor music venue in South Lake Tahoe, and the December 2019 conceptual plan includes the allocation of sufficient land at the “56-Acres” (generally in the curve of US 50 closer to Lake Tahoe) for the future construction of a quality outdoor music venue. This new feature could potentially be constructed at the same time as a new Recreation / Swim / Senior Center facility, and financing could potentially be included in the same new debt issue.

The current City Hall is located at the Lake Tahoe Airport, and is located on the far southern and western boundary of the City limits. This location is not conducive to responsive customer service, does not promote community pride, and the actual building is old and deteriorating. There have been numerous discussions in recent months (and years) about the need to locate the City Hall at a location in or near the center of South Lake Tahoe, and the “56-Acres” appears to be the most ideal location for the future construction of a new City Hall. Additionally, the existing Police Station located near Al Tahoe Boulevard / Johnson Boulevard is more than 46 years old, is in very poor condition, and represents the most pressing City facility need. As described above, the attached resolution, proposed terms, and new agreement specifically reserve land area for the future construction of a new City government / Police Station facility generally along US 50 on the southern edge of the “56-Acres”. The eventual construction of this new City government / Police Station facility, along with the planned construction of the new Recreation / Swim / Senior Center facility and a potential new Fire Station 2 (with office space for the Fire Chief) would result in the centralization of the entire City leadership team (City Council, City Manager, City Attorney, City Clerk, and all City department heads) and most City services in one location in the center of South Lake Tahoe, thereby enhancing City communications, customer service, and customer convenience.

The “City Council Priorities .... 2019 and Beyond” document includes “Fleet and Infrastructure Replacement / Improvement” as a top priority, and includes the following Key Objectives:

- explore construction of new City government complex in central City location, and
- develop prudent financing plan for significant renovation / replacement of Police Station.

Finally, and perhaps most importantly, the eventual realization of the concepts outlined in the December 2019 conceptual plan has the potential to eventually develop **a new, positive identity for the City of South Lake Tahoe**. The City seemingly lacks a true “downtown” that everyone in the community can identify with, and the eventual establishment of the “56-Acres” in a manner consistent with the concepts described above, in a way that incorporates and complements the Harrison Avenue commercial district, centralizes City government services, and takes advantage of that beautiful blue lake may very well result in a true “downtown South Lake Tahoe” in the future.

# Resolution 2020-XXX

Adopted by the City of South Lake Tahoe  
City Council

January 14, 2020

## Outlining Proposed Terms for a New Agreement Between El Dorado County and the City of South Lake Tahoe for the Development, Operation, and Maintenance of Recreation and Government Facilities on the "56-Acres"

### BACKGROUND

- A. The property commonly known as the "56-Acres" is currently divided into multiple distinct parcels, with El Dorado County (the County) identified as the owner of approximately 41 acres and the City of South Lake Tahoe (the City) identified as the owner of approximately 15 acres.
- B. The "56-Acres" is currently utilized for both County and City public facilities, and each entity's responsibilities are outlined in multiple, older agreements (as amended) between the County and City that stipulate management and maintenance responsibilities.
- C. The County and the City seek to maximize the public benefits derived from these parcels in the future, and seek to implement a new partnership to enable the provision of the highest quality recreation and government facilities and services on the "56-Acres" in the future.
- D. Previous master planning activities for the "56-Acres" were completed but not implemented, and the County and the City seek to update previous planning efforts and implement an updated vision for the "56-Acres".
- E. The "56-Acres" is expected to become the identifiable recreation and government center of South Lake Tahoe in the future, with the future development of the "56-Acres" as a "Central Park-like" campus for South Lake Tahoe, with plentiful recreation facilities, the future centralization of City government facilities and services, and the promotion of a "downtown" environment centered on the "56-Acres" (including Lakeview Commons) and the existing Harrison Avenue commercial district.
- F. County and City staff have been working collaboratively to identify potential future public improvements on the "56-Acres" and to identify terms for a new, 50-year+ agreement between the County and the City, and hereby present proposed terms for consideration by the El Dorado County Board of Supervisors and the South Lake Tahoe City Council.
- G. California Tahoe Conservancy staff have indicated that grant funding is available for the development of an updated vision for the "56-Acres", and have expressed support for the execution of a new agreement between El Dorado County and the City of South Lake Tahoe, and the future development, operation, and maintenance of recreation and government facilities on the "56-Acres".
- H. The El Dorado County Board of Supervisors' and City Council's direction to staff to draft a new, formal agreement based on the preliminary terms in this resolution creates no legal obligations unless and until the parties have negotiated, executed, and delivered a mutually acceptable agreement based upon information produced from the CEQA environmental process and shall not be construed as a binding commitment to approve that agreement, and the parties maintain full discretion to approve, not approve, or modify that agreement at such time it is presented for formal consideration.



**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED**, by the City Council of the City of South Lake Tahoe that:

1. The City Council recognizes and appreciates the need for the County and the City to work collaboratively on this initiative, and values a strong partnership between the two entities to enable the provision of the highest quality recreation and government facilities and services in our community.
2. The City Council supports efforts to develop the "56-Acres" as the identifiable recreation and government center of South Lake Tahoe in the future, with the future development of the "56-Acres" as a "Central Park-like" campus for South Lake Tahoe, with plentiful recreation facilities, the future centralization of City government services, and the promotion of a "downtown" environment centered on the "56-Acres" (including Lakeview Commons) and the existing Harrison Avenue commercial district.
3. The City Attorney, with assistance from the City Manager, is hereby directed to coordinate with the County Chief Administrative Officer and County Counsel to negotiate and draft a new formal agreement for the development, operation, and maintenance of recreation and government facilities on the "56-Acres", consistent with the following proposed terms:
  - a. The City of South Lake Tahoe shall retain ownership of approximately 15 acres currently held by the City (or reconfigured upon mutual agreement), and shall lease the remaining approximately 41 acres from El Dorado County for the development, operation, and maintenance of recreation and government facilities on the entire "56-Acres".
  - b. The new agreement shall be for a term of 50 years, with provisions for automatic extension(s) if the City adheres to applicable development, operation, and maintenance requirements.
  - c. The new agreement shall supersede and consolidate all existing agreements, as amended, for the "56-Acres", including Lakeview Commons, into one new agreement.
  - d. The City shall develop, operate, and maintain the "56-Acres" for recreation and government facilities to serve the residents and visitors of South Lake Tahoe and El Dorado County.
  - e. The City shall have the sole authority to determine the desired improvements, and shall be solely responsible for the construction, operation, and maintenance of all existing and new improvements on the 56-acres, with the following exceptions:
    - i. The County shall retain ownership and maintenance responsibilities for the El Dorado County library facility located on the northeast corner of the "56-Acres".
    - ii. The County shall vacate and abandon the existing vector control facility in a mutually-agreeable timeframe.

- iii. The City and the County shall share costs associated with any environmental remediation necessary on the "56-Acres".
  - iv. The City shall provide ample space for County senior services programs in existing or new City facilities on the "56-Acres", and the County shall be responsible for any operating costs associated with the provision of County programs in City facilities located on the "56-Acres".
- f. The City shall endeavor to construct a new Recreation / Swim / Senior Center facility on the "56-Acres", generally located along US 50 on the northern edge of the "56-Acres" west of the existing library facility.
- i. The City shall be responsible for all design, construction, and maintenance costs associated with a new Recreation / Swim / Senior Center facility, and shall own the new facility.
  - ii. The City shall allocate approximately 9,000 sq. ft. of space in the new facility for County senior programs, with a goal to maximize the use of all elements in the new Recreation / Swim / Senior Center facility for programs that benefit all user groups in the community.
  - iii. The existing Senior Center facility shall remain in operation until the City constructs a new Recreation / Swim / Senior Center facility on the "56-Acres".
- g. As compensation for the new agreement between El Dorado County and the City of South Lake Tahoe, the City shall remit 50% of net campground operating profits to the County. The calculation of net campground profits shall not include special campground infrastructure fees levied specifically for capital improvements to the existing campground and / or any future campground configuration, and shall not include campground capital improvement expenses funded by special campground infrastructure fees.
- i. The City shall also remit 50% of net operating profits associated with additional outdoor recreation facilities that may be developed in the future to the County as compensation for the new agreement.
  - ii. The City shall retain all net operating profits associated with existing and / or new indoor recreation facilities on the "56-Acres".
- h. As additional compensation for the new agreement between El Dorado County and the City of South Lake Tahoe, the City shall also remit an amount equal to \$200,000 annually (in 2020 dollars) beginning in the later of year 30 of the new agreement or the full retirement of City-issued debt to finance the construction of the new Recreation / Swim / Senior Center facility. This annual payment shall be adjusted based on the annual change in the consumer price index, all items, West Region published by the US Bureau of Labor Statistics.

- i. In order to benefit the residents and visitors of South Lake Tahoe and the unincorporated areas of El Dorado County in the Tahoe Basin, the County commits to re-invest all compensation provided by the City under the new agreement into other County infrastructure initiatives in the Tahoe Basin area of El Dorado County.
  - j. The intent of the new agreement is to enhance recreation facilities, programs, activities, and events available to the residents and visitors of South Lake Tahoe and El Dorado County, however, the City shall specifically have the right to design, construct, operate, and maintain a new City government / Police Station facility generally located along US 50 on the southern edge of the "56-Acres" in the future.
  - k. The City shall endeavor to adequately preserve all historically-significant buildings currently located on the "56-Acres", and shall locate and design any new recreation and government facilities in a manner that is complementary to historically-significant buildings.
  - l. Residents of El Dorado County (not residing in the City limits) shall be eligible to use existing and new recreation facilities on the "56-Acres" under the same policies and fee schedule applicable to City residents.
  - m. The County and the City commit to meet at least annually to ensure adequate communication, review the agreement, and strengthen the partnership between the two entities.
  - n. The County Counsel, City Attorney, County Chief Administrative Officer, and City Manager shall recommend and incorporate additional terms for inclusion in the new agreement that are necessary to promote a strong partnership, ensure clarity in the agreement, and address other concerns not contemplated herein.
4. The City Manager is hereby directed to seek funding and other assistance from the California Tahoe Conservancy to further refine the concepts outlined in this resolution, solicit additional public input, update previous master planning activities, and complete applicable State and Federal environmental reviews.
  5. The City Attorney, with assistance from the City Manager, is hereby directed to present a new, formal agreement for the development, operation, and maintenance of recreation and government facilities on the 56 Acres to the El Dorado County Board of Supervisors and South Lake Tahoe City Council for consideration later in 2020.

Adopted by the City of South Lake Tahoe City Council on January 14, 2020 by the following vote:

Yes:  
 No:  
 Absent:  
 Abstain:

\_\_\_\_\_  
 Resolution 2020-XXX

January 14, 2020

Date: \_\_\_\_\_

Jason Collin, Mayor

Attest:

\_\_\_\_\_  
Susan Blankenship, City Clerk

*The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.*

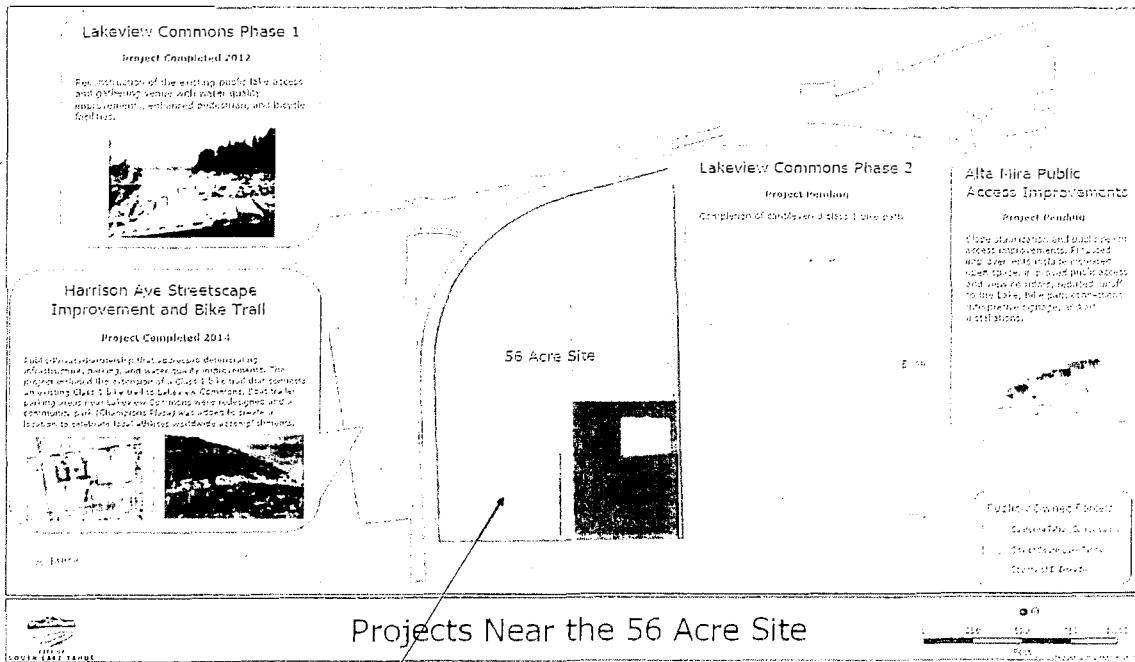


**CITY OF SOUTH LAKE TAHOE  
CAMPGROUND BY THE LAKE**

	2015-2016	2016-2017	2017-2018	2018-2019	Totals
<b>Revenues:</b>					
Campground Fees	\$ 582,682	\$ 807,560	\$ 799,423	\$ 672,626	\$ 2,862,290
Sale of Product	\$ 6,621	\$ 16,212	\$ 22,460	\$ 6,892	\$ 52,185
Miscellaneous	\$ (1,564)	\$ 11	\$ 28	\$ (1)	\$ (1,526)
<b>Total Revenue</b>	<b>\$ 587,739</b>	<b>\$ 823,783</b>	<b>\$ 821,910</b>	<b>\$ 679,517</b>	<b>\$ 2,912,956</b>
<b>Expenses:</b>					
Personnel Expenses (Operations)	\$ 176,911	\$ 58,032	\$ 58,230	\$ 53,201	\$ 345,974
Personnel Expenses (Maintenance)	\$ 98,997	\$ 121,947	\$ 89,851	\$ 52,030	\$ 362,825
Maintenance and Operations	\$ 68,655	\$ 141,753	\$ 176,902	\$ 152,308	\$ 539,618
Capital Outlay ##	\$ 11,501	\$ 3,859	\$ 5,386	\$ 503	\$ 21,249
Contractual Services	\$ 830	\$ 3,768	\$ 4,873	\$ 3,918	\$ 13,389
<b>Total Expense</b>	<b>\$ 356,894</b>	<b>\$ 328,959</b>	<b>\$ 335,251</b>	<b>\$ 261,960</b>	<b>\$ 1,283,065</b>
<b>Net Income/(Expense)</b>	<b>\$ 230,845</b>	<b>\$ 494,824</b>	<b>\$ 485,059</b>	<b>\$ 417,557</b>	<b>\$ 1,629,285</b>
Campground Infrastructure Fee (reserved for campground infrastructure improvements)	\$ 47,165	\$ 107,215	\$ 151,560	\$ 140,710	\$ 446,650

CA - Campground closed right after Labor Day to complete restroom project which reduced camping revenue (September and October)

## - Does not include campground infrastructure improvements



Redraw boundary lines between City 15 +/- acres and County 41 +/- acres to provide City with contiguous ownership of 15 +/- acres at south end of property; specifically draw boundary around existing Ice Arena building and future location of new City building (City Hall / Police Station / Development Services).