

# Board of Directors Regular Meeting Minutes July 12, 2018



The July 12, 2018 Special Meeting of the Pleasant Hill Recreation & Park District Board of Directors was called to order by Board Chair Glover at 6:30 p.m. in the Conference Room at the Administration Office.

## Call to Order - **CLOSED SESSION- 6:30 P.M.**

- a. Open Session Identification of Closed Session Matters
- b. Public Comments of Closed Session Matters
- c. Closed Session

## CONFERENCE WITH REAL PROPERTY NEGOTIATIONS

Pursuant to California Government Code Section 54956.8

Assessor's Parcel Numbers: 149-271-014, 149-230-005 and 149-230-008

Agency Negotiators: Michelle Lacy, General Manager, David Bowlby, Consultant, and Bryan Wenter, Legal Counsel

Seller: Contra Costa County Public Works

Board Chair Glover reported on the closed session matter listed above and said the Board took no action and no direction was provided.

The July 12, 2018 Regular Meeting of the Pleasant Hill Recreation & Park District Board of Directors was called to order by Board Chair Glover at 7:18 p.m. in the Conference Room at the Administration Office.

## **ROLL CALL**

**BOARD PRESENT:** Bonato, Glover, Ortega, Pierce, Shess

**STAFF PRESENT:** Lacy

## **PLEDGE OF ALLEGIANCE**

Board Chair Glover led the Pledge of Allegiance.

## **PUBLIC COMMENT**

There was no public comment.

## **REPORT FROM THE GENERAL MANAGER (ATTACHMENT A)**

General Manager Lacy reviewed the report enclosed in the board packet. She added the following announcements verbally:

- Lacy stated that she will be out July 16 – 20 and Nicole Watson will be Acting General Manager.
- The next Master Plan Community Meeting is scheduled for July 25 at 6:00 p.m. They will conduct an exercise on priorities and will be filming the meeting to show on our website later. The Consultants will be reporting on the survey results. It is good to get an understanding of what the residents want. The consultants will take this information and have recommendations later. Board Member Bonato has issues with not getting the information ahead from the consultants. Board Member Ortega would like to get a heads up even the day of. General Manager Lacy said the survey results have not been tabulated yet.

She will make the consultants aware of the Board Members concerns. She will get a preview of the presentation.

- Board Member Pierce asked about an update on the Stay and Play project.

### **CONSENT CALENDAR (ATTACHMENT B)**

- a. Approve Bills to be Paid, warrants #25640-25723 (Exhibit 1)
- b. Approve Minutes of April 26, 2018 (Exhibit 2)
- c. Consider Adoption of Resolutions 2018-07-12, Declaring Equipment as Surplus (Exhibit 3)

Upon motion of Bonato and seconded by Ortega, the Board approved the consent calendar as presented with changes to the minutes of April 26, 2018.

### **UPDATE ON STATUS OF NEGOTIATIONS WITH CONTRA COSTA COUNTY REGARDING PROPOSED CHANGES TO THE OPTION AGREEMENT FOR PURCHASE OF 5-ACRE PROPERTY AT 1750 OAK PARK BOULEVARD AND APPROVAL OF MEMORANDUM OF UNDERSTANDING BETWEEN CONTRA COSTA COUNTY, CITY OF PLEASANT HILL AND THE PLEASANT HILL RECREATION AND PARK DISTRICT FOR PURCHASE OF 5-ACRE PROPERTY AT 1700 OAK PARK BOULEVARD**

General Manager Lacy discussed the new Memorandum of Understanding (MOU). The County has asked to swap parcels and requested the District consider purchasing 5 acres of the 10 acre lot across the street from on the existing library on Monticello Avenue. There are many benefits financially to this option and with future opportunities working with the City of Pleasant Hill. The cost for purchase of the 5 acres remains the same as the Option Agreement. The MOU contemplates infrastructure cost sharing among the three agencies. All civic properties will be on one side and some features may be shared. The current Option Agreement will remain in effect, but and be amended at a later date. On Monday, the City of Pleasant Hill has the MOU on their agenda for approval and the County has the MOU on their agenda for approval on July 26. Once all agencies have approved the MOU, the District can move forward.

PUBLIC COMMENT: Jack Prosek, Pleasant Hill resident, commented that this is the right place and it will be nice to have the library next to a park facility. It is much better off to have a housing development at the current library site. He commended the District and City for solutions for new sites (library and park). Board Chair Glover thanked Prosek for his support.

Board Member Bonato is supportive of the MOU and said it is a good step for the District. Board Member Shess agrees and is supportive. This will be an area where all ages, color, creeds will gather and enjoy. Maybe we can partner with Mt. Diablo Unified School District in the future. He said he appreciates staff working with consultants and thanked past board members Sherry Sterrett and Dennis Donaghu. Board Member Ortega echoed all sentiments and said it is a welcome surprise. It is the best deal for the District and with the new location, maybe we can move forward more quickly. She said it will be a wonderful opportunity for generations to come. Board Member Pierce expressed his sincere congratulations to General Manager Lacy and past Board Members that have worked hard. He is excited to be moving forward. Board Chair Glover thanked the Board for their time and energy spent on this project so far. He commented, at its core, the District always had their goal to provide the best for our community. This is a great thing.

Upon motion of Shess and seconded by Bonato, the Board unanimously approved the Memorandum of Understanding (MOU) with Contra Costa County, the City of Pleasant Hill and the Pleasant Hill Recreation and Park District for Purchase of 5-acre property at 1700 Oak Park Boulevard.

Upon motion of Shess and seconded by Bonato, the Board also found the MOU exempt from California Environmental Quality Act (CEQA) guidelines and authorized the General Manager to file an exemption with the County following the approval of the Memorandum of Understanding.

### **PUBLIC HEARING**

a. Consider Adoption of 2018-2019 Capital Improvement Program Projects (Attachment D)  
General Manager Michelle Lacy said at the last Board Meeting the Board reviewed and gave their input on the proposed Capital Improvement Projects. She said the consensus was to move the Senior Center front desk extension to 2020. The change is reflected on the projects list and in the Capital Improvement Project Fund. She said the funds being approved are expenditures of \$660,000. She stated we should be at \$1.1 million in the CIP fund by the end of next fiscal year.

Board Member Bonato commented the allocation of \$80,000 for tree work is a large investment in the community and we are recognizing our responsibilities of trees that may be hazardous. Lacy said the District is planning funds in 2019 for the Senior Center kitchen fix and HVAC. Bonato asked if the bottle filler of \$5,000 can be removed. Lacy said that it is an expense and even though there is a donation being made for that, we will put the donation in that specific fund. Board Chair Glover appreciates the fund summary and it is easier to follow the ebbs and flows in time.

Upon motion of Pierce and seconded by Ortega, the Board approved the adoption of 2018 – 19 Capital Improvement Program Projects as presented.

### **VERBAL REPORT FROM COMMITTEE CHAIR AND OPPORTUNITY TO SET MEETING DATES**

- a. Land and Facilities Development Committee – Jack Prosek, Pleasant Hill resident, mentioned that the City of Pleasant Hill is planning a re-design of Pleasant Hill Road at the end of Gregory Lane to Taylor Blvd. He said the plan is narrowing two lanes to one lane and given the condition of the Winslow Center building and Mangini Farms, there might be intense development on that land in the future and there might be heavier traffic. He was wondering if the Land and Facility Development Committee would be bringing this up to the City. He stated that the City is having an open meeting. He doesn't feel that the City is taking into consideration any future development of that area. Board Chair Glover appreciates Prosek's concern and thanked him. Glover commented he is not sure if this is something that the Land and Facility Development Committee may take up or not.
- b. Personnel Committee – TBD
- c. Budget & Finance Committee – TBD
- d. Program Committee – July 9, 6:00 p.m.  
Board Member Ortega reported that Marketing Director Jen Thoits reported on the overall Communications plan, the tactical plan in respect to the audience and reviewed information detailing how the plans went and the impact. The Committee discussed the direction the District is heading towards and also gave their feedback. She said they will bring back more information to the full board at a future meeting. The next meeting will be in August.
- e. District/City Liaison Committee - TBD

### **BOARD ANNOUNCEMENTS AND REQUESTS TO STAFF**

**Shess** made the following announcements/questions:

- He said the 4<sup>th</sup> of July event was fun. He had a good time and was one of the announcers for the parade. He said the Board with their kids and grandkids looked fabulous in the parade. It was a big day and it will be something to look back on.
- He heard that the City of Pleasant Hill Councilmembers are interested in assisting and volunteering for the Blues and Brews Festival.

**Pierce** made the following announcements/questions:

- He said the Fourth of July Parade was great. He expressed kudos to staff. It was a blast!

**Ortega** made the following announcements/questions:

- She was disappointed she was not able to make it to Pleasant Hill's Fourth of July festivities. She was helping out in Concord for their 100<sup>th</sup> Anniversary. She is working for the City of Concord now.
- She will be at the Master Plan Community Meeting on July 25.

**Bonato** made the following announcements/questions:

- She said her grandson was asked how the Fourth of July parade was. He remarked it was great! She commented that the park was wonderful and thanked staff for keeping the park and facilities clean. She thanked everyone. The only sad issue was when the train died.

**Glover** made the following announcements/questions:

- He said the Fourth of July parade was cool and he loved being a part of it. He thanked staff and everybody who had any part in planning this event.
- He learned at Rotary that Steve Van Dorn is leaving the Chamber and will be working at the Pleasanton Chamber of Commerce.

### **ADJOURNMENT**

Board Chair Glover adjourned the meeting at 8:08 p.m.

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Michelle Lacy, Clerk of the Board