

**Regular Meeting  
Parks, Recreation, Marina and Cultural Commission  
February 2, 2010  
Martinez, CA**

A regular meeting of the Parks, Recreation, Marina and Cultural Commission was called to order by Chair Radke at 7:06 p.m. on February 2, 2010, at Council Chambers, 525 Henrietta Street, Martinez, California 94553.

**I. ROLL CALL**

PRESENT: Karen Bell-Patten, Commissioner, Brian Eychner, Commissioner, Gay Gerlack, Commissioner, Ingemar Olsson, Commissioner, Donald Pallotta, Commissioner, Richard Patchin, Commissioner, Dylan Radke, Chair, and Marta Van Loan, Commissioner.

EXCUSED: John Fuller, Commissioner, and Katherine Hern, Vice Chair.

ABSENT: None.

STAFF: Karen Majors, Assistant City Manager  
Michelle Wierschem, Recreation Manager  
Tim Tucker, City Engineer

**II. PUBLIC COMMENT**

None.

**III. PRESENTATIONS**

**a. *Pool Design Update***

Ken Moeller, Arch Pac designer, presented the Commission with a preliminary model of the pool and buildings on the site. Mr. Moeller explained in detail the site plan and the features of the design. He said they have settled on the layout of the pool and that they are now focusing their concern on elevation. He noted that they are making progress towards drawing the plans and working towards coming back to the PRMCC with a color scheme, textures, etc.

Phil Ciaramitaro asked that they consider incorporating solar panels into their design.

Chair Radke asked if there has been any consideration of the use of solar energy. Tim Tucker stated they have submitted an application to PG&E and that they will be meeting with a consultant that deals with energy efficiency.

Commissioner Van Loan asked how they will be staffing the concession stand. Patty Lorick, Recreation Supervisor, said that it will be determined once the budget it worked out.

**b. *Universal Sports Academy***

Tommy Sparacino, Glen Sally, and Skip Ray introduced a proposed use for the Zocchi building. The gentlemen proposed they turn the building into a privately managed sports academy, which they suggested would be a great way to update and preserve the landmark building with private money. They stated it would provide a safe, fun, and supportive environment for the areas sports community to educate and motivate young athletes. Their proposal included resurfacing the inside of the building, maintaining the west side of the parking lot, and a 12 year lease with an opt out provision. In a powerpoint presentation they outlined what it could bring to the city, the possible layout in the building, and detailed what services and programs they would provide.

Mr. Ciaramitaro asked if the sports academy will be for profit. They replied that it would be for profit. Mr. Sally stated they are not asking for money from city. He noted, however, that there is some seismic retrofitting that they have discussed with the city, which would be out of their budget. Karen Majors, Assistant City Manager, said they don't know if the building needs some seismic strengthening. She stated they anticipate they will have a report regarding the issue in 2 to 3 weeks.

Mike Alford stated his support of the sports academy proposal.

Phil Raines, President of the Martinez Baseball Association, said that families would greatly benefit from such a facility and that it would be a great asset for children and the community.

Commissioner Gerlack asked if they would consider giving young athletes the opportunity to have a part-time job at the academy. The gentlemen said they have considered it and would like to give kids an opportunity to work.

Commissioner Pallotta said the city had an agreement that the area would be used for transportation oriented things. Ms. Majors said the city has not made a final commitment on how the area will be utilized, but that they do have a commitment to provide parking. She said if the Universal Sports Academy proposal goes through they will have to create a use permit. Ms. Majors said they still need time to review Mr. Sally, Mr. Ray, and Mr. Sparacino's finances.

Commissioner Pallotta asked about the liability insurance for such a facility. Mr. Sally replied that their budget includes their own general liability and is included in their funding cost. He noted that additional insurance would be needed for the city.

Commissioner Olsson asked when they would be able to start their business plan. Mr. Sally said they would be able to start around June. Ms. Majors said it may take longer. The gentlemen said they have given their business financial plans to Ms. Majors. Commissioner Olsson asked that the financial figures be provided to the Commission at the next meeting.

Commissioner Patchin stated his concern that the monies used to obtain the land was meant for transportation.

Jeff Perez said people have been showing interest in such sports facilities and that the academy would attract people from all over the area.

Chip Griffin said the academy has great outside business potential.

Ms. Majors said they will need to work with the Planning Commission, that the proposal will come back to PRMCC, and then they have to get approval from City Council.

Commissioner Eychner suggested they finalize the numbers for the lease before they go before City Council.

Chair Radke encouraged the gentlemen to go forward with their proposal.

#### **IV. CONSENT CALENDAR**

##### **a. *Minutes November 3, 2009***

The Commissioners requested the following corrections to the minutes of November 3, 2009:

Page 2: Paragraph 3, line 3: Delete the words "the building" and replace with the words "other buildings"

Page 3: Paragraph 5, line 1: insert the word "the" before the word "Commission" and delete the word "to" after the word "Commission".

Page 5: Under Minutes October 6, 2009, paragraph 1: Replace the word "Commissioner" with the word "Commissioners".

Page 5: Under Grant Project Discussion, paragraph 1, line 3: Insert the word "be" before the word "awarded".

Page 7: Under Commissioner Comments, paragraph 5, line 1: Insert the word "the" before the word "marina".

Commissioner Olsson made a motion to approve the minutes with the changes of the November 3, 2009 meeting, seconded by Commissioner Gerlack. The motion was approved by the following vote: All Ayes.

\*Note: Commissioner Pallotta abstained from voting on the motion for approval of the November 3, 2009 minutes since he was not present at the November meeting.

##### **b. *Minutes January 5, 2010***

The Commissioners requested the following corrections to the minutes of January 5, 2009:

Page 1: Under Role Call: Mark Commissioner Olsson and Commissioner Pallotta as being present.

Page 1: Under Presentation, item a, paragraph 3, line 2: Delete the word “staff” after the word “consideration”.

Page 2: After paragraph 7, insert the following: “Commissioner Pallotta commented that when we make room for librarians it improves library services for adults, teens, and children”.

Page 2: 3<sup>rd</sup> Paragraph from the bottom of the page, line 1: Replace the name “Bell-Patten” with the name “Gerlack”.

Page 3: Paragraph above item IV: Delete all words after the word “since” and replace with the following: “he did not believe there were enough votes to support such a motion”.

Page 4: Under item c, paragraph 3, line 3: Replace the word “Historic” with the word “Historical”.

Page 4: Under Old Business, Item a, paragraph 1: Replace the word “project” with the word “projects” and replace the word “scheduled” with the word “schedule”.

Page 5: Under item b, paragraph 2, line 3: Replace the word “needs” with the word “need”.

Page 5: Under item b, paragraph 3: Insert the word “the” before the word “loans”.

Page 5: Under item c, paragraph 5: Delete the word “staff” after the word “terms”.

Commissioner Pallotta made a motion to approve the minutes with the changes of the January 5, 2010 meeting, seconded by Commissioner Van Loan. The motion was approved by the following vote: All Ayes.

**c. Staff update**

**i. Recreation**

**ii. Parks Maintenance**

**V. PRMCC SUB-COMMITTEE REPORTS**

***a. Playground Subcommittee update, Tim Tucker, City Engineer***

Mr. Tucker told the PRMCC that the subcommittee and staff have been working with landscape architects to define the scope of the Holiday Hills project. He said once prices are negotiated they will take the project to the city manager. Mr. Tucker said they plan on coming to the Commission early in the process so they have a clear understanding of scope of the project and can provide input before they come forward with schematic drawings.

***b. Pool Subcommittee update, Tim Tucker, City Engineer***

Mr. Tucker indicated this item was addressed in the Pool Update presentation provided by the consultant Ken Moeller.

***c. Library Subcommittee Update, Dave Scola, Public Works Director, Don Salts, Deputy Public Works Director, Michelle Wierschem, Recreation Manager***

Ms. Wierschem said staff has met with a mechanical/structural engineer. Commissioner Pallotta said the newspaper estimated the operation for the library maintenance to be about \$65,000. He said he would like a walk-thru of what those costs are. Ms. Wierschem said she will make a note to bring those estimates to the Commission.

Ms. Majors explained that for the last several years the city has been paying \$42,000 for additional hours at the library. She said the city pays for the services and the county maintains the building. They want the city to take over maintenance and the county to take care of services. Ms. Majors said the county is only guaranteeing the current level of service for this year.

***d. Grants Subcommittee Update, Michelle Wierschem, Recreation Manager***

Ms. Wierschem stated her meeting with the Historical Society and Arts Association went very well. She said their first outreach meeting was on Wednesday and that they have five more outreach meetings they must do. Ms. Wierschem said each meeting will have an area of emphasis (e.g. train station, sports field, amphitheatre, etc.). She noted the next meeting will be held February 8<sup>th</sup>.

Commissioner Bell-Patten suggested they provide meeting rules to help facilitate the outreach meetings.

**\* Hidden Lakes Park Discussion of Restricting Field Access Request**

Phil Raines said pet owners are using the baseball fields as a dog park and not cleaning up after their dogs, which results in extra hours of field maintenance. Mr. Raines asked for their suggestions on how to protect the field.

After some discussion, several suggestions were made. Commissioner Pallotta suggested Mr. Raines speak to the chief of police, who may be able to have an officer keep watch over the field. Commissioner Gerlack suggested they include the ordinance on the gate sign. Mr. Ciaramitaro suggested they put out flyers in the neighborhood.

**\* Martinez Batting Cage Proposal for Hidden Lakes**

Mr. Raines wanted to see if the Commission would have an issue if they were to build batting cages. Chair Radke stated the Parks and Recreation Commission had approved the conceptual idea of batting cages. Commissioner Patchin said he would like to see a specific design.

Chair Radke said they will need to talk with Mr. Tucker in order to see how it will fit in with the field.

**e. Cultural Arts Subcommittee Update, Karen Majors, Assistant City Manager**

Ms. Majors stated that they have a 37 year old general plan, which needs to be updated. She said she would like to have Terry Blount make a presentation at the March meeting on the general plan.

Mr. Ciaramitaro asked when the next subcommittee meeting would be and asked where that information can be found.

**VI. NEW BUSINESS**

**a. Wal-mart Kellogg Grant**

Ms. Major said the grant is close to \$20,000 in field and related renovation works, which they would like to do at Hidden Lakes Park. She explained that a team of people will be brought in to do the work.

Commissioner Eychner asked if Wal-Mart-Kellogg wants to put in an advertisement at the park. Ms. Majors said they may want to have a sign. Commissioner Patchin expressed his concern about putting in signs because they have been against putting permanent signs in their parks. Mr. Ciaramitaro said the sign issue should come back to the Commission before any permanent signs are put in.

**b. Time Management of Agenda Items**

Ms. Wierschem drafted an agenda plan outlining the items to be discussed at each meeting. The Commission also discussed possibly implementing a time limit for topics and speakers.

On motion of Commission Gerlack, seconded by Commissioner Pallotta, the Commission approved the PRMCC Agenda Plan for 2010 by the following vote: All Ayes.

**c. Use of Subcommittees**

Ms. Majors noted that most of the subcommittees are putting in an extensive amount of time. Ms. Majors wanted to know if the subcommittees are working out for the Commission.

Commissioner Van Loan said they need to trust the subcommittees and their judgment when it comes to projects. Ms. Majors said there seems to be a question of empowerment. Chair Radke stated he wants to ensure that what the subcommittees produce can be questioned by and brought back to the Commission.

Ms. Wierschem asked if the Commission would be open to having special meetings should any issues arise related to projects the subcommittees are working on. The Commission agreed they would be open to having special meetings.

**d. *Bylaws Update***

Ms. Majors encouraged communication between City Council and the Commission regarding their priorities as a commission. She stated that on February 17<sup>th</sup> there will be a joint meeting with the Planning Commission and City Council. She noted the Mayor would like to have a meeting with the PRMCC on March 17<sup>th</sup> from 5:30 -7 pm. Ms. Majors said they would like to add what role the PRMCC will play in planning the General Plan.

**e. *Hidden Lakes Park Discussion of Restricting Field Access Request***

\*See page 5, under Grants Subcommittee Update

**VII. OLD BUSINESS**

**a. *Martinez Batting Cage Proposal for Hidden Lakes Park***

\*See page 5, under Grants Subcommittee Update

**VIII. FUTURE AGENDA ITEMS**

- a. Use and Improvements to Amphitheatre**
- c. Donation and Special Events Policies Updated**
- d. Park Naming Policy**
- e. Library Meeting Room Use Policy**
- f. General Plan Presentation**
- g. Renovation Update on Joltin' Joe**
- h. Follow-Up with City Police Regarding Hidden Lakes Park Field**
- i. Update with SLC-Marina**

**IX. COMMISSIONER COMMENTS**

Commissioner Gerlack said that the REDS subcommittee met on January 20<sup>th</sup> to work on garnering a multi-athletic sports center. She stated she is pleased with the proposed Universal Sports Academy proposal.

Commissioner Van Loan thanked staff for putting in lights on the bridge.

Commissioner Olsson congratulated staff on the marina lease.

**X. CORRESPONDENCE**

**XI. NEXT MEETING DATE: March 2, 2010**

**XII. ADJOURNMENT**

On motion of Commissioner Pallotta, seconded by Commissioner Patchin, the Commission unanimously voted to adjourn at 10:40 p.m.

Respectfully submitted by,

Jinelle LeSage  
Minutes Clerk