

August 26, 2015

TO: Clay Phillips, City Manager  
FROM: Graham Mitchell, Assistant City Manager  
SUBJECT: Concession Stand Status Report

You asked that I investigate and provide a summary regarding the condition of the concession stands at Kit Carson Park. This memo provides an assessment of three stands at the Park and a description of required repairs by the County Department of Health in order to sell food. The memo also addresses an offer of assistance from the Escondido Girls Softball League.

Five concession stands are located at Kit Carson Park. One stand, located at the Ray Love Tennis Center, is currently leased and operates with a Health Permit. The other stands are located at the Adult Softball Complex, the Girls Softball Fields, the Little League Fields and the Sports Center (this memo does not address the condition of the Sports Center stand). I had an opportunity to visit the stands with staff to assess their conditions and to understand the needed improvements.

Improvement costs to one concession stand ranges from approximately \$111,000 to \$250,000 (depending on the level of food service being provided). The cost to repair all three stands range from \$333,000 to \$750,000. In preparation for this memo, staff spoke to Mr. Snowden (who offered to initiate improvements to the girls softball fields stand) and with Escondido Girls Softball League president (Chia Grossmann).

***Adult Softball Complex Concession Stand***

The concession stand adjacent to the Adult Softball Complex has not been in use for approximately two years. When it was open, it did not operate with a County health permit. The City's CIP allocates \$134,000 to repair the facility. Staff believes that the funds currently set aside will bring the facility into conformance with County standards, allowing the sale of pre-packaged foods and beverages. Some of the more costly repairs include:

- Installing equipment in order to provide hot water in the nearby restrooms,
- Replacement of countertops,
- New flooring,
- Electrical upgrades, and
- Painting.

If the City intends to allow for the sale of non-prepackaged foods (food prepared and served on site), another \$120,000 would need to be invested in the site. The additional work would include the installation of a grease interceptor, a three compartment sink,

additional floor drains, air conditioner, Plexiglas barriers at serving windows, an insect control air curtain, and complete Title 24 building code upgrades.

Staff intends to solicit interest in leasing the stand after its budgeted improvements are completed. Staff anticipates generating approximately \$3,000 annually in lease revenue from the stand.

### ***Girls Softball Fields Concession Stand***

The concession stand that has been used by the Escondido Girls Softball League (EGSL) does not operate with a County health permit. The EGSL typically sells prepared foods (i.e. hamburgers, nachos, hotdogs, etc.). The stand raises funds to help defray league costs. EGSL begins its fall season (not as large as its spring season) in October.

County staff has informed City staff that repairs to the stand are required in order to sell both pre-packaged and/or prepared foods. The required improvements and costs are similar to that of the Adult Softball Complex concession stand—approximately \$110,000 in order to allow the sale of pre-packaged foods and up to \$250,000 for prepared/cooked foods.

Charlie Snowder, a volunteer with the EGSL, recently made contact with the County Health Department. The County provided EGSL with a list of required upgrades to the stand, which differ from what the County provided to the City. According to Mr. Snowder, EGSL can secure a County “finish only” permit for improvements at the facility and will obtain a health permit. This would allow them to sell pre-packaged foods. The cost of this approach is substantially less than the City’s \$110,000 repair estimate, which is based on County information.

Because the information provided by the County to the City differs from what was provided to EGSL, staff is establishing a meeting approximately in mid-September with County staff, City staff, and EGSL representatives (Ms. Grossmann and Mr. Snowder). The goal of the meeting is to determine if the less stringent regulations provided to Mr. Snowder can be applied.

If the less stringent regulations are applicable, EGSL has offered to begin repairs to the concession stand with volunteers. EGSL has preliminarily indicated that it may make three requests to the City:

- 1) Clean and repair the floor, which may require replacement of the current tiles (it is possible the tiles are secured with glue containing asbestos),
- 2) Install a hot water system in the adjoining restrooms if required by the County, and
- 3) Donate \$5,000 to the volunteer project.

Staff estimates the floor portion of the remodel could cost up to \$15,000 and the restroom hot water system will cost up to \$38,500. Depending on the meeting with the County, staff will determine options for City Council consideration.

***Little League Fields Concession Stand***

The concession stand adjacent to the Little League fields is in similar repair to that of the girls softball concession stand. It also has operated without a health permit. Costs to bring it to County standards are similar to both of the softball concession stands.

***Solutions***

Once the City obtains clear direction from the County, staff will develop options for City Council consideration. Because there are no funds budgeted for upgrades beyond those to the Adult Softball concession stand, some options may include shifting existing CIP funds from other projects to the EGSL and Little League concession stand projects, allocating General Fund reserves, and/or seeking outside funding sources.