

Board of Directors Meeting Minutes February 9, 2017



The February 9, 2017 Regular Meeting of the Pleasant Hill Recreation & Park District Board of Directors was called to order by Board Chair Shess at 7:00 p.m. in the Conference Room at the Administration Office.

PLEDGE OF ALLEGIANCE

Board Member Bobby Glover led the Pledge of Allegiance.

ROLL CALL

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

STAFF PRESENT: Bradley, Hurtado, Kubota, Lacy, Miller

PUBLIC COMMENT

Tom Weber, Pleasant Hill resident, announced that the Clarinet Fusion band will be performing at Christ the King on February 24. He mentioned that they were founded in 2009 and have been performing at the Pleasant Hill Senior Center. They have taken the band to the next level and have three singers performing with them now. Board Chair Shess thanked Mr. Weber for his announcement.

Paul Cotruvo, Martinez resident, thanked the Board for having faith in him for putting on the Come Together Concert every year. He announced the Come Together Concert #7, benefitting the Teen Programs, will be on Friday, February 24 at 7:30-10:30 p.m. with the following performers: Carlos Reyes, Sin Silver & The Avenue, The Lost Weekend, Dream Posse, Alexa Heine and Izzy Triana. He mentioned that all six acts have some type of tie to Pleasant Hill. Board Chair Shess thanked Mr. Cotruvo for all his hard work for the 7 years of hosting this successful event.

REPORT FROM EX-OFFICIO KATELYN DOWNING, COLLEGE PARK HIGH SCHOOL

Ex-Officio Downing gave the following report:

Teen Council news:

- The Teen Council had their meeting on Monday, February 6.
- The High School dance was cancelled due to other events and not enough interest.
- Battle of the Bands is in the works with posters that are ready to print, sound tech is confirmed and the ticket sales will be starting soon. A Teen Council Member will give an announcement regarding the Battle of the Bands event at the Come Together Concert.
- They are working on fundraising ideas.

College Park news:

- Prom tickets go on sale this week for \$120 per ticket. The Prom is scheduled for Sat., March 18 at Golden Gate Fields from 8:00 – 11:00 p.m.
- Valentine's gift baskets are for sale tomorrow that will include teddy bear, mug and more.
- College Park High School Choir will sing for the Oakland A's game on Monday, April 17.
- Registration for AP tests now available until March 17.
- California Scholarship Federation applications are due February 28.
- Course cards for next school year were distributed.
- Improv night was Friday, February 3, 7:00 – 9:00 p.m.
- The Athletics Booster Crab Feed was on February 4.

- Pennies for Patients started and the proceeds collected will go to the Leukemia and Lymphoma Society.
- The Poetry Out Loud County Finals Competition will be held on Saturday at 11:00 a.m. at Las Lomas High School.

REPORT FROM THE GENERAL MANAGER

General Manager Michelle Lacy reported on the following:

- She thanked Board Members Sandy Bonato, Andrew Pierce and Zac Shess for responding to her regarding attendance at the Community Service Awards dinner.
- The offices will be closed Monday, February 20 due to observance of Presidents Day.
- She will be out February 24 – March 3 on vacation and a conference.
- She commented that there is no additional information on the incident at Rodgers-Smith Park and the Police Department is still investigating.

CONSENT CALENDAR (Attachment A)

- To Approve Bills to be Paid, warrants #23653-23705 (Exhibit 1)
- To Approve Minutes of January 26, 2017 (Exhibit 2)

Upon motion of Bonato and seconded by Glover, the Board approved the warrants with minor changes to the minutes of January 26, 2017.

REVIEW AND CONFIRMATION OF PREFERRED LOCATION FOR THE PROPOSED STORAGE SHED AT PLEASANT OAKS PARK (Attachment B)

The General Manager stated as discussed at the regular meeting January 12 meeting she is looking for the best location for the storage shed PHBA has requested. She stated the Board had made a decision for the storage building before she started as General Manager. Since arriving she did walk through with PHBA to get a sense of the space needed to accommodate storage of their equipment. She said in her professional opinion, as large as they can build the storage they can use it and they serve over 1,000 boys and girls in the community. PHBA is a large stakeholder of the site and provides field maintenance, which is a huge benefit to the community and the District. In meeting with the City, their biggest concern is a potential loss of parking spaces. She has met with the neighbors, topics discussed included increasing the set back to reduce the visual impact of the facility and to reduce the noise in and out of the facility. She stated there is not a lot of common ground which will address the concerns of all the parties. There will need to be "give and take" from each party involved as this issue moves forward.

General Manager Lacy offered an additional 7th potential site for the storage building and requested the Board consider the new option.

Board Member Glover asked questions about site #7 regarding circulation and landscaping. Board Member Ortega asked about the appeal process and if PHBA is denied the appeal, does that mean they will not have storage by law or is it a credibility issue and to not go back to the Planning Commission. Lacy stated that it is not law or statute, but professionally it's a credibility issue. She recommends that if there is another potential location site for the storage building, the District and PHBA should consider that before the appeal process.

Chair Shess opened Public Comment.

ADIN BROWN, Pleasant Hill resident, provided his opinion about the proposed PHBA storage shed at Pleasant Oaks Park. He stated that when the park renovations were made, there were plans submitted to the City and there was a buffer in the plans to insure the residents were not affected.

He said the District may feel that it is fine to put a building behind the residents instead of inside the park. Mr. Brown's concerns include an increase for crime, loss of trees, noise and safety.

MIKE MULLANE, PHBA Board Member, explained the reason why they concluded that Site #1 would be the best. He stated they would love to have more storage space. Board Member Ortega clarified the various sites and asked which location PHBA prefers. Mullane reviewed each site and the potential issues and confirmed that Site #1 is the best site. It is also where they have invested financially in design and would accommodate their needs. Ortega reiterated that if the appeal decision is denied; is PHBA willing to take the risk of not having extra storage. Mullane said yes, they are willing to take the risk.

ALICIA FATES, Pleasant Hill resident, asked if there has been a study or report on the usage of the Gator vehicles. She said it is a major concern. She said she has been to each Commission meeting and 95% of them are opposed to the storage. Her concerns include safety, loss of view, loss of trees, noise, and loss of buffer between park activities and their homes.

MILES FATES, Pleasant Hill resident, commented he reiterates his wife's concerns. He said Site #1 is the worst site, safety wise and the 1,800 sq. ft. building will be larger than some of the residence homes that would back up to the proposed storage. There have been beer bottles and other issues with kids hanging out in that area already. He feels that there are better locations. He looked up the noise specs from Gator vehicles and said it is equivalent to the noise of a BART train. He supports PHBA having a storage facility, but not in the proposed location. He also stated from the last Planning Commission Meeting, the conduit that was laid may have to be dug up and approved and permitted, so there will be a cost to complete this.

JUDY TURNER, Pleasant Hill resident, she would not be affected directly by the storage. Her concern is safety and asked if there was a safety report conducted. She has children and grandchildren that play for PHBA or have played on PHBA teams. There are people driving to park in the parking lots and many do not pay attention to pedestrians.

General Manager Lacy passed out written correspondence from resident, Kelly Nejas. She stated Nejas concerns are with increase of traffic, safety, crime and the residential buffer.

Board Chair Shess asked some questions of PHBA representatives Rob Curran and Mike Mullane. He asked how many break-ins there have been at the current storage at Pleasant Oaks Park and the other storage location on school site. Curran commented that they have had none at the Pleasant Oaks Park storage location, but about three times the container located on the Middle School property has been compromised. He stated the new storage would have security cameras and they are willing to put up gates, so there will be no access behind the storage. They are willing to do what needs to be completed to prevent any crime. In regards to the Gators, Mullane explained the usage of the Gator vehicles. He said they are looking into electric vehicles that would reduce the noise. Mullane said they usually complete the field prep work before the games and would have them stored in the current location and once the people have left after the games that is when they would use the Gators for clean up, so the use of the vehicles are not used during the peak time of the field usage.

Board Member Bonato asked about the conduit that was laid and wanted to clarify if it was in the plans or if it was approved. General Manager Lacy stated she noted that it was in the as built plans which leads her to believe that it has been inspected.

Board Member Pierce asked if there was a potential future site, would a building be planned for the site. Lacy commented that if another park was built, she would most likely recommend a storage building be considered. Board Member Bonato believes the District needs to take the lead in this proposal. She feels that PHBA has been leading this and they have shouldered this proposal. The General Manager said the District would take the lead in any future appeal process. Bonato also commented that safety is important to the District. We have put up a gate at Dinosaur Hill Park and all are conscious of lighting, gating and partnering with law enforcement to try and minimize these issues.

Board Chair Shess stated that he can see from the neighbor's point of view where the District did not have the presence at the Commission meetings, but he expressed that the District will be more involved and will consider the concerns raised by the neighbors. He asked PHBA if there have been any accidents in the last five years. Mullane commented on behalf of PHBA and said there have not been any accidents. He appreciates the time the residents have spent on this issue and for expressing their concerns. He commented that he lives close by and knows the high usage of the park and understands their concerns.

Board Member Bonato also pointed out the previous mitigation efforts of the District to reduce the size of the storage building and reducing the height of the roof. She likes the proposal of security cameras, lighting and fencing. Board Member Glover stated he understand the concerns of the park neighbors. He stated that he volunteered for Board service partly because of the Park and he lives nearby. The District originally did not want to put parking on Hawthorne Dr., but the City required the parking, and now there is lighting and a nice parking lot. He gave PHBA credit and stated they have been great stewards. The process has been going on for so long. He thanked Michelle Lacy for her efforts and communicating with the neighbors and PHBA and trying to work out the best resolution.

Board Member Ortega commented how interesting this has been and has reviewed minutes, videos and the site locations. She said she is in favor of site #1, but the ARC and Planning Commissions have strong denials. She is worried if we go through with the appeal process with no new information or propose a stronger case that we may not be successful. She wants to continue to find a compromise. Board Member Pierce, as a father of three boys, resonates all the public comments and is appreciative of the neighbors input. He asked if site #6 can be looked at further. Lacy said that this site would take away the only grassy area, which is located near a large group picnic area and is used by non-ball playing park users. He hopes that if the Board moves forward that they continue conversations and safety issues and remedy the concerns.

Board Member Ortega asked if the School District was ever brought in as a partner. General Manager Lacy said she has tried to reach out to the School District and they are unresponsive and were not willing to listen, so this would not be an option.

Upon motion of Bonato and seconded by Glover, the majority of the Board confirmed the interest of appeal to the City for site location #1. Board Member Ortega opposed.

INFORMATION REGARDING ANNUAL BOARD PLANNING RETREAT ON FEBRUARY 10

General Manager Lacy passed out the agenda for Special Meeting Board Planning Retreat for February 10, 9:00 a.m. She looks forward to seeing the Board tomorrow at the meeting. The meeting should go until 3:00 or 4:00 p.m. She stated that it will be a productive day. Lacy said that former Board Member Dennis Donaghu will be in attendance due to his interest.

REPORT AND TO SET BOARD COMMITTEE MEETING DATES

- a. **Land and Facility Development Committee** – Lacy will speak to the Chair and propose to have a second meeting in March. They planned to have the next meeting on February 22, 8:00 a.m.
- b. **Personnel Committee** – Nothing to report
- c. **Budget & Finance Committee** – Committee Members Bonato and Pierce commented that late afternoon work best for them.
- d. **Program Committee** - February 14, 5:00 p.m.
- e. **City/District Liaison Committee** – Nothing planned yet.

BOARD ANNOUNCEMENTS AND REQUESTS TO STAFF

Pierce made the following announcements/questions:

- He was assisting in prepping the fields at Rodgers-Smith Park with volunteers from PHBA and was cleaning up some landscaping. He mentioned that the juniper shrubs in the past had yellow jacket nests and expressed kudos to Park Staff for cutting back the shrubs and removing the nests. While assisting in field prep, he was cleaning the pine needles by the bleachers and found three hypodermic needles. Park Superintendent Tom Bradley stated there has been an increase in homelessness, which is County wide, and they have been trying to resolve the situation.

Ortega made the following announcements/questions:

- She feels that the homeless issue is County Wide and the District will need to address this.

Bonato made the following announcements/questions:

- She stated that her neighbor was not aware that the Dog Park was going to close for re-seeding and asked if the District has posted this and put the information on our website. Michelle Lacy did state there are signs posted at Paso Nogal Park.
- She commented that the recent OWG meetings have been cancelled and requested to start up those meetings again.

Glover made the following announcements/questions:

- He had nothing to report.

Shess made the following announcements/questions:

- He congratulated the District on receiving multiple CPRS District 3 awards. The General Manager announced that the CPRS Awards Luncheon will be on February 17 at 11:00 a.m. at the Oak Hill Park Community Center in Danville.

ADJOURNMENT

Board Chair Shess adjourned the meeting at 9:02 p.m.

Michelle Lacy, Clerk of the Board