

**CITY OF MARTINEZ
PARK AND RECREATION COMMISSION**

January 13, 2009

APPROVED February 10, 2009

A regular meeting of the Park and Recreation Commission was called to order by Chair Patchin at 7:07 p.m. on January 13, 2009, in the City Hall Chambers, 525 Henrietta Street, Martinez, California 94553.

I. ROLL CALL

Present: Chair Richard Patchin
Commissioners Dylan Radke, John Fuller, Katherine Hern, Brian Eychner,
and late arrival of Sherry Sank (7:15 p.m.)

Absent: Commissioner Gay Gerlack

Staff: Joann Tool, Deputy Community & Economic Development Deputy-
Recreation, Community Services and Marina

Tim Tucker, City Engineer

Patty Lorick, Recreation Supervisor

II. APPROVAL OF MINUTES – December 2, 2008

Chair Patchin requested the following corrections to the minutes of December 2, 2008:

Page 2: Under Item a, 2nd paragraph, line 2: delete the words “is determined” after the word “commission”.

Page 4: Under “Old Business,” Item c, 3rd paragraph, line 1: delete the words “from the chamber of commerce” after the name Cynthia Murdough.

Page 4: Under Item Old Business, Item c, 4th paragraph, line 1: Change the words “toxins distributed” to “the potential for toxic substances” before the words “into grass”.

Page 4: Under New Business, Item c, 1st paragraph, line 2: Insert the words “or dates” after the words “a date”.

Page 4: Under New Business, Item c, 1st paragraph, line 3: Delete “for possible dates” after the words “regular meeting”.

Commissioner Fuller moved to approve the minutes with changes of the December 2, 2008, meeting, seconded by Commissioner Radke. The motion was approved by the following vote: All Ayes

III. PUBLIC COMMENT

Robert Christy, of 1356 Highland St., raised concern about the poorly maintained Eucalyptus trees in his neighborhood. **The trees** are a fire and safety hazard. He said he would like the Eucalyptus trees to be replaced with Redwood trees and an irrigation system.

Delia Estrada, of 1356 Highland St., also spoke on the Eucalyptus trees and the fire hazard they pose because the trees and play yard are frequented by young adults who smoke cigarettes.

Joann Tool stated that the problem is one of the proposed improvements in the Parks Master Plan and is therefore one of the bond projects. She noted that the sprinklers are set to go off during different times of the night to discourage kids and prevent smoldering. Commissioner Radke noted that security lights also come on at night to ward off delinquents.

Mike Alford said he did not want bond funds to be used for a hotel, but for priority projects. Commissioner Radke said there is no proposal that the bond money be used for a hotel.

IV. NEW BUSINESS

a) Prop WW Funds Recreation Supervisor will give update of the process to secure funding

Patty Lorick, Recreation Supervisor, explained that Prop. WW is a continuation of Prop AA, which passed 20 years ago. The East Bay Regional Park District passed a \$500 million bond and \$125 million is going to cities and special recreation districts. The City of Martinez will receive almost \$1,652,000 in per capita money. Cities can apply for grants starting in February and proposed projects must encompass the grant and can be no less that \$10,000. She stated they have 3 years to sign a master agreement and 10 years to execute the project. She also noted that the measure is a reimbursement program, so money for a project will not be given ahead of time. The city has until 2018 to use the funds or the money reverts to the East Bay Regional Parks District.

Chair Patchin noted the money would not be available until July, 2009.

Commissioner Hern asked how detailed a proposed project must be when submitted for application. Ms. Lorick said the application is about 43 pages and must include basic information about the project, detailed costs, and project maps.

Ms. Lorick further explained that the funds cannot be used for maintenance or the library, but can be used for anything that is going to be a recreational use. She said after she goes to a meeting on Friday (January, 16, 2009) concerning the funds, she will have more solid information about the uses of the funds.

Commissioner Hern asked if the money is used to acquire land, is there is an assumption that something be built on the land. Ms. Lorick replied that there is no

assumption, but that if they were to acquire property it must have at least 20 years remaining on the lease.

**b) Brickyard Run
Recreation Supervisor will discuss new operators and status of
scholarships**

Ms. Lorick stated that Brickyard Run has applied for the waiver of funds and asked for permission to hold the event at Rankin Park on April 5, 2009. She noted The Diablo Roadrunners switched over administration of the program to the Alhambra High Cross Country Team, which will continue with the scholarship program.

**c) Bond Project Tenets
Discussion and review of proposed bond project tenets**

Tim Tucker, City Engineer, spoke on the draft list of tenets for the implementation of the Park Bond Program (Measure H). He stated that he would like to ~~flush~~ **flesh** the tenets out to give everyone a level of comfort on the way they are going to be implemented for the bond projects. He asked the Commission how it wants to proceed. Chair Patchin said they agreed last meeting to tackle a couple of tenets at a time and look at them thoroughly.

Commissioner Hern said she wanted the tenets to help address public concern. Mr. Tucker agreed and said the list of tenets is a draft and can be changed in order to address any concerns regarding the bond expenditure process.

The Commission thoroughly examined tenets A, B, and C. After reading Tenet "A" ("Structured Transparent Process"), Commissioner Radke stated he wanted to identify the scope of the project. Commissioner Fuller suggested they change the words "to develop project scopes and keep the public updated on current and upcoming work. **Such as, Public and neighborhood meetings, City website, newsletters and/or general circulated newspapers shall be utilized....**

Under Tenet "B" ("Fiscally Responsible"), line 1, Commissioner Fuller said he wanted to insert the words "will stay within the scope" after the word "projects". Commissioner Radke stated he would like to see something in the tenet about grant matching or looking and applying for fund. Commissioner Fuller said he would also like to add the sentence "Where allowable, alternative revenues may be leveraged" to the tenet.

After some discussion, The Commission agreed to make Tenet "C" ("Coordinate Efforts with Other Agencies") into Tenet "D". They created a new Tenet "C" entitled "Maximizing Supplemental Funding and Resources with Outside Agencies," on the grounds that project coordination and funding are separate issues and, therefore, should be in separate tenets. Commissioner Fuller suggested the new Tenet "C" read as follows: "When possible seek out and maximize dollar usage through partnership with agencies (i.e. The East Bay Regional Park State bond fund)". He said he would like to come back to the new tenet in the next meeting.

Chair Patchin noted they will continue discussing the other tenets in the next meeting.

d) Structure of Bond Project Subcommittees

1) Possible workshop dates for pool

Ms. Tool asked the Commission to set workshop dates, so the project team can move forward in getting the projects ready before they receive the money to do it. Commissioner Hern said she wants to identify the pieces they need to get ready for the workshops. Mr. Tucker said they will be looking at pool designs, meeting with consultants, and interviewing city staff. He said the information gathered from this will give them something to evaluate at the workshop.

Commissioner Fuller suggested the workshop take place on Tuesday, May 19, 2009. Mr. Tucker agreed. Commissioner Radke set the meeting for 7 p.m. Ms. Lorick will be the lead on this project and will therefore staff the meeting.

2) Possible subcommittees - pool, library, parks

Ms. Tool asked if the Commission wanted park, library, and pool bond issues to come before subcommittees or the whole Commission. Should a problem arise, she noted, it would be easier and more efficient staff to get members of a subcommittee together.

After some discussion, the Commission agreed to the formation of subcommittees. Commissioner Fuller noted, however, that if there was a large project the Commission should retain the right to call the project back at anytime. Commissioner Hern agreed that the subcommittee must know when to bring a project back to the Commission for its input.

Ms. Tool said they need a subcommittee for the library and asked if the Playground Committee will become the Parks Committee. Commissioner Hern said, yes, having two committees would require too much coordination. At this time, the commission agreed to the formation of the library and parks subcommittee.

e) Zocchi Property

1) Discussion of possible uses

Chair Patchin opened the meeting to public comment on possible uses for the property.

Maria Billingsley, of Martinez Opera Contra Costa, said she would like to use the concrete building as a temporary or permanent home for the Martinez Opera, but suggested the space be used for arts *and* sports activities.

Mr. Christy said they desperately need parking at the Zocchi site and asked if the inter-mobile station area will be used for parking. Chair Patchin stated the metal buildings will be leveled for parking, but that they have use of the concrete buildings for five years.

Commissioner Fuller stated the Commission has received permission to use one of the buildings as a sports complex. He said Martinez can model itself after Chelsea's Pier in New York, but they need to get people using the building, collect economic data and

prove that they can make sports an economic driver. He urged the public to look at www.chelseapiers.com

Mr. Alford said they need to get rid of loiters and public nuisances and protect the citizens of the area. Commissioner Hern stated that they are building a case for increased police protection by gathering information about the money the city has spent on vandalism.

An unidentified speaker suggested the property be used for bocce ball.

Commissioner Fuller stated he is not nixing any of the ideas shared this evening, but, unfortunately, they cannot implement all ideas because they do not have the funds or investments from others right now. He said they must slowly build up to incorporate all ideas. He said the first step is using the area for recreation.

Ms. Billingsley stated she felt like the Commission was shutting down the arts. She noted that non-profits are powerful organizations that can raise a lot of money. Commissioner Sank assured her they are not rejecting her idea.

Chair Patchin addressed the fact that the building is not usable right now. Mr. Tucker said he has looked for funds available for interim sports use of the building and there is one source of about \$50, 000 they may be able to use for funding. Commissioner Fuller asked what they need to do just to open the building. Mr. Tucker said they need to look at building codes (ADA), but nothing seemed overwhelming.

Commissioner Fuller noted that Bob Cellini, Public Works Superintendent, walked through the concrete building and said it was in good condition, but needed to fix the electrical panel. He said it does not seem like it would take much to get the building up and running.

Carol Bauer Baier stated if they got rid of the historical marsh north of the tracks and replaced it with ~~low-housing income~~ **low-income housing** the city would lose the health and environmental benefits of a marsh and an integral part of the watershed. Chair Patchin said they do not want to negatively impact the marsh and their plans only include using existing facilities.

Mr. Tucker noted they received money to demolish the metal buildings and they will come down in 3 or 4 months.

2) Possible recommendation to City Council on uses, fees, staffing and funding

Chair Patchin said that before the Commission could make any recommendations, it would have to think over the suggestions provided by the public. The item will be placed on the February agenda.

V. OLD BUSINESS

a) Ribbon Cutting

Discussion of possible dates for ribbon cuttings at Nancy Boyd and Hidden Valley Parks

The Commission unanimously voted that the opening for Nancy Boyd Park be held on April 4, 2009. The time of the ribbon cutting will be set at the February 3, 2009, meeting.

The Commission unanimously voted that the park opening for Hidden Valley Park be held on Saturday, February 7, 2009, at 10 a.m.

b) Commission Reorganization-February 2009

Ms. Tool said the 1st meeting as a reorganized commission could be in March, 2009. .

c) Parks Master Plan

Ms. Tool requested discussion on the Parks Master Plan be postponed until the next meeting as the final edits were not included in the packet. The Commission agreed.

VI. STAFF REPORTS

a) Deputy Director, Parks and Community Service

In a public comment, Mr. Christy urged the city, Mayor, and police to address and resolve the drug, alcohol, and vandalism issues at the intermodal.

VII. COMMISSIONERS' REPORTS

a) Youth Sports Subcommittee (Fuller)

Nothing to report

b) REDS (Fuller)

Nothing to report

c) Playground Subcommittee (Patchin)

Chair Patchin asked if there is any certification or documentation regarding the proper installation or safety inspection of the playground equipment. Ms. Tool said inspectors are there throughout the building process, but that maybe they need put it in writing. Chair Patchin agreed and said they need to meet the safety standards.

d) Swimming Pool (Eychner)

Nothing to report

e) Other

Chair Patchin said the Winter Frolic was a huge success and that First Night drew 2, 000 - 3,000 people. He also noted that at the Commission's next meeting one of his family members will request the use of city facilities and that he will need to recuse himself from the meeting for that agenda item.

VIII. CORRESPONDENCE

a) Council minutes, October 15, November 5, November 19, 2008

IX. FUTURE AGENDA ITEMS

In a public comment about the Zocchi property, Kristen Henderson asked the Commission to consider using it for art and culture and view it as intellectual property.

a) Discuss the possible projects for Prop WW funds

b) Bond Project Tenets

Continuation of the discussion and review of proposed bond project tenets

c) Parks Master Plan

X. ADJOURNMENT

On motion of Commissioner Fuller, seconded by Commissioner Eychner, the Commission unanimously voted to adjourn at 9:41p.m.

Submitted by,

Jinelle LeSage
Minutes Clerk

