



Discuss and consider action to
authorize the City Manager to execute
a Park Use Agreement with the
Pflugerville Area Youth Soccer
League
(PAYSL) for the use of Wells Point
Park, Bohls Park and the
Swenson Pond parkland.



Background:

- City Staff have been working to develop a Youth Sports Policy for quite some time. After completing significant research, discussion and evaluation, the best course of action is to continue with development of the Youth Sports Policy for any future facilities and those that are currently unprogrammed and formalize the relationship that the City has with existing and vested youth sports providers.
- The Pflugerville Area Youth Soccer League (PAYSL) is the largest and vested Pflugerville soccer league and has had almost exclusive use of Wells Point and Bohls Parks for over a decade. PAYSL has continued to grow and has the greatest need of any league for space. PAYSL also has a need and desire for better field conditions at both Wells Point and Bohls Parks. That desire is shared by many parents, residents and Parks & Recreation Staff as well.
- PAYSL's "Resident Participants" make up over 80% of the total "Resident Participants" in the three soccer leagues that the City works with.



Soccer League Participation Rates

League	Total # of Participants	# w/ Pflugerville Address*	Resident %
PAYSL	1577	1056	66.96%
Texans	718	160	22.28%
One World	196	49	25.00%
Total	2491	1265	50.78%

* 78660 zip code. This excludes Residents that are in the 78664 zip code, but is consistent for all three groups.

Resident Participation is important as the City is spending funds generated by property taxes on operations and maintenance of the facilities dedicated to sports.



Organization	Total Participants	Participants w/ Pflugerville Address	Percentage w/ Pflugerville Address	Percentage of Total Resident Participants
PAYSL	1577	1056	66.96%	83.48%
Texans	718	160	22.28%	12.65%
One World	196	49	25.00%	3.87%
<i>Total</i>	<i>2491</i>	<i>1265</i>	<i>50.78%</i>	<i>100.00%</i>

PAYSL is the largest League and has the highest percentage of Pflugerville kids. Over 83% of the Resident Participants are with PAYSL.



Current Space:

Wells Point Soccer Complex				
Dimensions				
Field #	Length	Width	Area sq ft	% of Total
1	360	200	72000	25.92%
2	340	200	68000	24.48%
3	240	160	38400	13.83%
4	180	130	23400	8.42%
5	180	130	23400	8.42%
6	90	50	4500	1.62%
7	90	50	4500	1.62%
8	110	70	7700	2.77%
9	110	60	6600	2.38%
10	110	80	8800	3.17%
11	95	55	5225	1.88%
12	95	55	5225	1.88%
Practice	100	100	10000	3.60%
Totals			277750	100.00%
Bohls Park				
Dimensions				
Field #	Length	Width	Area sq ft	% of Total
1	320	140	44800	44.09%
2	320	140	44800	44.09%
Practice	120	100	12000	11.81%
Totals			101600	100.00%
Pfennig Pfields				
Dimensions				
Field #	Length	Width	Area sq ft	% of Total
1	360	200	72000	63.16%
2	280	150	42000	36.84%
Totals			114000	100.00%
Pfluger Pfield				
Dimensions				
Field #	Length	Width	Area sq ft	% of Total
1	320	140	44800	100.00%
Totals			44800	100.00%
			Total sq ft for Field Sports 538,150	



PAYSL
Texans
One World

Current Allocation:

Percentage of Total Resident Participants	Total Area of Available Space - sq ft	Appropriate Allocation - sq ft	Current Allocation - sq ft	Over Allocation / Deficit - sq ft	Current Percentage of Proper Allocation	Notes
83.48%	538,150	449,238.26	311,350	(137,888.26)	69.31%	Bohls & Wells Point, except Field #2
12.65%	538,150	68,066.40	68,000	(66.40)	99.90%	Wells Point Field #2
3.87%	538,150	20,845.34	158,800	137,954.66	761.80%	Pfennig & Pfluger
100.00%		538,150.00	538,150	0.00		

Proposed Allocation:

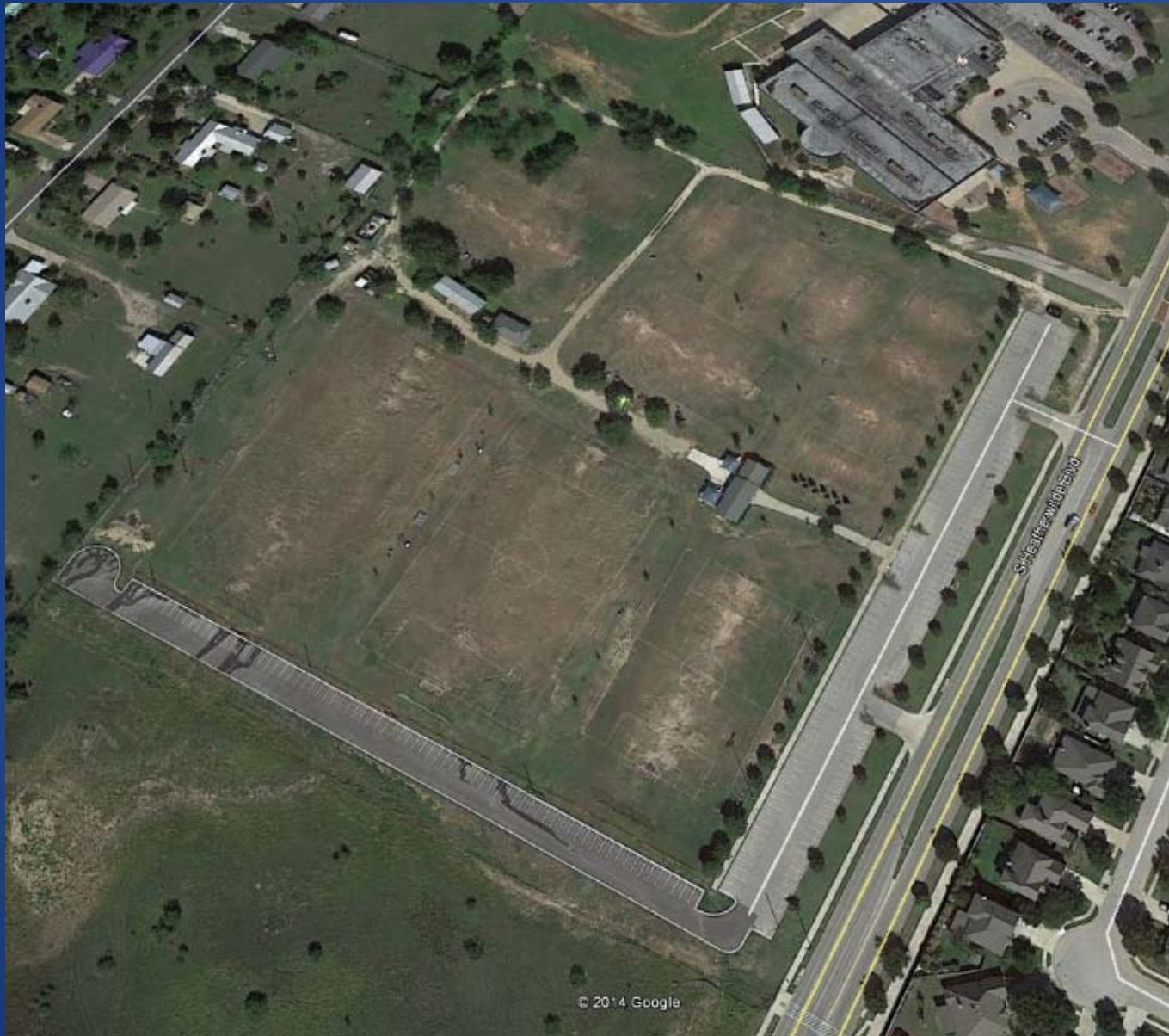
PAYSL
Texans
One World

Percentage of Total Resident Participants	Total Area of Available Space - sq ft	Appropriate Allocation - sq ft	Proposed Allocation	Proposed Allocation Percentage	Notes
83.48%	538,150	449,247.62	379,350	84.44%	Wells Point & Bohls
12.65%	538,150	68,075.98	72,000	105.76%	Pfennig Large Field*
3.87%	538,150	20,826.41	86,800	416.78%	Pfennig Small & Pfluger*
100.00%		538,150.00	538,150		

* Allocated on a Field Rental Basis or with an Annual Agreement.



Wells Point Park



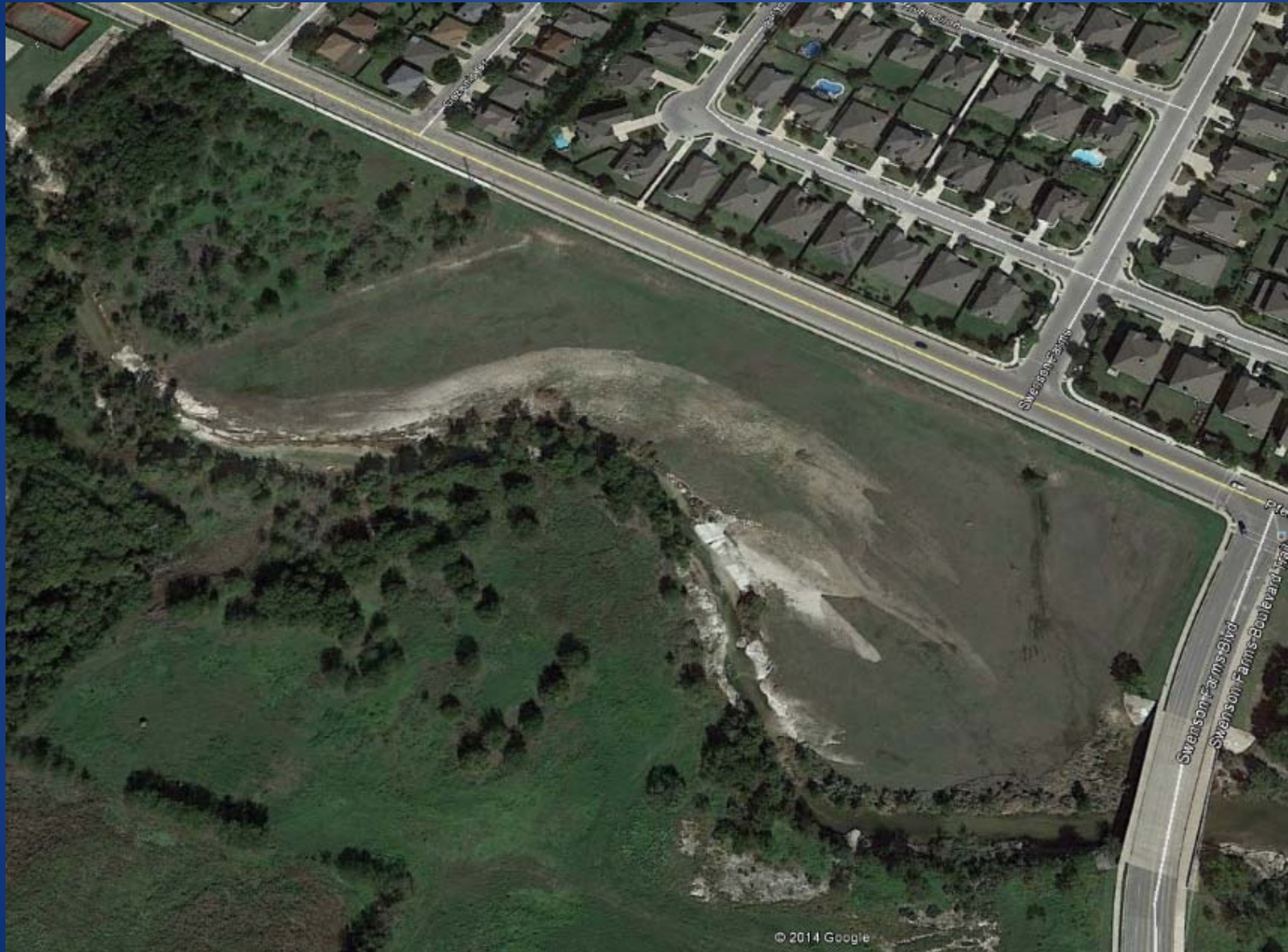


Bohls Park





Swenson Pond





Summary of Terms:

- PAYSL Leadership and Parks & Recreation staff have discussed the potential for a new agreement that will address maintenance responsibilities, exclusivity of use for practices, capital improvements and a cost-share approach.
- The City's maintenance responsibilities will basically remain the same as past agreements, while PAYSL's participation in cost of maintenance and improvements will increase significantly.
- If an agreement is negotiated that gives PAYSL exclusive use of the facilities for practices for ten (10) years, the League will make significant capital improvements to the facilities (at least \$25,000 for Wells Point and \$10,000 for Bohls) and increase the per player fee from \$1 to \$10 per rec player and \$15 per select player.
- Increased fees will be implemented starting with the spring 2015 season and will incrementally increase to the new amount over a three (3) year period.



Per Player Fee

- **Estimated annual O&M Cost for Wells Point & Bohls Park is approximately \$75k.**
- **Staff proposes and PAYSL has agreed to a Per Player Fee that will go towards Cost Recovery of O&M Costs.**
- **The proposed Fee is \$10 per “Rec” Player and \$15 per “Select” Player.**
- **Estimated Per Player Contribution w/ Agreement to net \$35k per year. That is a 46.67% Cost Recovery vs. \$3,200 & 4.26%.**



Detailed Summary included in the City Council Packet:



Field Use Agreement Summary

Below is a summary of what has been discussed by the City of Pflugerville and PAYSL. These are items that are proposed to be included in an agreement between both parties.

- Continue with "status quo" field use and fee of \$1/player through fall 2014. Pay the fall 2014 fees by 12/31/14.
- New Agreement will start once approved by Pflugerville City Council and PAYSL Board with requirement for Capital Expenditures by PAYSL, an increase in per player fee(s).
- Wells Point Park Capital Improvements into existing facilities, from PAYSL, at an amount between \$25k-\$30k, for property items including irrigation improvements of a booster pump and system renovation.
- Bohls Park Capital Improvements into existing facilities, from PAYSL, at an amount no less than \$10k.
- Increased per player fee will be implemented over a 3 year period:
 - Rec year 1 - \$5 Comp year 1 - \$7.50
 - Rec year 2 - \$7.50 Comp year 2 - \$11.50
 - Rec year 3 - \$10 Comp year 3 - \$15

PAYSL will receive exclusive use of Wells Point Park and the soccer fields at Bohls Park for practices for 10 years. Wells Point Soccer Complex will still be available for games for the Austin Texas Soccer Club.

Maintenance Responsibilities:

City will:

Mow minimum of once weekly
Over-seed fall ryegrass
Inter-seed spring Bermuda
Top-dress with seeding
Aerate quarterly
Fertilize quarterly
Maintain irrigation system and schedules
Weed control
Annual pest control, spot treat as needed
Fill significant holes
Maintain city fixtures/equipment onsite

PAYSL will:

continue to provide electricity and line fields.

In event of contract termination by the City, the City will reimburse PAYSL for depreciated costs of new capital improvements paid for by PAYSL. Depreciation rate TBD (10%/yr?).



Immediate Benefit of Agreement - Field Conditions

- PAYS� will make the necessary capital improvements to the irrigation system so that both PAYS� and the City can work towards improved field conditions for the Spring 2015 season.
- Irrigation improvements will include a booster pump, system modification/renovation and hardware to allow centralized monitoring of the system.
- *This benefits all groups that use the facility for games.*





Rotors

5000/5000 Plus Series Nozzles

www.rainbird.com/rotors

Pressure psi	Nozzle	Radius ft.	Flow gpm	■ Precip in/h	▲ Precip in/h
25	1.5	33	1.12	0.20	0.23
	2.0	35	1.50	0.24	0.27
	2.5	35	1.81	0.28	0.33
	3.0	36	2.26	0.34	0.39
	4.0	37	2.91	0.41	0.47
	5.0	39	3.72	0.47	0.54
	6.0	39	4.25	0.54	0.62
	8.0	36	5.90	0.88	1.01
35	1.5	34	1.35	0.22	0.26
	2.0	36	1.81	0.27	0.31
	2.5	37	2.17	0.31	0.35
	3.0	38	2.71	0.36	0.42
	4.0	40	3.50	0.42	0.49
	5.0	41	4.47	0.51	0.59
	6.0	43	5.23	0.54	0.63
	8.0	43	7.06	0.74	0.85
45	1.5	35	1.54	0.24	0.28
	2.0	37	2.07	0.29	0.34
	2.5	37	2.51	0.35	0.41
	3.0	40	3.09	0.37	0.43
	4.0	42	4.01	0.44	0.51
	5.0	45	5.09	0.48	0.56
	6.0	46	6.01	0.55	0.63
	8.0	47	8.03	0.70	0.81

Pressure psi	Nozzle	Radius ft.	Flow gpm	■ Precip in/h	▲ Precip in/h
55	1.5	35	1.71	0.27	0.31
	2.0	37	2.30	0.32	0.37
	2.5	37	2.76	0.39	0.45
	3.0	40	3.47	0.42	0.48
	4.0	42	4.44	0.48	0.56
	5.0	45	5.66	0.54	0.62
	6.0	47	6.63	0.58	0.67
	8.0	50	8.86	0.68	0.79
65	1.5	34	1.86	0.31	0.36
	2.0	35	2.52	0.40	0.46
	2.5	37	3.01	0.42	0.49
	3.0	40	3.78	0.45	0.53
	4.0	42	4.83	0.53	0.61
	5.0	45	6.16	0.59	0.68
	6.0	48	7.22	0.60	0.70
	8.0	50	9.63	0.74	0.86

Precipitation rates based on half-circle operation

■ Square spacing based on 50% diameter of throw

▲ Triangular spacing based on 50% diameter of throw

Performance data collected in zero wind conditions

Performance data derived from tests that conform with ASAE standards; ASAE S398.1.

See page 224 for complete ASAE Test Certification Statement.

Rotors



Questions/Comments?