



336 Pacific Avenue, Shafter, CA 93263
Meeting Held In-Person and Via Zoom and Livestream on YouTube.

**AGENDA
SPECIAL MEETING
SHAFTER CITY COUNCIL
TUESDAY, DECEMBER 19, 2023**

NOTICE TO THE PUBLIC:

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available in the City Clerk's Office during normal business hours at City Hall located at 336 Pacific Avenue, Shafter CA. In addition, such documents will be posted on the City's website at www.shafter.com.

CALL TO ORDER: 5:00 PM

ROLL CALL: Mayor Givens
Mayor Pro Tem Prout
Council Member Alvarado
Council Member Espinoza
Council Member Olvera

APPROVAL OF AGENDA:

PUBLIC COMMENT:

Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the City Council, are invited to speak from the podium and address the City Council. Speakers are limited to five minutes unless additional time is needed for translation. Please state your name and address for the record before making your presentation.

MANAGEMENT REPORT:

- 1. AQUATICS CENTER RESTORATION UPDATE AND DISCUSSION:** Conduct a working group discussion on design and construction alternatives for the main building at the Shafter Aquatics Center. (City Manager Gabriel A. Gonzalez)

ROLL CALL

RECESS:

CLOSED SESSION:

1. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION:** Pursuant to California Government Code, Section 54956.9(a). Name of Case: California Department of Tax and Fee Administration Petitions of the Cities of Alameda, et al (Williams-Sonoma DTC, Inc. Case IDs: 757063, 284-450, 20127075.
2. **CONFERENCE WITH LEGAL COUNSEL – EXPOSURE TO LITIGATION:** Pursuant to California Government Code, Section 54956.9(d)(2) & (e)(1)

ADJOURNMENT:

Pursuant to the Americans with Disabilities Act, if you need special assistance to participate in a City Council Meeting, please contact the City Clerk at (661) 746-5000 at least three (3) days prior to the meeting or time the special services are needed to allow City staff in making reasonable arrangements to provide you with access to the meeting. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection in the City Clerk's Office at Shafter City Hall, 336 Pacific Ave., Shafter, CA 93263. This is to certify that this Agenda notice was posted at City Hall and Police Dept. by 5:00 p.m., December 15, 2023. Yazmina Pallares, S/S, City Clerk

REMOTE PUBLIC PARTICIPATION IS ALLOWED IN THE FOLLOWING WAYS, SEE BELOW FOR INSTRUCTIONS.

1. You are strongly encouraged to observe the City Council meetings live via YouTube <https://www.youtube.com/user/CityofShafter/>
2. If you wish to make a comment on a specific agenda item or public comment, please submit your comment via email by **5:00 PM on December 19, 2023** to the City Clerk at CityClerk@shafter.com
3. If you wish to make a written comment to the City Clerk, 336 Pacific Avenue, Shafter, CA 93263.
4. If you wish to make a comment during the live meeting, callers must first register with the City Clerk at 661-746-5012 before the meeting begins to receive instructions and the call- in number and code. Please call by 5:00pm on the Monday prior to the City Council meeting to allow ample time for sign up. You will need to provide your name, phone number and the item number you wish to address.
5. All public comments are provided to the City Council and applicable Staff, for review and consideration by the Board prior to taking action on any matters listed on the agenda and are incorporated into the official record of the City Council meeting.



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**NOTICE OF
SPECIAL MEETING OF THE SHAFTER CITY COUNCIL**

NOTICE IS HEREBY GIVEN that a special meeting of the City Council of the City of Shafter will be held on **December 19, 2023**. The meeting will convene at **5:00 PM**, in the Council Chamber at Shafter City Hall, 336 Pacific Avenue, Shafter, California and via teleconference and Livestream on YouTube. Said special meeting shall be for the following purpose:

MANAGEMENT REPORT:

- 1. AQUATICS CENTER RESTORATION UPDATE AND DISCUSSION:** Conduct a working group discussion on design and construction alternatives for the main building at the Shafter Aquatics Center.

RECESS:

CLOSED SESSION:

- 1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION:** Pursuant to California Government Code, Section 54956.9(a). Name of Case: California Department of Tax and Fee Administration Petitions of the Cities of Alameda, et al (Williams-Sonoma DTC, Inc. Case IDs: 757063, 284-450, 20127075.
- 2. CONFERENCE WITH LEGAL COUNSEL – EXPOSURE TO LITIGATION:** Pursuant to California Government Code, Section 54956.9(d)(2) & (e)(1)

Yazmina Pallares, City Clerk

Affidavit of Posting Special Meeting Notice

This is to certify that this Special Meeting Notice was posted at City Hall and the Police Department by 5:00 p.m., December 15, 2023. Further information regarding this Agenda Notice is available at City Hall, 336 Pacific Ave., Shafter, CA.

Yazmina Pallares, S/S, City Clerk

Dated: December 15, 2023



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 19, 2023

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: Michael James, Public Works Director

SUBJECT: AQUATICS CENTER RESTORATION UPDATE AND DISCUSSION

RECOMMENDATION

Conduct a working group discussion on design and construction alternatives for the main building at the Shafter Aquatics Center.

BACKGROUND

The Shafter Aquatics Center ceased operating in 2020 when an operations agreement with the Shafter Recreation and Parks District was terminated. The COVID-19 pandemic extended the shutdown of the facility. Efforts to resume operations have stalled due to the overall state of the facility. An assessment of the facility by a consultant conducted in 2021 documents the extent of the current conditions and recommends specific improvements. Fortunately, the City was successful in securing Clean California grant funds to complete the improvements that could at least restore the pools and surrounding exteriors.

At its December 5, 2023 meeting, the Council authorized awarding the Shafter Aquatic Center Improvement Project. The award followed the bidding of the project, which resulted in the lowest responsive bid of \$2,842,500. The recommended expenditure total for the project, covering the bid, construction contingencies, and engineering support costs, is \$3,000,000. The project scope of work is limited to the scope of work approved for Clean California funds.

The most notable improvements not designed or funded are to the existing building, which previously had been used for lockers, offices, storage, and a snack bar. While design and construction funds are lacking, staff did have the consultant that prepared the assessment of the pools' condition assess the approximately 3,000sf building further and develop a tentative list of improvements.

The improvements would enable the building to more substantially meet current codes and function more efficiently, it would still only have a shade sail over portions of it rather than a roof, plus its appearance would still be very outdated aesthetically and out of compliance with current ADA requirements and building codes. It is estimated that completing these improvements could cost between \$800,000 and \$2,000,000 depending on if improvements such as a new roof, new HVAC system, or additional architectural improvements are completed in addition to the basic Building Code and

MANAGEMENT REPORT

ADA improvements that would be required. It should also be noted that once construction commences we do not have an idea what other damage we may find.

There are alternatives to retaining and improving the building, all of which have different costs and schedules for completion. Before staff makes recommendations for any design or construction work for the building, the Council should be aware of and discuss all viable alternatives.

ANALYSIS

Two primary alternatives focus on replacing the building entirely and building a customized building suited for a modern, multi-use operation. One, was presented conceptually to the Council in 2019 by a consulting architectural firm, Ordiz-Melby Architects. This option consists of demolishing the existing facility and constructing an entirely new facility, approximately 5,000sf in size, that would be more accommodating for users and spectators and be more architecturally appealing. The estimated cost at the time of presentation was approximately \$4.5 million. Applying inflationary factors, the current cost is expected to be \$6 million. The soonest this alternative could be completed is July 2025.

The second alternative that involves a building replacement that value engineers the first alternative through downsizing, reduced amenities, and more innovative construction methods. The anticipated cost for this alternative ranges from \$2 to \$3 million and depends on the extent of value engineering practiced. This alternative would cost less and be completed as early as January 2025.

While federal American Rescue Plan Act (ARPA) funds have been committed to supplement the Clean California grant, all alternatives, including retention of the existing building, would require budget action that would likely consist of using General Fund reserves. Staff will pursue other grants and funding sources, but the extent of the building improvements should still be identified.

FISCAL IMPACT

No budget action is required. The item is presented for discussion purposes only.

CEQA ANALYSIS

The requested item is exempt from the California Environmental Quality Act. The item is presented for discussion purposes only.

APPROVED BY THE CITY ATTORNEY

No

ALTERNATIVES

There are no alternatives to the recommended action. The item is resented for discussion purposes only.

NEXT STEPS

AQUATICS CENTER RESTORATION UPDATE AND DISCUSSION

Following a working group discussion with the Council, Public Works will plan future CIP actions and budgets to complete the improvements prioritized by the Council.

ATTACHMENTS

1. Shafter Aquatic Center Presentation

SHAFTER AQUATIC CENTER BUILDING RENOVATION



BACKGROUND - TIMELINE

- 2020 – SRPD Terminates Joint Use Agreement
- 2020 – Closure Due to COVID-19
- 2021 – Pool Operations Discussions with Pool Stakeholders in Anticipation of Reopening
- 2021 – Site Assessment (ARPA-Funded)
- 2022 – Clean California Grant Funding Awarded for Aquatic Center Rehabilitation Design and Construction
- 2023 – Aquatic Center Rehabilitation Construction Awarded



EXISTING CONDITION



EXISTING CONDITION



EXISTING CONDITION



OPTION 1 - EXISTING BUILDING RENOVATION

Size: 3000 SF

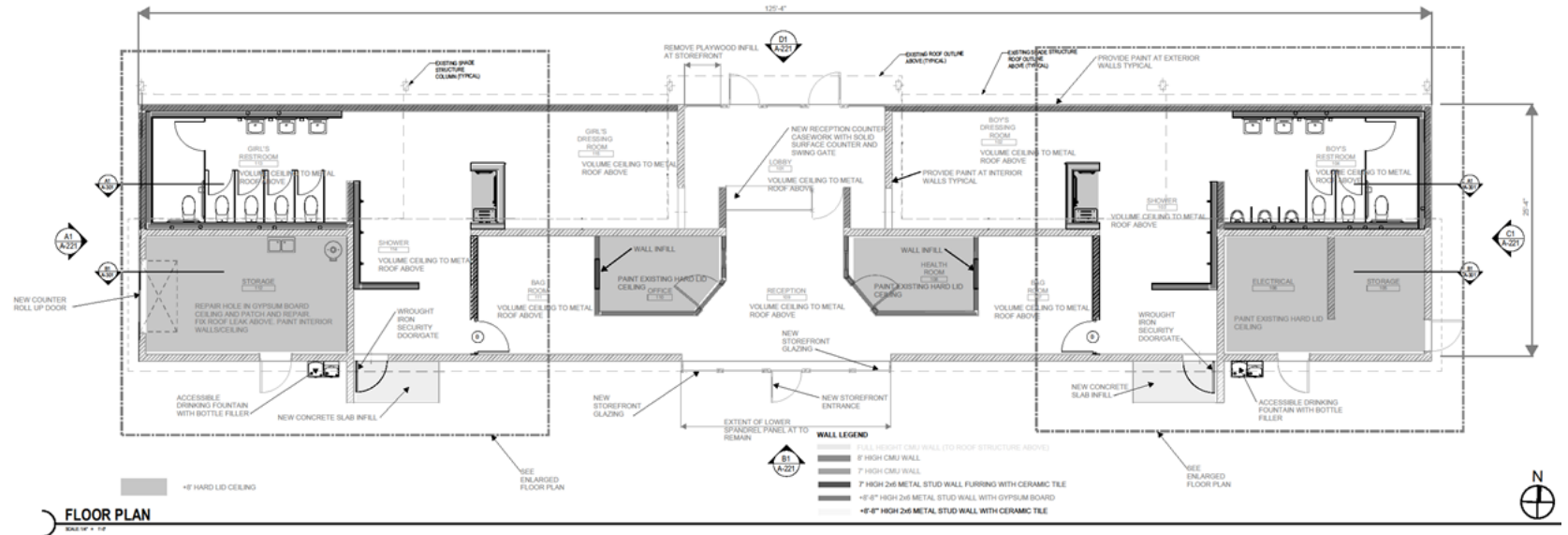
Pros:
Lowest cost
Quickest Timeline

Cons:
Existing Building Remains

Timeline: 6-8 Months

Cost: \$800,000 - \$2 Million

ARPA Funds – \$ 715,387
General Fund - \$100,000 – \$1.25 Million



Improvements to Include:
Basic Code and ADA Improvements for Operational Use (R)
New Roof on Open Areas (P)
New HVAC System (P)
Architectural Improvements (P)



OPTION 2 - NEW BUILDING - 2019 DESIGN

Size: 4994 SF

Pros:
2,000sf Increase
Large amount of
storage for multiple uses

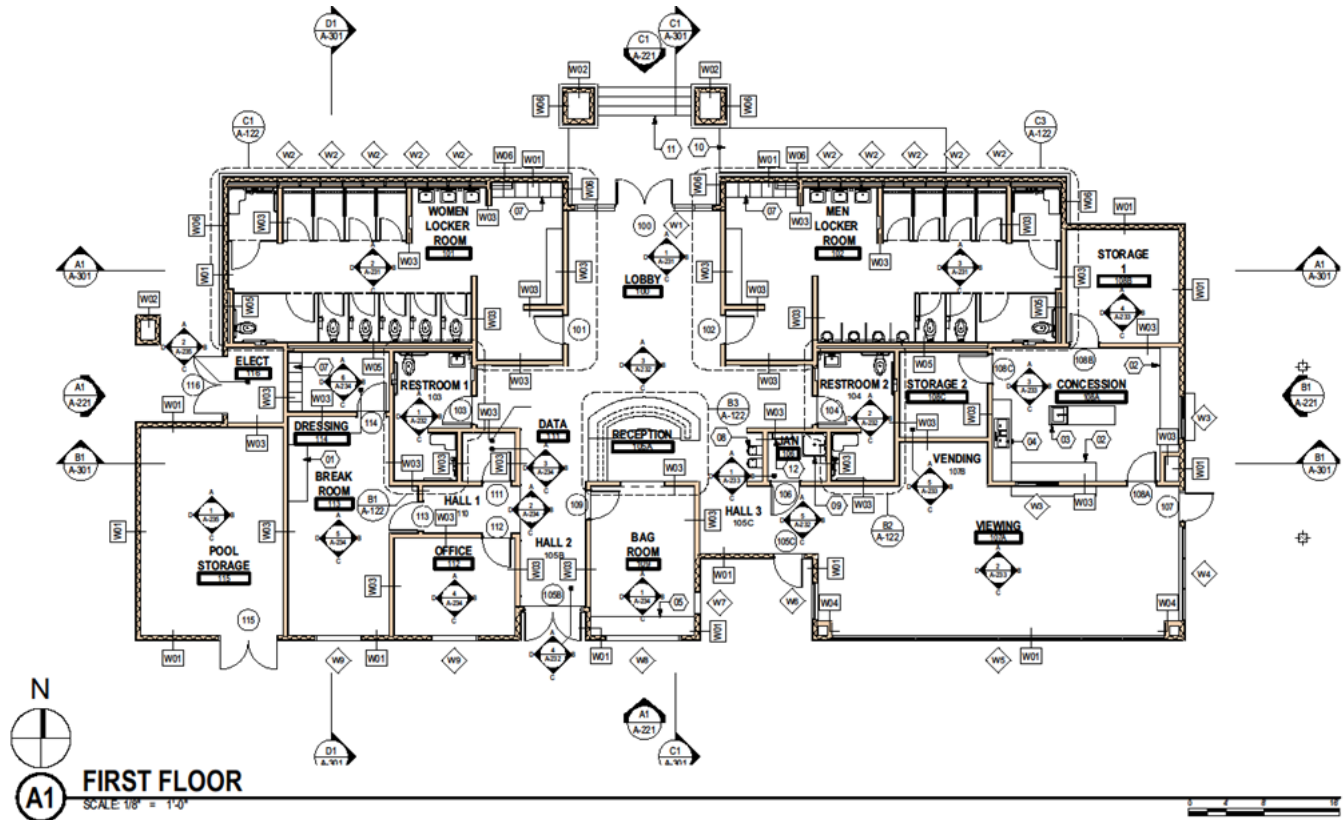
Cons:
Longest Timeline
Maximum Cost

Timeline: 18-24 Months

Cost: \$4.5 - \$6.0 Million

ARPA Funds – \$ 715,387

General Fund - \$3.75 - \$5.25 Million



OPTION 3 - NEW BUILDING – MODERATE MODULAR CONSTRUCTION

Size: 2808 SF

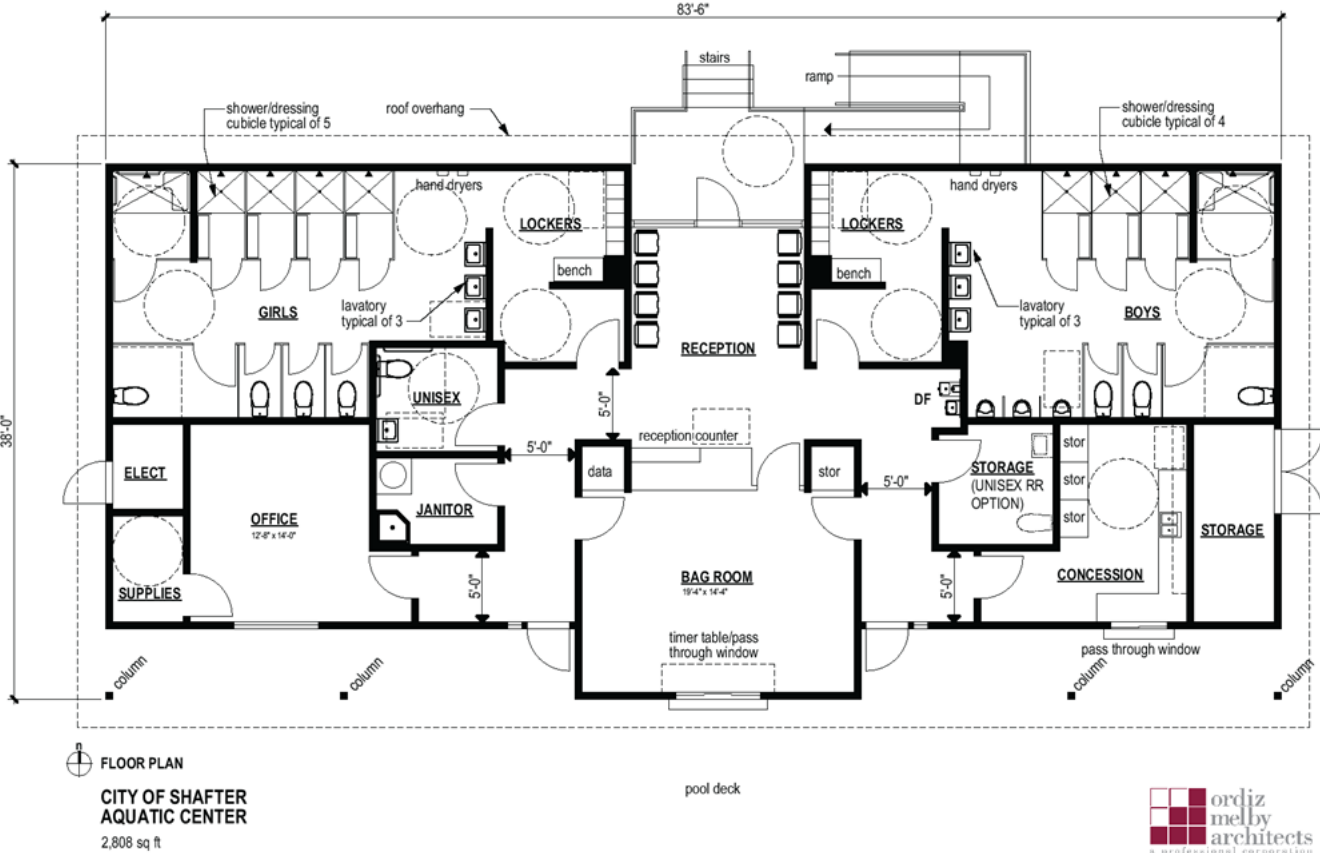
Pros:
Cost effective
Timeline

Cons:
Scaled Down Space and Storage

Timeline:12-14 Months

Cost: \$2 - \$3 Million

ARPA Funds – \$ 715,387
General Fund - \$1.25 - \$2.25 Million



FUNDING SUMMARY

Option 1 - Existing Building Renovation

\$800,000 - \$2 Million

ARPA Funds – \$715,387

General Fund - \$100,000 - \$1.25 Million

Option 2 - New Building - 2019 Design

Cost: \$4.5 - \$6.0 Million

ARPA Funds – \$715,387

General Fund - \$3.75 - \$5.25 Million

Option 3 - New Building - Moderate Modular Construction

Cost: \$2 - \$3 Million

ARPA Funds – \$715,387

General Fund - \$1.25 - \$2.25 Million

