



AGENDA MEMORANDUM

Action Item for the City Council Meeting April 26, 2022

DATE: April 26, 2022

TO: Peter Zanoni, City Manager

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Amendment to the Interlocal Cooperation Agreement with Del Mar College District
for Lease of Property for the Police Training Academy

CAPTION:

Resolution authorizing an amendment to the Interlocal Cooperation Agreement with Del Mar College District for a 50-year lease for the location of the City's new Police Training Academy in an annual amount of \$10.00 and increasing the lease space from five to nine acres of property located at or near Rodd Field Road and Yorktown Boulevard for appropriate spacing for a 1/4 mile running track.

SUMMARY:

On November 10, 2020, City Council approved the Interlocal Cooperation Agreement with Del Mar College District for the lease of five acres of property located at the Del Mar southside campus at the corner of Rodd Field Road and Yorktown Boulevard to serve as the new location for the City's Police Training Academy. This resolution authorizes an amendment to the Interlocal Cooperation Agreement with Del Mar College District to increase the lease area from five acres to nine acres of property. The lease agreement terms and conditions will remain the same as per the agreement.

BACKGROUND AND FINDINGS:

On November 3, 2020, voters approved the City of Corpus Christi's Bond 2020 Program for a total of \$75 million with 42 infrastructure projects. One of the 42 projects approved included the full design of a new Police Training Academy.

On November 10, 2020, City Council approved the Interlocal Cooperation Agreement with Del Mar College District for the lease of five acres of property located at the Del Mar southside campus

at the corner of Rodd Field Road and Yorktown Boulevard to serve as the new location for the City's Police Training Academy. The subject property that is currently leased is five acres and located at the new Del Mar College southside campus on Yorktown. The property is being leased for a 50-year term with an option to renew for an additional 50 years with an annual payment of \$10. The lease will be deemed revocable if construction is not commenced within 10 years. The property is to be used only for the Policy Training Academy.

On March 23, 2021, City Council approved the professional services agreement for the design of the Police Training Academy. The facility is proposed to be a two-story building with approximately 36,500 square feet. The Police Training Academy will include an auditorium, multipurpose training classrooms, administrative offices, resource room, breakroom, driving simulator room, crime scene training room, weapons simulator room, armory, physical fitness room, defensive tactics room and locker rooms, showers, running track and associated fencing and lighting. The new facility is being designed to maintain the current Phase 1A campus aesthetics for a unified and cohesive campus. The facility will be capable of meeting the requirements of training of cadets but also as a Regional Police Training Academy.

Currently, the Police Training Academy project is 90% design complete. During the design, only an oval shaped 200m running track could fit within the leased 5 acres. The Police Department identified the need of an oval shaped 400m running track for the cadets. The 400m oval shaped running track is a preferred industry standard and the middle green space can be used for other sporting and exercise activities for the cadets. The running track is necessary for the cadets to maintain fitness during and after the program. Additional lease area of four acres is required from the Del Mar College District to construct the 400m track. A request to amend the existing lease area from five acres to nine acres was presented top Del Mar College District for consideration. The request was approved by Del Mar College District on April 12, 2022. The additional acreage will facilitate the inclusion of the 400m oval shaped running track in the project. An amendment to the professional services contract for the design of the 400m track will be presented to Council for consideration in May.

ALTERNATIVES:

The alternative is to reject this amendment and not design and construct the running track for the Police Training Academy.

FISCAL IMPACT:

There is no fiscal impact proposed with this item.

Funding Detail:

N/A

RECOMMENDATION:

Staff recommends approval of this amendment. This will provide additional land that is needed for a new police training academy and the running track.

LIST OF SUPPORTING DOCUMENTS:

Resolution
Draft Lease