

**Regular Meeting
Parks, Recreation, Marina and Cultural Commission
September 21, 2010
Martinez, CA**

A regular meeting of the Parks, Recreation, Marina and Cultural Commission was called to order by Chair Radke at 7:01 p.m. on September 21, 2010, at Council Chambers, 525 Henrietta Street, Martinez, California 94553.

I. ROLL CALL

PRESENT: John Fuller, Commissioner, Gay Gerlack, Commissioner, Katherine Hern, Vice Chair, Ingemar Olsson, Commissioner, Donald Pallotta, Commissioner, Richard Patchin, Commissioner, Dylan Radke, Chair, and Marta Van Loan, Commissioner.

EXCUSED: Karen Bell-Patten, Commissioner

ABSENT: Brian Eychner, Commissioner.

STAFF: Mitch Austin, Recreation Manager
Tim Tucker, City Engineer

II. PUBLIC COMMENT

Phil Ciaramitaro reported on the 2nd Annual Fall Music Festival. He deeply apologized for his bad behavior with Barbara Patchin at the event. He said the event had a net gain from last year of \$4,500 (a loss of \$3,500 last year and profit of \$1,000 this year). He said he would like to make the event a free concert next year and said he will be requesting a \$5,000 subsidy from the City to fund the festival. He asked the Commission to set aside time on the agenda so that he may give a presentation on improvement plans for the amphitheatre.

Commissioner Pallotta informed him that funding for year 2011 has already been allocated and that City grant applications are done about 2 years ahead.

Commissioner Gerlack addressed the need for shade at the venue and mentioned the possibilities the amphitheatre holds.

Mr. Ciaramitaro stated he will try to get price estimates for his amphitheatre ideas.

Commissioner Patchin suggested Mr. Ciaramitaro seek corporate sponsorship.

Ray Gaudenzi, representative for the Martinez Bocce Federation, explained why three trellises were built on the courts instead of two. He said the Federation is requesting permission from the PRMCC and Recreation to build more trellises as funds are brought forward. Mitch Austin, Recreation Manager, said there is a procedural step to take with Joint Powers Authority and East Bay Regional Park District before they move forward. He noted that since the trellises have been received with great success they are talking with East Bay Regional Parks to schedule another meeting.

Commissioner Olsson recommended they support the request and asked that the item be put on the agenda for the next meeting. Chair Radke said they will make a decision on the request next month.

Mike Alford expressed his frustration that Mr. Ciaramitaro project and marina projects are not being pushed forward more aggressively. He said the PRMCC is responsible for telling Council the public's wants and what projects need to be done. He told them they need to stand up to City Council.

III. CONSENT CALENDAR

a. Minutes of August 17, 2010

The Commissioners requested the following corrections to the minutes of August 17, 2010:

Page 2: Under Special Requests for Uses in Parks, paragraph 4, line 2: Insert "3rd" before the word "Tuesday".

Page 2: Under item ii, Waterfront Park, paragraph 1, line 2: Insert "6th" after the word "November".

Page 3: Under Grant Subcommittee Update, paragraph 6, line 2: Replace the word "wall" with the word "was".

Page 6: Under Commissioner & Staff Comments, paragraph 3, line 1: Replace the word "showed" with the word "shown".

Commissioner Van Loan made a motion to approve the minutes with the changes of the August 17, 2010 meeting, seconded by Vice Chair Hern. The motion was approved by the following vote: All Ayes.

b. Staff Updates

i. Recreation

ii. Parks Maintenance

Commissioner Pallotta requested a more comprehensive report on park vandalism and suggested they track vandalism. Commissioner Patchin suggested keeping a daily log for their parks.

Vice Chair Hern noted the smaller number of participants in after school youth flag football. She suggested staff promote the programs at back-to-school night. She also wanted to make sure they reasonably advertise that children won't be turned away if they cannot afford it. M. Austin said he would forward the suggestion to staff.

Commissioner Patchin congratulated staff, especially Patty Lorick, for keeping the fields in use up to the middle of September.

c. Special Requests for Uses in Parks - None

IV. PRMCC SUB-COMMITTEE REPORTS

a. Park & Pool Subcommittee Update, Tim Tucker, City Engineer

Tim Tucker, City Engineer, reported that their 1st measure H project (Hidden Lakes Park) is nearly complete.

Chair Radke asked if notice of the completion will be listed on City website. T. Tucker said they can include it on the site.

Commissioner Fuller inquired about the absence of signs, which were supposed to be posted during construction advertising that the project was paid for by Measure H.

The Commission had a short discussion about posting signs outside of the pool and the library so people are aware that the projects are being funded by Measure H.

Tim Tucker said the pool project ground breaking was well attended and that demolition should begin on the 27th. He reported that Holiday Highlands and Rankin Park are under design. T. Tucker provided the Commission with a schedule for the park projects. He noted that the winter weather will slow down the projects, but that they will be primarily completed in July. He also noted that Rankin Park will be completed about the same time as the pool.

Commissioner Fuller talked about the next round of Measure H funding and planning the next projects so they are completed by March and April.

T. Tucker said their start date of the projects will be about March 1st and no sooner because of weather issues.

Chair Radke asked if Council has reviewed the plans for approval. T. Tucker stated that Council has reviewed plans for the parks, but that they have left park design up to the PRMCC. He noted he is tentatively scheduled on Council's October 20th agenda to provide them with an update on Measure H.

Vice Chair Hern inquired about the status of the pool tile project. T. Tucker said the artist is working with her insurance agent to get liability insurance for the contract. He said the design of the project will go through the subcommittee.

V. NEW BUSINESS

a. Retreat Agenda

Vice Chair Hern suggested they make the retreat an open forum with a few key note speakers from City staff. M. Austin said he would be happy to facilitate it.

There was a brief discussion about encouraging more communication between staff and the Commission and eliciting constructive ideas. Commissioner Patchin suggested they make communication discussion an agenda item, especially with the number of projects with which they are dealing.

Commissioner Fuller said they need to determine where recreation will be 5-10 years from now and whether they are going to be proactive or reactive. He also said the

Commission should identify its vision and each Commissioner's vision.

Commissioner Gerlack stated that in order to achieve goals they need to recognize them first. She said the retreat is an excellent opportunity for developing goals and a futuristic program.

Commissioner Patchin expressed a desire to discuss the information gathered at the Staff-Commission luncheon at the next meeting and develop a list of items for discussion. M. Austin asked that the Commissioners email discussion items and that he would write a report for the next meeting.

The Commission discussed inviting staff members like Bob Cellini, Dave Scola, and Dave Lusty to speak at meetings regularly. M. Austin said he would discuss the idea with them.

Commissioner Pallotta inquired about the process of staff internal communication and whether there is a formal process.

M. Austin listed the items in which the Commission would like to discuss at the retreat, which includes the following: engaging in envisioning; planning goals; being proactive; maintaining parks; identifying planning elements they need to address as they move forward; communication between staff, the Commission, and Council; and internal communication and how concerns are addressed.

b. Alhambra Cemetery Commission's request to move the old volunteer fireman's water fountain from Ranking Park to Alhambra Cemetery

M. Austin informed the Commission that the Alhambra Cemetery Commission has requested that the old volunteer fireman's water fountain be moved from Rankin Park to Alhambra Cemetery.

Commissioner Pallotta stated he thought it should stay in the park and expressed concerns about vandalism in the cemetery. He noted that he would be fine with putting the fountain in the cemetery temporarily should it need to be relocated during construction at the park.

Commissioner Patchin also expressed concerns about vandalism and suggested they look for a more public place in the park to relocate the fountain. He said he would like to see a plan from the Cemetery Commission regarding the purpose and location before voting on the item.

Commissioner Fuller made a motion to approve the Alhambra Cemetery Commission's request, seconded by Commissioner Van Loan. The motion failed by the following vote: 1 aye and 7 nos.

M. Austin said he will give the request to the Park Subcommittee for discussion and will include the Cemetery Commission's plan with the Park Subcommittee review.

***Measure H Use of Funds Strategy**

M. Austin reported that the Pool and Library projects have come under bid and discussed what could be done with the money should a savings occur. He noted, however, that actual costs could exceed the bids if changes occur during construction of the projects. M. Austin explained that should they find themselves with savings in the first round staff will continue with the entire scope of the work plan for Measure H funding. He further explained that when staff approaches the request for the second round of funding staff will review the projects that have been completed, prioritize the remaining projects, and discuss funding with the PRMCC and City Council. M. Austin noted that they may have the opportunity to consider other projects or return money if all the projects come under \$30 million.

Tim Tucker said they have only programmed 11 of the \$16 million for the first year and that they need to come up with a backup plan. He provided the Commission with a list of projects and the cost of each project.

Commissioner Pallotta inquired about the Measure H agreement and the legality of increasing the scope and adding projects if there are considerable savings. T. Tucker said that it depends on the need and availability of funds. He said the bond language was brief and that the scopes of the projects are up to them to define.

Commissioner Van Loan said they need to continue to be aware of and judicious about their assessed value and how much room they have to leverage against when selling the other \$15 million of the bond. She noted that part of the approach with Measure H is citizen oversight and keeping faith with the community. She said just because they have a certain amount of money does not mean that they need to spend it all.

Vice Chair Hern suggested looking at smaller things to make maintenance, etc. easier for the existing projects rather than looking to increase the scope or doing additional projects.

Commissioner Fuller inquired about being \$4 million under the \$15 million budget. He said he wanted to be sure that they do not lose funds or their tax exemption because they did not spend the money. Tim Tucker said he talked to Kathy Header about the issue, who said that they only need to have a plan with an expenditure. Commissioner Fuller said he wanted them to double check the bond criteria with the original Bond Council.

VI. OLD BUSINESS

a. Marina Presentation

In a PowerPoint presentation M. Austin provided an overview of the marina including a review of the four reconstruction phases, a report on AnchorQEA findings, a bathymetric survey, needed repairs, next steps, and a timeline. The funding would include \$338,000 for permitting and \$2.77 million for construction documents and repairs/dredging. M. Austin said the plan is to have construction begin about Fall 2011.

M. Austin noted that reconfiguring the harbor opening will pose a funding problem since

that part of the project is not being funded under the DBAW loan.

Vice Chair Hern inquired about the sensitive habitat and removal of the mice once the project starts. M. Austin replied that they are exploring all options for the humane removal of the animals. Commissioner Pallotta asked if the Joint Powers Authority granted them permission to move the mice to a different location if necessary. M. Austin said they are open to the idea and asked that we work with their staff.

Commissioner Fuller asked if they could get rid of the marina entirely and wash themselves of any more debt, which will be \$6 million if the loan goes through. M. Austin said there would be some fall out. He explained they have \$3 million in existing loans and that selling of assets would be necessary should they rid of the marina.

b. Measure H Use of Funds Strategy

*See page 5, Under Alhambra Cemetery Commission's Request.

c. Zocchi RFP Process

M. Austin informed the Commission that an RFP has gone out for the Zocchi Building to 13 parties interested in offering a proposal. The proposal deadline is September 25th. M. Austin explained that a Council Zocchi Subcommittee will review the proposals and provide a recommendation that will go to the PRMCC and City Council. The subcommittee will meet on October 5th at Noon to review the proposals.

M. Austin said a representative from the PRMCC is being requested to join the subcommittee. Commissioner Olsson nominated Commissioner Fuller. Commissioner Fuller agreed to accept the nomination, but said an alternate would need to be selected in the event that he brings in an investor to submit a proposal for the building. Vice Chair Hern volunteered to serve as an alternate.

Commissioner Olsson made a motion to select Commissioner Fuller to serve as a representative from the PRMCC to join the Council Zocchi Subcommittee, seconded by Commissioner Patchin. The motion was approved by the following vote: All Ayes.

d. Appointment of Park Naming Ad Hoc Subcommittee

M. Austin reported that three areas are being considered for naming and that the Ad Hoc Subcommittee to be appointed will function for a short period of time. He noted that the subcommittee will need to be diligent in naming parks and make sure that the public's suggestions are heard.

Commissioner Van Loan made a motion to appoint Commissioners Patchin, Eychner, and Bell-Patten to the Park Naming Ad Hoc Subcommittee, seconded by Commissioner Olsson. The motion was approved by the following vote: All Ayes.

VII. FUTURE AGENDA ITEMS

a. Revised Agenda Plan for October

Commissioner Pallotta requested a detailed report on the library update and expressed concern that he has not received anything from Dave Scola for nearly 1.5 months.

M. Austin said bids for the library open on Thursday, September 23rd and that they are doing asbestos work at end of month.

Commissioner Van Loan asked if the Library Subcommittee will look at the bids. M. Austin said that has not been past practice.

Commissioner Pallotta expressed concerns about timing. M. Austin replied that nothing is off schedule for the project.

Commissioner Van Loan expressed concerns about oversight of the project and making sure issues and concerns are addressed when bidding. M. Austin suggested that the subcommittee have a meeting surrounding what is taken into consideration when staff accepts a bid.

Vice Chair Hern pointed out the need to transfer the trust and expectations of the public that they get as a Commission on to staff.

Chair Radke expressed his concerns about slipping schedules, such as the Rankin Park. He also addressed maintaining trust that the city can competently do the projects.

Commissioner Fuller said staff needs to provide and meet realistic expectations and not make promises they cannot meet.

Commissioner Van Loan requested criteria for the bid selection.

Vice Chair Hern requested that operating hours, use policy, procedures, etc. for the pool and library be put on the agenda for discussion.

Commissioner Pallotta said they need to determine a security and use policy for the down stairs of the library. M. Austin told him that it is on the October agenda.

Commissioner Olsson requested that the bocce ball court trellises be added to the agenda. M. Austin the item will be on the October or November agenda.

Chair Radke asked about Mr. Ciaramitaro proposal. M. Austin said he will discuss the grant opportunities and the criteria for the use of Measure H funds with Mr. Ciaramintaro.

VIII. COMMISSIONER & STAFF COMMENTS

M. Austin reported that Council approved moving forward with the Commission's recommendation to submit a Proposition 84 application for Ferry Point Park and the Fishing Pier and defer submitting a Measure WW project until next year. Council directed City staff to assess the feasibility of submitting an application for the golf course in the second round of Proposition 84 funding.

Commissioner Van Loan asked if there is someone to appraise the value of the golf course property. M. Austin said they need to speak with Ms. Dean about her selling price

first to determine if it will fit the budget. Commissioner Fuller suggested they should do an assessed value of the property.

Commissioner Gerlack thanked Mitch for all his work, patience, and efforts to answer their questions.

Commissioner Patchin commended Vice Chair Hern for her speech at the pool ground breaking ceremony. He thanked recreation staff for putting together the Staff-Commission luncheon. He noted that the installation of new bathrooms should be considered for future projects. Commissioner Patchin said Mutt Strut was terrific and well-attended. He noted that the City is putting on programs at the amphitheatre and that the facility is being utilized.

Vice Chair Hern apologized for not recognizing the PRMCC and all their work at the pool ground breaking.

IX. CORRESPONDENCE

None.

X. NEXT MEETING DATE: October 19, 2010

XI. ADJOURNMENT

On motion of Commissioner Olsson, seconded by Commissioner Hern, the Commission unanimously voted to adjourn at 10:03 p.m.