



NOTICE AND CALL OF SPECIAL CLOSED SESSION CITY COUNCIL MEETING
AND
NOTICE AND CALL OF SPECIAL JOINT STUDY SESSION MEETING
OF THE LA QUINTA CITY COUNCIL, PLANNING COMMISSION, AND
THE LA QUINTA COMMUNITY SERVICES COMMISSION

TO THE MEMBERS OF THE CITY COUNCIL, PLANNING COMMISSION, AND COMMUNITY SERVICES COMMISSION OF THE CITY OF LA QUINTA AND TO THE CITY CLERK:

NOTICE IS HEREBY GIVEN that a Special Closed Session Meeting of the La Quinta City Council is hereby called to be held on May 21, 2018, commencing at 5:30 p.m. at La Quinta City Hall, 78495 Calle Tampico, La Quinta, California.

CLOSED SESSION – City Council

- 1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8 FOR PROPERTY LOCATED ON AVENIDA MONTEZUMA (APNs 773-072-028 and 773-077-015) AND AVENIDA VILLA (APN 773-076-018)
CITY NEGOTIATOR: FRANK J. SPEVACEK, CITY MANAGER
NEGOTIATION PARTY: THE DYSON COMPANIES
UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT AND/OR DISPOSITION OF THE PROPERTY IDENTIFIED

NOTICE IS HEREBY GIVEN that a Special Joint Study Session Meeting of the City Council, Planning Commission, and Community Services Commission of the City of La Quinta is hereby called to be held on Monday, May 21, 2018, commencing at 6:00 p.m. at La Quinta City Hall, 78495 Calle Tampico, La Quinta, California.

STUDY SESSION – City Council, Planning Commission, and Community Services Commission

- 1. DISCUSS SILVERROCK EVENT SITE
2. SILVERROCK PROJECT UPDATE

Dated: May 17, 2018

/s/ Linda Evans
Linda Evans, Mayor

Attest:

MONIKA RADEVA, Acting City Clerk

DECLARATION OF POSTING

I, Monika Radeva, Acting City Clerk, do hereby declare that the foregoing notice for the Special Closed Session Meeting of the La Quinta City Council and the Special Joint Study Session Meeting of the City Council, Planning Commission, and Community Services Commission of the City of La Quinta, on May 21, 2018, was posted on the outside entry to the Council Chamber at 78495 Calle Tampico and on the bulletin boards at 51321 Avenida Bermudas and 78630 Highway 111 on May 17, 2018.

DATED: May 17, 2018



MONIKA RADEVA, Acting City Clerk



City Council agendas and staff reports
are available on the City's
web page: www.laquintaca.gov

AGENDA

SPECIAL MEETING OF THE LA QUINTA CITY COUNCIL, AND SPECIAL JOINT STUDY SESSION MEETING OF THE LA QUINTA CITY COUNCIL, THE LA QUINTA PLANNING COMMISSION, AND THE LA QUINTA COMMUNITY SERVICES COMMISSION

CITY HALL
78495 Calle Tampico, La Quinta

MONDAY, MAY 21, 2018
5:30 P.M. CLOSED SESSION | 6:00 P.M. OPEN SESSION

CALL TO ORDER – City Council

ROLL CALL: Councilmembers: Fitzpatrick, Peña, Radi, Sanchez, Mayor Evans

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

At this time, members of the public may address the City Council on any matter not listed on the agenda. *Please complete a "Request to Speak" form and limit your comments to three minutes.* The City Council values your comments; however, in accordance with State law, no action shall be taken on any item not appearing on the agenda unless it is an emergency item authorized by GC 54954.2(b).

CONFIRMATION OF AGENDA – City Council

CLOSED SESSION – City Council

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8 FOR PROPERTY LOCATED ON AVENIDA MONTEZUMA (APNs 773-072-028 and 773-077-015) AND AVENIDA VILLA (APN 773-076-018)
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UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT AND/OR DISPOSITION OF THE PROPERTY IDENTIFIED

RECESS TO CLOSED SESSION

RECONVENE AT 6:00 P.M.

REPORT ON ACTION(S) TAKEN IN CLOSED SESSION

CALL TO ORDER – Planning Commission

ROLL CALL: Commissioners Bettencourt, Caldwell, Currie, McCune, Proctor, Wright, and Chairperson Quill

CALL TO ORDER – Community Services Commission

ROLL CALL: Commissioners Marley, Quill, Wyler, and Chairperson Chiapperini

PLEDGE OF ALLEGIANCE – City Council, Planning Commission, and Community Services Commission

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

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STUDY SESSION – City Council, Planning Commission, and Community Services Commission

1. DISCUSS SILVERROCK EVENT SITE
2. SILVERROCK PROJECT UPDATE

ADJOURNMENT – Planning Commission

ADJOURNMENT – Community Services Commission

MAYOR’S AND COUNCIL MEMBERS’ ITEMS

ADJOURNMENT – City Council

The next regular meeting of the City Council will be held on June 5, 2018, at 4:00 p.m. at the City Hall Council Chambers, 78495 Calle Tampico, La Quinta, CA 92253.

DECLARATION OF POSTING

I, Monika Radeva, Acting City Clerk, of the City of La Quinta, do hereby declare that the foregoing Agenda for the Special Closed Session Meeting of the La Quinta City Council and the Special Joint Study Session Meeting of the City Council, Planning Commission, and Community Services Commission of the City of La Quinta, on May 21, 2018, was posted on the City's website, near the entrance to the Council Chambers at 78495 Calle Tampico, and the bulletin boards at the Stater Brothers Supermarket at 78630 Highway 111, and the La Quinta Cove Post Office at 51321 Avenida Bermudas, on May 17, 2018.

DATED: May 17, 2018

MONIKA RADEVA, Acting City Clerk
City of La Quinta, California

Public Notices

- The La Quinta City Hall is handicapped accessible. If special equipment is needed for the hearing impaired, please call the City Clerk's office at 777-7103, twenty-four (24) hours in advance of the meeting and accommodations will be made.
- If special electronic equipment is needed to make presentations to the City Council, arrangements should be made in advance by contacting the City Clerk's office at 777-7103. A one (1) week notice is required.
- If background material is to be presented to the Councilmembers during a City Council meeting, please be advised that eight (8) copies of all documents, exhibits, etc., must be supplied to the City Clerk for distribution. It is requested that this take place prior to the beginning of the meeting.
- Any writings or documents provided to a majority of the City Council regarding any item(s) on this agenda will be made available for public inspection at the Community Development counter at City Hall located at 78-495 Calle Tampico, La Quinta, California, 92253, during normal business hours.

City of La Quinta

CITY COUNCIL MEETING: May 21, 2018

STAFF REPORT

AGENDA TITLE: DISCUSS SILVERROCK EVENT SITE

RECOMMENDATION

Discuss and provide direction to staff for the SilverRock event site.

EXECUTIVE SUMMARY

- In July 2006, Council approved the SilverRock Resort Specific Plan, which included a 35-acre public event site.
- The SilverRock development will generate \$3.4 million of development impact fees.
- On February 6, 2018, the City Council established an Ad Hoc SilverRock Event Site Committee (Committee) consisting of a Council Member, a Community Services Commissioner, and a Planning Commissioner.
- The Committee has had four formal meetings and multiple follow-up meetings between members and stakeholders to identify programming options and translate them into design concepts for consideration.
- The Committee is ready to report on their progress, and receive Council and Commission input on the phase one design concept.

FISCAL IMPACT

During the next five years, the SilverRock development is projected to generate \$3.4 million in development fee income: \$1,562,400 in Quimby fees, \$1,523,500 in Park Developer Impact Fees (DIF), \$29,760 in Park Facility DIF, and \$328,000 of Art in Public Places funds. If this space was developed in phases, these funds could be used to underwrite the cost of the first phase. The Committee worked within the \$3.4 million budget when developing their recommendations.

BACKGROUND/ANALYSIS

In July 2006, City Council approved the SilverRock Specific Plan, which designates 35 acres as special event space to accommodate art shows, festivals, corporate events, automobile shows, and public parking.

In November 2014, the Council approved a Development Agreement with the SilverRock Development Company to construct two hotels, a conference center, a new golf clubhouse, and retail and resort residential uses. During the next five years, \$3.4 million in development impact fees are expected to be generated from this development.

During the February 6, 2018 Study Session, Council established a SilverRock Event Site Ad Hoc Committee. This Committee consists of a representative from Council, Planning Commission, and Community Services Commission. The Committee has met four times in scheduled meetings that included agendas, action items, and meeting minutes. Additionally, there have been multiple follow-up meetings between members in an effort to meet the established project timeline.

The Committee created a timeline that completes the SilverRock Event Site to accommodate the La Quinta Arts Foundations' 2020 Arts Festival. The Civic Center Campus will not be available during that time because of scheduled alternative transportation projects and concurrent street/storm water improvements. Some of the critical milestones of the SilverRock Event Site timeline include:

- August 7, 2018 – City Council approve project plans
- March 2019 – Begin construction
- July 2019 – Plant Bermuda Grass
- September 2019 - Construction completed in time for the October winter over-seeding
- March 2020 – Landscape established and site ready for the Arts Festival

A representative from the Montage and the La Quinta Arts Foundation attended two of the scheduled meetings. The Montage representative provided information of design needs and examples of events from their other locations. The La Quinta Arts Foundation provided some information regarding walking path and access needs, but was not available for any other scheduled meetings or follow-up meetings.

The Committee established a master plan concept and prioritized the amenities and needs for each phase of the project. Based on the \$3.4 million project budget for phase one, it was determined the original concept would not be fully achievable. This is due, in large part, to the infrastructure needs for the entire site, regardless of phases. The electrical, water, sewer, and site grading for the entire property all have to be completed as part of the first phase. This in turn impacts the availability to fund above ground amenities such as the restroom, lighting, fencing, parking, and the central water feature. The additional estimated cost to include these features is \$1.9 million. The site phase one amphitheater consists of a simple concrete pad at the base of a sloped landscape that is designed to accommodate approximately 800 people. Enhancements to the amphitheater would be considered in a future phase of the project, after the event site is in operation and the additional needs of the amphitheater are determined.

The Committee is now seeking input and direction from the City Council and Commissions for the next steps that are needed to develop the project plans for Commission final review and approval in July 2018, and Council review and approval in August 2018.

Prepared by: Steve Howlett, Facilities Director
Approved by: Frank J. Spevacek, City Manager