

CITY COUNCIL COMMITTEE

Special Meeting

RECREATION AND CULTURAL AFFAIRS

Bill Shinn, Chair

Mark Peterson, Committee Member

5:30 p.m., Tuesday, April 20, 2010

Please Note Meeting Location:

**Permit Center Conference Room
1950 Parkside Drive, Concord**

ROLL CALL

PUBLIC COMMENT PERIOD

- 1. DISCUSSION** – Restricting/Limiting Smoking in the Downtown Business District – Report by Florence Weiss, Downtown Program Manager.
- 2. UPDATE** – On Ice Rink in Concord – Report by John Montagh, Redevelopment and Housing Manager.
- 3. ADJOURNMENT**

Distribution: City Council
Dan Keen, City Manager
Valerie Barone, Assistant City Manager
Craig Labadie, City Attorney
Joan Carrico, Director of Community & Recreation Services
Jim Forsberg, Director of Community Development
Alex Pascual, Director of Public Works & Engineering
Mario Camorongan, Assistant City Engineer
John Montagh, Redevelopment and Housing Manager
Florence Weiss, Downtown Program Manager
Administrative Services
Press

**REPORT TO COUNCIL COMMITTEE ON
RECREATION & CULTURAL AFFAIRS****TO HONORABLE COMMITTEEMEMBERS:**

DATE: April 20, 2010

**SUBJECT: RESTRICTING/LIMITING SMOKING IN THE DOWNTOWN BUSINESS
DISTRICT****Report in Brief**

At the September 14, 2009 Council meeting, City Council requested staff to prepare a report which provides information regarding restricting smoking within the Downtown Business District (non-residential area). After discussing this issue with downtown stakeholders, staff is recommending an area of approximately eight square blocks, centered by Todos Santos Plaza, where smoking would be prohibited in front of commercial entrances and outdoor dining areas. A map of this area is included as Attachment 1. This report is based on staff's review of various local smoking ordinances as summarized in Attachment 2. At the September 14, 2009 meeting, the City Council also requested a follow up report on the Tobacco Retail License Ordinance which is included as Attachment 3. Staff requests the Recreation and Cultural Affairs Committee provide input and direction on restricting smoking within the Downtown Business District's Commercial area.

Background

At the September 14, 2009 Council meeting, several Downtown Property Owners and a representative from the Public and Environmental Health Advisory Board addressed Council during Public Comment on restricting smoking in downtown public areas. At that meeting, Council requested that staff explore restricting/banning smoking in the Downtown Business District, with the emphasis on commercial, non-residential areas only. This report is a response to that direction.

Tobacco Restriction

Concord Municipal Code Section 38-33 prohibits smoking in all buildings, vehicles, and other enclosed areas occupied by City employees, owned or leased by the City, or otherwise operated by the City. Through CMC Section 74-36, the City prohibits smoking in three City parks – Todos Santos, Ellis Lake, and Baldwin. In addition, the City is responsible for enforcing State law provisions in and around playgrounds and public buildings and workplaces. State law restricts smoking within 25 feet of a playground and within 20 feet of a doorway to a public building. Also, the Mt. Diablo Unified School District prohibits smoking on school campuses, and California Labor Code Section 6404.5 prohibits smoking of tobacco products in an enclosed space at a place of employment.

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Discussion

In developing a recommendation for restricting smoking in the downtown area, staff analyzed smoking ordinances adopted by the cities of Martinez and Richmond and Contra Costa County. A matrix of these ordinances is included as Attachment 2 to this report. These ordinances deal with secondhand smoke protection policies. The ordinances contain several common features: banning smoking in areas within 20 feet of the doors, operable windows, air ducts, and ventilation system of any enclosed worksite or enclosed places open to the public. Smoking was also prohibited in outdoor dining areas, including outdoor lounges.

Based on the surveyed ordinances, there are three main options for restricting smoking in the downtown:

- 1) Completely ban smoking in the Downtown District.
- 2) Completely ban smoking in the public areas except for designated smoking areas in the Downtown District.
- 3) Restrict smoking within limited public areas that would have the greatest impact on reducing conflicts with members of the public in the Downtown District.

Staff recommends option three. More specifically, staff recommends restricting smoking within 20 feet of all commercial building entrances and outside dining areas, as well as restricted smoking from all outside dining areas. Business and property owners have expressed a need to prohibit smoking at building entrances, but because the areas immediately in front of doorways are in the public domain, they are not able to stop people from smoking in front of their buildings. Business owners with outdoor dining have expressed concern about smoking in proximity of outdoor dining areas as it negatively affects customers' dining experiences. Because of the concerns expressed above and staff's research, option three would be the least intrusive on the public, will have the most effect in reducing conflicts with members of the public and downtown businesses/property owners, will not be onerous to enforce and will enhance the vibrant downtown area.

The proposed 20 foot limitation is similar to Contra Costa County's smoking ordinance. Representatives from the Contra Costa County Tobacco Prevention Project initially suggested a 30 foot smoking restriction to City staff. Staff decided to maintain the 20 foot limitation, as the Police Department has stated their belief that 20 feet is more reasonable and is safer. A 30 foot area could cause people to go out into the streets to smoke. Staff's discussion with County representatives concluded that this restriction is effective in reducing smoking and is generally easier to enforce, as the public themselves and property managers would enforce this restriction rather than involving the police in calls to service.

The proposed area of the Downtown District that would be subject to the proposed smoking restrictions essentially includes eight blocks centered by Todos Santos Plaza as shown in Attachment 1. This area was chosen as it has the highest concentration of restaurants and outside dining areas in the Downtown District and also has office buildings. Property owners in this area have expressed their support on restricting

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smoking and some have spoken in favor of establishing a smoking ordinance at the September 14, 2009 Council meeting.

In preparing this report, staff outreached to several downtown property owners concerning the establishment of a smoking ordinance. Staff spoke with Bruce Coleman of Brenden Theatre, Craig Semmelmyer, Main Street Property Services (property owner representative), Jeff Woods of JCM Partners and Ed Andrews, Thomas Bloxham and Seerinivas Ramireddy (property owners). In addition, the Todos Santos Business Association has been interested in pursuing smoking restrictions in the downtown.

Concord Police are in support of this recommendation. The Police Department indicated that they received virtually no calls for service after the City banned smoking in City parks. Based on this information, Concord PD believes there would be no extra calls for police services with the proposed ordinance. They also state that these types of ordinances are generally self-policing. Lt. Jim Larderer has been the main point of contact on this matter.

To summarize the proposed Smoking Ban:

- Geographically restricted as depicted in Attachment 1
- No smoking within 20 feet of a building entrance
- No smoking within outside eating/drinking areas, nor within 20 feet of these areas

Next steps for establishing the ordinance:

If the Council Committee desires to pursue staff's recommendations, the following steps would include:

- seek additional input from businesses and property owners through an upcoming Todos Santos Business Association meeting;
- gather input through an email blast from TSBA President Virginia Thomas to all members;
- work with the City's Attorney's office to draft a proposed ordinance; and
- prepare and present a report at a future City Council meeting.

Fiscal Impact

There would be nominal costs for signage for posting the smoking ordinance. Public education can be combined with events marketing and working with the property owners through TSBA.

Public Contact

The agenda for this meeting was posted and distributed as is standard for Council Committee meeting notification. Copies of the report were distributed to Denice Dennis from the Contra Costa County Tobacco Prevention Coalition, Virginia Thomas, President, The Todos Santos Business Association, property owners Ed Andrews, Thomas Bloxham, Bruce Coleman, Jeff Woods, Craig Semmelmyer, and other affected property and business owners.

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Recommendation for Action

Provide direction to staff.



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Reviewed by: John Montagh
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Reviewed by: James Forsberg
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Attachment 1: Map of Area


Attachment 2: Review of Local Smoking Ordinances

Attachment 3: Report on Tobacco Retail License Ordinance

Properties Affected by Smoking Ordinance



Legend

 Affected Properties

Contra Costa Secondhand Smoke Protections Policies

(with provisions stronger than CA State Code)

	Contra Costa County (Effective 11/06)	Martinez (Effective 6/20/09)	Richmond (Effective 7/02/09)
OUTDOOR AREAS			
Smoking Prohibited in:			
All areas within 20 feet of the doors, operable windows, air ducts and ventilation systems of any enclosed worksite or enclosed places open to the public, except while passing on the way to another destination	X	X	X
Outdoor dining areas at bars and restaurants (including outdoor dining areas at places of employment and in outdoor lounges)	X	X	X
Other outdoor workplaces, including construction sites		X	
Public Parks and on Public Trails	X	X	X
Service areas (including ATM's, ticket lines, bus stops and taxi stands)	X	X	X
Public event venues (such as stadiums, fairs, pavilions, farmers markets)	X	X	X
On the campus of Contra Costa Regional Medical Center and all county-operated healthcare clinics	X	N/A	N/A
Within at least 20 feet of construction sites and working road, building, and construction crews		X	
Courtyards and other areas where air circulation may be impeded by architectural, landscaping or other barriers		X	
INDOOR AREAS			
Smoking Prohibited in:			
Any indoor workplace or indoor area open to the public, including tobacco shops, owner or volunteer operated businesses and hotel lobbies	X	X ¹	X
Enclosed areas that have a common or shared ventilation, air conditioning or heating system with an enclosed area in which smoking is prohibited		X	
Private residences used as child care or health care facilities (at all times)		X	X
In eighty percent (80%) of guest rooms in every hotel and motel, and bed-and-breakfast facilities must be permanently designated as completely nonsmoking	X	X	X

¹ Excludes Tobacco Stores (businesses that primarily sell tobacco products and tobacco paraphernalia), but only if the facility is freestanding, and no smoke from such stores enters an adjacent Enclosed area where Smoking is not permitted

Contra Costa Secondhand Smoke Protections Policies

(cont.)

	Contra Costa County 11/06	Martinez 5/09	Richmond 6/09
MULTI-FAMILY HOUSING			
Smoking Prohibited in:			
In common indoor and outdoor areas of multi-unit housing residences, including condominiums	X ²	X ²	X ³
All areas within 20 feet of doors, windows, air ducts and ventilation systems of multi-unit housing residences, except while walking from one destination to another	X ²	X ²	X ³
Balconies, patios, decks, entry porches and carports (can designate a smoking area)		X ²	X ³
100% Smoke Free units for all <u>new</u> Multi-Family housing			X ³
100% Smoke Free units for all new and existing Multi-Family housing (by January 2011)			X ³
OTHER PROTECTIONS			
Required lease addendum for Multi-family housing stating that smoking in non-smoking areas violates the terms of the lease		X ²	X ³
Tenant may enforce the terms of the lease		X ²	X ³
Landlord disclosure of relative location of smoking and non-smoking units and procedure for complaints	X	X ²	N/A
Landlord disclosure of location and configuration of designated outdoor smoking area			X ³
Private enforcement of all provisions allowed		X	X
Declare SHS a nuisance		X	
Duty of owner to maintain a smoke-free area where prohibited	X	X	X

PROTECTIONS IN OTHER CONTRA COSTA CITIES

- Clayton and San Ramon prohibit smoking in Public Parks and on Public Trails.
- Pinole prohibits smoking in Public Parks and Open Spaces; on Public Trails; in all city-owned parking lots; and at all public events, such as Farmers Markets. (6/09)
- Pleasant Hill prohibits smoking within 20 feet of main entrances, exits and operable windows of buildings open to the public.
- Concord adopted “administrative remedies” to prohibit smoking in Public Parks, Trails and Open Spaces. (9/09)

² For Multi-family housing with 4 or more units

³ For Multi-family housing with 2 or more units

Operation Summary December 2009

The police department conducted an operation recently to ensure compliance with city and state laws and ordinances relative to the sales of tobacco to minors. The operation consisted of police department personnel working in conjunction with a decoy subject under the age of 18 years and who is attending high school. The operation involved one team of officers and the decoy subject entering licensed retail tobacco providers and attempting to purchase tobacco products. The decoy subject was under constant close visual supervision of a police officer dressed in civilian clothing during course of each attempted purchase. The decoy was given cash and told to approach the store clerk and attempt to purchase tobacco products. The individual appearance of the decoy was not altered in any way.

The personnel compliment for this operation involved two police officers, one police sergeant and one civilian volunteer decoy.

Contact and was made at eleven (11) licensed tobacco retailers. No sales were made and all of the retailers businesses were found to be in compliance. Each retailer was advised of their compliance after each attempted purchase.

This operation spanned a total of three hours and no overtime was utilized.

The use of different decoys will occur for future operations. The intention at this time is to have operations occur on Wednesday's which is an early dismissal day for area schools. The police department also intends to conduct operations during the spring school break when potential decoys will be available for longer periods of time during the day.

**REPORT TO COUNCIL COMMITTEE ON
RECREATION & CULTURAL AFFAIRS****TO HONORABLE COMMITTEEMEMBERS:**

DATE: April 20, 2010

SUBJECT: ICE RINK UPDATE**Report in Brief**

At the February 10, 2010 Recreation and Cultural Affairs Committee meeting, Committee members requested an update be prepared by Mr. Rene Tanguay, the ice rink proponent, concerning the status of locating a seasonal ice rink in Concord. Mr. Tanguay has provided a report that is Attachment 1.

Mr. Tanguay provides a brief overview of four potential locations that have been discussed in the past for the ice rink. The report names Sears as a potential site as Sears Management has authorized Mr. Tanguay to submit a proposal for locating the rink on their property. The report states that the expense associated with locating and operating the ice rink will be paid by the promoter/operator.

Mr. Tanguay is requesting assistance from the City of Concord in the following areas:

- processing permits;
- promoting and marketing the event; and
- securing sponsorships and advertising for the event.

Background

In March 2008, the Recreation and Cultural Affairs Committee heard a report concerning locating an ice rink in Todos Santos Plaza. At the time, a considerable amount of information was needed to evaluate the ice rink concept at the Plaza. In particular, Mr. Tanguay required local assistance with raising funds in the amount of \$200,000 for associated startup costs and establishing a local organizing committee to help operate and fundraise for the rink. There were questions concerning impact on the Plaza and the timeline for accomplishing all the associated logistics for operating the rink. In addition, determining the availability of electricity and PG&E requirement for providing the power were unknown at the time.

Late last year staff again worked with Mr. Tanguay to locate a site for the seasonal ice rink. Staff facilitated meetings at Waterworld and Sunvalley Shopping Center. Waterworld was an option, but due to cost associated with renting the site, Mr. Tanguay decided not to pursue this option. Sunvalley was willing to lease space on the mall's upper deck parking area to Mr. Tanguay for the ice rink. Negotiations were moving

along until Sunvalley staff determined the parking structure could not accommodate the ice rink and associated equipment due to the weight.

At the end of last year, Mr. Tanguay made contact with Sears regarding the use of the Sears' parking lot for the ice rink. Sears expressed interest, and staff, as well as Mr. Tanguay, have made calls to move this option forward. Sears recently, stated to Mr. Tanguay that they are willing to consider a proposal from Mr. Tanguay to locate the rink on their property.

Discussion

The Committee requested an update report be prepared by Mr. Tanguay for today's meeting. Mr. Tanguay provided an update on the status of locating an ice rink in Concord (Attachment 1).

Mr. Tanguay's update states that Sears has authorized him to make a proposal for locating the ice rink in Sears' parking lot. Through previous discussions with Mr. Tanguay and staff, Mr. Tanguay determined that the Sears' lot is the preferred location over the other proposed sites due to its location at the mall and proximity to the freeway. Mr. Tanguay also believed that power could be established at the site but would need to go through PG&E to set up the power source. Staff contacted PG&E to determine if there is power at the site. PG&E staff confirmed there is a transformer on site that may accommodate an ice rink. Additional review is needed to determine the transformer's existing and proposed capacity.

Mr. Tanguay's update states that he is not seeking any financial assistance from the City. He is requesting the City participate in other ways including assisting with the permit application process, promoting and marketing the event, securing sponsors/advertising, providing logistical support involved to facilitate, and assistance in locating a power source and processing of the application with PG&E. The update also provides a list of items that are the responsibility of the promoter organizer.

Some issues the Committee may want to discuss with Mr. Tanguay include:

- Are Mr. Tanguay/Promoter willing and able to pay for the upfront cost associated with engineering and contractor work associated with providing power to site? (Preliminary estimates range from \$40,000 to \$150,000).
- The start up cost associated with the event was valued at \$200,000 in Mr. Tanguay's first proposal in 2008. Is this cost to be absorbed by Mr. Tanguay/Promoter?
- PG&E states that it will take up to nine months to provide power to a site. How does this impact Mr. Tanguay's timeline?
- What is the timeline for Sears to review proposal and enter into an agreement?
- Clarify Mr. Tanguay's request that the City secure sponsors/advertising for the ice rink. Is there a certain amount of sponsorship needed prior to moving forward with the site?
- The level of staff and city resources to be provided to the ice rink event.

Fiscal Impact

Until the project is more fully understood, it is not possible to determine the project's fiscal impact.

Public Contact

Mr. Tanguay was notified of the meeting and has stated he will attend.

Recommendation for Action

Staff recommends that the Council Committee provide input and direction regarding the ice rink.

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Attachment 1: Report on Ice Rink provided by Mr. Tanguay

Attachment 1

City of Concord
1950 Parkside Drive, MS / 1B
Concord, California 94519
Attn: John Montagh

Dear John,

Per your request, the following is an update on Mark Peterson's request to get a Holiday Ice Rink for the City of Concord. We have been working together for the past several years in an attempt to find a site with the appropriate power (1000 amps, 480/3 phases) to facilitate Mr. Peterson's request. We have identified three different locations for the Ice Rink venue. The venues are listed as follows:

Holiday Ice Rink Possible Sites

Sears Property, Sunvalley Mall:

As of Monday, February 15, 2010, I received the approval to submit a proposal to Sears. Pat Coplan, Sears General Manager Via Jim Odle, Sears Assistant Manager has given us the approval to go forward. The site is located on the Sears parking lot on the south side along Willow Pass Road. The proposal will be submitted this week. The power and the expense at this location have not been confirmed with PG&E. The expense will be paid by the promoter/operator. We would appreciate the assistance from the City of Concord in the permit process, participation of promoting and marketing the event and being a sponsor of the event.

Metroplex, Willow Pass Road

A meeting was held with Metroplex representatives. At the time they were willing to consider letting us use this property only if the City of Concord were involved as financial backers of the event. Additional meeting is needed to determine as to the extent of involvement the Metroplex group would expect from the City of Concord. Plenty of space, the power source is on the site.

(this site would also be a good option for a year round facility which the Seeno group would be willing to consider)

Todos Santos Park:

This site requires additional power. That power would have to be brought in from a PG&E vault across the street on Willow Pass Road. Estimates for this are \$110,000 to \$120,000.

Oak Street Site (next to police station)

This site would work as another alternative to the sites above. We have not explored this site as much as the others. However, the power is there next to the site. PG&E would have to give us the details as to what the requirements would be to make this site work. Additional details are needed to consider this site.

Request for the City of Concord:

We are not requesting financial assistance from the City of Concord. We would like the City of Concord to participate in any way within the City power and authorities to assist during the permit application process, promoting and marketing of event, securing sponsors/advertising, provide logistical support and involved to facilitate and assist in locating power source and processing of application with the power company.

The following are the items that will be provided by the operator of the event:

ITEMS TO BE PROVIDED BY THE EVENT OPERATOR/VENDOR:

- Professional Project Manager assigned to project (advance coordination with client, other primary vendors, timeline planning, coordination of installation, on-call response to any issue during the event, coordination of removal).
- Pre-event design services.
- Approximately a 165' x 85' rink piping grid system.
- Air-cooled refrigeration system/pumps/hoses/expansion tank placed in a defined area.
- Modular construction of a cosmetic protection wall (decoration of wall to be done by operator).
- Propylene glycol coolant charge (non hazmat!)
- Modular railing system around ice rink insulation and liner/curb insulation stacked to level rink field.

- Full-size ice resurfacing machine/propane fuel/other ice maintenance equipment; ice edger (1) (All resurfacing equipment shall be fully functioning, and shall be in good working condition for the duration of the installation. Resurface equipment shall include a wash-water system. (No hot water shall be required.)
- Rental ice skates (minimum of 500-pr. ice skates and 70-pr. double-runners), sharpening services, racks. Skates shall be of superior quality, a mixture of figure and hockey styles.
- Rubber floor covering for skate change area.
- Ice rink skate change area and rink entry to be ADA-accessible.
- General carpentry for ice rink area finish-out, fully completed of all woodwork, bench placement, carpeting, and painting so that no wood is exposed.
- Ticket sale and skate rental kiosk.
- Benches(12) for skate change area.
- All professional supervision and general labor for set-up/strike.
- Travel expenses/per diem expenses for out-of-town professionals.
- Material handling equipment for set-up/strike.
- All tools, equipment, and supplies for set-up/strike.
- All transportation and freight from factory/storage, and back to storage.
- Refrigeration Technician on-Call 24/7.
- Accounting procedures, set up and manage all accounting, daily receipts, banking and distribution.
- 3-phase, 480-volt, 1000-amp continuous power supply; 110-volt service to kiosk, plus twelve (12) 25-amp outlets recommended; customer's electrician to connect customer's side of service, on a timely basis as required. 1000 amps for the event.
- Payment of electrical usage for event.

- A level site. Remove of any and all obstructions, i.e.: light poles, etc.
- Continuous water supply available immediately adjacent to the Event site.
- Provide off hours security service.
- Supply all cash register equipment; credit card processing equipment (with phone lines and supplies.
- Five (5) telephone lines delivered to rink area for information line, credit card transactions; all telephone fees and recurring charges.
- Identified parking for staff and technicians near the park property subject to City approval.
- Rental and erection of a tent facility to be sized no less than 40'x80', with solid clear vinyl sidewalls where appropriate (with bottom anchoring pipe sleeve, as required on the site plan; final choice of tent style and layout to be determined). Additional VIP or party tent facilities, if desired.
- Webcam monitoring of facility, if possible and/or desired.
- Sound/P.A. system, including microphone, amplifier, area speakers, and input for supplier-provided I-pod device; all installation and timely service and repair.
- Lighting of the kiosk area and ice rink area, as desired, to a minimum standard for safety and security, special effects lighting, if desired.
- All holiday decorations at the event site.
- Ten rectangular party tables, two round tables and 100 chairs for tent interior.
- Restroom facilities, and an appropriate level of service.
- All lockers and storage facilities, as desired.
- Trash receptacles and trash removal; general housekeeping of the area.

- Emergency medical training for staff personnel on-site, if desired.
- Coordination of all permits and licenses required for installation and operation of the equipment and event; total communication with local authorities and citizens regarding the vent and all installation/equipment/removal issues.
- All event marketing, P.R., advertising, graphics, website creation/maintenance, and all event site signing; liability signing to specifications of supplier, special emphasis on directional signing to rink, from all major pedestrian walkways.
- Advertising and promotion of group sales and special events.
- Advertising and promotion of learn-to-skate programs.
- Advertising and promotion of, and coordination of figure skating exhibitions, scheduling, talent, announcements.
- Printing complimentary and discount tickets to be controlled by operator.
- Delivery, installation, service, stocking, and removal of food and beverage, soft goods (gloves and socks) concession or vending equipment.
- A proper drain or catch basin with melting grid for the ice resurfacers to dispose of ice shavings.
- Upon receipt of seven (7)-day notice from the supplier, a secure staging area shall be created for setup and removal of the ice rink equipment.
- Collection of and payment of any and all sales taxes required by any and all local, state, and or federal authorities, if required.
- Any and all other equipment, supplies, personnel, or services required by local authorities not specifically set forth herein.
- Provide a secure perimeter barrier around the entire physical event facility control and security.

EXPENSE BUDGET FOR EVENT

CONCORD OUTDOOR HOLIDAY ICE RINK

EXPENSE PROJECTIONS

CHILLER	300 TON CHILLER	\$110,000	\$110,000
ADVERTISING		\$8,000	\$25,000
RESTROOMS	Restrooms	\$1,000	\$8,000
BENCHES	LEASE PROGRAM	\$2,500	\$5,000
TENT RENTAL	TO BE PRICED (LEASED)	\$5,000	\$11,000
SOUND SYSTEM	SPEAKERS, AMPS, TUNERS, WIRING & INSTAL	\$3,500	\$3,500
LIGHTING	LEASE PROGRAM	\$9,000	\$9,000
PERMITS	CITY PERMITS	n/c	n/c
INSURANCE	TEMP	\$5,000	\$15,000
ELECTRICAL	POWER (480, 3 PHASE) TO SITE, 1200 AMPS)	\$10,000	\$55,500
DECORATIONS	Event Decoration	\$6,000	\$6,000
OFFICE EQUIPMENT	Cash Registers, Credit / Debit Card		
SKATE RACKS	Equipment, copy/fax machine, and supplies	\$1,500	\$4,000
SUPPLIES	SUPPLIES AND CONSTRUCTION	\$5,000	\$5,000
CONTRACT SER	MAINTENCE, JANITORIAL, FUEL, TRASH REMOVAL	\$5,000	\$15,000
FENCE / BARRIER	MGT CONT, SECURITY, LEGAL	\$30,000	\$80,000
OPERATIONS	Perimeter Fence	\$8,000	\$8,000
	Operating Capitol	25000	\$125,000
	EXPENSE TOTALS	\$226,5000	\$475,000

We feel that an ice rink in the City of Concord will give the city a much-needed facility to add to the wellness and the quality of life for the citizens (especially the youth) of Contra Costa County. With your assistance, this facility will act as a city landmark and a place that the entire community can be proud of, give the City of Concord wonderful image, exposure and marketing.

The ice skating event will be a self-sustaining revenue producing entity. The Community will share in the economic benefits by attracting people from neighboring cities. The facility will be a significant and prestigious recreational resource for the local area. The strong skating program and facility will give business and city leaders an asset they can point to with pride.