CITY OF FULLERTON PARKS AND RECREATION COMMISSION Minutes

Regular Meeting City Council Chamber Monday, October 12, 2009 6:30 p.m.

CALL TO ORDER

Chair Dasney called the meeting to order at 6.34 p.m.

FLAG SALUTE

Commissioner Shanfield led the flag salute.

ROLL CALL

Present: Shawna Adam, Sueling Chen, Kathleen Dasney, Wes Morgan, Kathleen

Shanfield, Scott Hayes

Absent: Scott Stanford

Staff: Parks and Recreation Director Joe Felz; Parks and Recreation Managers

Grace Carroll Lowe, Hugo Curiel, and Judy Peterson; Community Center Supervisor Eloisa Espinoza; and Landscape Superintendent Dennis Quinlivan

PUBLIC COMMENT

Tom Norton, 2312 W Olive, Fullerton – Long time Fullerton resident living next to Olive Park stated he is opposed to a KaBoom project at Olive Park for the following reasons; the Commission did not contact or survey the community, Olive Park is not appropriate for this type of improvement and recommended three other parks: Gilman, Grissom and Chaffee. He stated that park activity mostly consists of kids playing pickup ball games; and City denied his petition, signed by 200 neighbors, to make lot into a park with a playground because of inadequate parking, liability issues and size. Mr. Norton requested to know the process that led to the recommendation of the Olive Park location.

Chair Dasney stated KaBOOM approached the City for this build because such a grand job had been done at the Truslow Park location and the City was a prime candidate for a new gift. She indicated that the residents of West Fullerton are those in most need of a gift. She said the primary consideration was given to a park in West Fullerton and Olive Park was a natural choice. Mr. Felz and department staff needed to respond quickly to deal with KaBoom as there was a timeline involved; and after agreeing to work with KaBOOM, Mr. Felz did come to the Commission for endorsement and at time the Commission gave their endorsement. Chair Dasney asked Mr. Felz if that was correct. Mr. Felz replied that is correct. Chair Dasney noted that the nature of the timeline involved made the build as a fast track project and confirmed Mr. Felz as the best source for information on the process. She confirmed that Mr. Norton's thoughts will definitely be considered; particularly items such as parking and other issues mentioned are important; and although the Commission does not respond, Chair Dasney indicated her feeling that

this is considered a neighborhood park and that maybe it is no longer the consideration is once was.

Kelly Norton, 2312 W Olive, Fullerton - Stated her appreciation of all the fine efforts the City has made in past years to make Fullerton a park city and it is a very beautiful place to live as she has lived here for 21 years. She said Olive Park is a place for children to run around and play and has also been a place for residents to rest their eyes, although KaBOOM has been kind enough to donate playground equipment, our concern is that Olive Park is not appropriate for this KaBoom build. She said she first wondered why Olive Park was chosen over the lot across from the Garnet Community Center located at 3012 Garnet lane and noted there was no green space at all and it seems like a place of much greater need than Olive Park. She stated that children in her community are rich in playground equipment and have access to Valencia Park, Orangethorpe Community Center and noted the Residents of Park Gardens have their playground and a pool.

She said the grassy play area of Olive Park will be encroached upon if equipment is added, but it is easy to argue that Olive Park is just the right size as it is and adding more will make it less playable, as more is not always better. She reasoned that if the lot across from the Garnet Community was not acceptable, or why not Grissom Park across from Parks Junior High between the two tracks of homes that is very long and spacious or another choice possibly better is Coyote Hills Park near Rosecrans and Gilbert which probably 20 times bigger than Olive Park and there's no playground equipment there. She also recommended Chafee Park that is near Parks Junior High School and questioned if Olive Park is truly the best place for the playground equipment. She continued that if the City is still interested in Olive Park it must consider the parking issues as current residents will be encroached upon by additional cars and stated the traffic at Olive and Gilbert have become extremely heavy since Amerige Heights has been built. She also mentioned that additional liability issues were a reason for dismal of playground equipment years ago. She said that nothing has changed and in fact have witnessed several instances of inappropriate, illegal behavior after dark increases a lack of safety for our children as these people frequent the park and we have often found used condoms, broken glass, and damaged equipment. She acknowledged the \$40,000 to \$50,000 funds approved by City Council to build this playground was very generous and appreciated the City's willingness to spend \$40,000 to \$50,000 on Olive Park, however believes this money would better used by fixing and improving what is already there. She pointed out the need to repair the cracked concrete, install new benches, provide new trash cans and address landscape problems such as a pepper tree that is severely leaning over on private property. She stated that after living years next to Olive Park it is her firm conviction that playground equipment is not needed nor is it a wise idea, and to let KaBOOM bless another area in Fullerton that is in larger need, has more room, and greater accessibility to playground equipment.

Chair Dasney requested Director Felz to provide to the Nortons a definition of what the KaBoom grant is, how one qualifies for it, what the amount is that they contribute and the amount the City contributes that is way less and in-kind. Chair Dasney also requested consideration of further knowledge of the Garnet Center property mentioned and ownership of that property. Director Felz agreed to provide requested information and stated that this is a matter of a continued item in front of City Council and noted that Mr. Norton was invited as well as other neighbors to make a presentation to City Council under a formal agenda item on regular business October 20th and is working with staff and the Mayor's office to coordinate a full presentation along with others in the

neighborhood who are appealing the decision. Chair Dasney stated she would like to provide the specific information to the Nortons in advance to that meeting and thanked the Nortons for their comments.

Commissioner Chen said she is curious about neighbors that share the Norton's position and indicated she is sad that the community spends time and effort in wanting to improve the community, yet some in the community object to it, why would people object to have a nice play structure in the area where the families can bring the younger children; she stated she would like to see further documentation from the neighborhood that is actually objecting the project. Chair Dasney indicated the October 20th presentation to the Council should provide that kind of thing.

CONSENT ITEMS

*1. MINUTES OF THE SEPTEMBER 14, 2009 COMMISSION MEETING

Recommendation to approve the Minutes of the September 14, 2009 Commission Meeting.

Chair Dasney stated she had a couple of remarks and suggestions with regards to the minutes; noting that many know she tends to comb through the minutes finding errors, grammatical or otherwise; being a kind of stickler with the minutes and to justify herself, indicated the minutes become part of the permanent record of this commission with its opinions and the votes taken. She said she thinks the minutes go to City Council to represent the Commission's point of view and consensus of a topic; therefore the minutes are important and an effort should be taken to put a best foot forward. She suggested that these minutes be held in order to have staff be mentored and not amend the minutes, but take the opportunity to take another look as there are several confusing statements. She provided her own amended statements available for second review of the minutes and asked commissioners for additional comments or contradictions.

Director Felz stated the appropriate procedure would be to table the minutes if Commission discussion or requested amendments involve more than a motion to amend or approve, and suggested to bring the minutes back the following month.

Chair Dasney asked Commissioners for any other corrections or suggestions before making a motion and stated that there were other statements that did not accurately portray the tenor of the comments. Commissioner Morgan stated that the quality of the minutes the Commission is accustomed to are excellent, very thorough, and in fact could not recall seeing any quite like them. He suggested that as we move through this transition the Commission should table the minutes to the next meeting. Chair Dasney requested a motion to table the minutes.

Commissioner Adam MADE A MOTION to table the MINUTES OF THE SEPTEMBER 14, 2009 COMMISSION MEETING and Commissioner Chen SECONDED the MOTION. Chair Dasney called for a vote.

AYES:

Adam, Chen, Dasney, Morgan, Shanfield, Hayes

NOES:

None

ABSENT:

Stanford

The MOTION PASSED unanimously.

*2. LANDSCAPE DIVISION MONTHLY REPORT FOR SEPTEMBER 2009

Recommendation to receive and file the Landscape Division September 2009 Monthly Report.

Chair Dasney asked if any of the commissioners had any questions for Landscape Superintendent Dennis Quinlivan regarding the report and then inquired about the removal of 100 trees and wanted to know if this large number was related to the Hillcrest Park situation and noted only a few trees, 4 were planted.

Superintendent Quinlivan stated those 100 trees were standard removals that take place when West Coast Arborist enters into a trimming zone involving any trees that are in decline that need to be removed during tree trimming process. Chair Dasney asked about relocated plant materials slated for removal due to sewer line replacement projects. Superintendent Quinlivan indicated this was taking place at Adlena Park adjacent to the spray pool area, and staff will attempt to relocate the fairly new plant material to another location within the park and when the project is completed staff will re-landscape. Chair Dasney asked how one re-energizes the irrigation system at Richman. Superintendent Quinlivan said the irrigation system was not working as a result of installation of lighting project so a retrofitting and pipe repair was required.

*3. BUILDING AND FACILITIES DIVISION MONTHLY REPORT FOR SEPTEMBER 2009

Recommendation to receive and file the Building and Facilities Division September 2009 Monthly Report.

Chair Dasney asked if there were any questions regarding building and facilities report and hearing none, requested a motion to approve the consent items 2 and 3. Commissioner Morgan MADE A MOTION to approve consent items 2 and 3 and Commissioner Hayes SECONDED the MOTION. Chair Dasney call for a vote.

AYES:

Adam, Chen, Dasney, Morgan, Shanfield, Hayes

NOES:

None

ABSENT:

Stanford

The MOTION PASSED unanimously.

*4. HILLCREST PARK MASTER PLAN UPDATE

The Parks and Recreation Commission are being asked to receive and file this update.

Director Felz presented information on the activity of the Hillcrest Park master plan committee indicating the effort to seek a consultant firm through a RFP received 22 respondents and during the process staff did a ranking narrowing to 5 respondents which participated in a healthy all day interview process for the selection of the Landscape Architect, in which the Ad Hoc Committee has recommended the firm Mia Lehrer + Associates. He stated the next step will consist of negotiations and finalize a

contract which will go to Council for approval and the planning process will kick off in earnest. He estimated it will take 30 to 60 days to get up to speed as they do a physical assessment and some engineering work, and noted this will be a very public process.

Chair Dasney asked what was viewed as the strengths that distinguished this particular architect. Katie Dalton, Chairman Hillcrest Park Ad Hoc Committee, stated it was a very fruitful process and noted that staff did a fabulous job of doing the paper screening on the 22 RFP that were received. She commended staff's recommendation of the five top candidates stating the selection was based on community outreach skills and noted the selected landscape architect displayed strong skills in this area along with historical aspect of this park and noted a strong artistic component. She stated that Mia Lehrer + Associates have a really nice team approach working on variety of projects and their experience and sense of cohesiveness in the relationships they have built with their subcontractors or partners is very important as well. Ms. Dalton indicated one strong point of the firm above others is that they bring not only a sense of very analytical expertise in terms of the engineering needs of the park, but they also brought a very nice artistic approach to this park and noted the principal of the firm is a very creative woman which will be a very nice component to the study of this park.

Commissioner Morgan stated the firm is working on the Great Park project and the whole balloon concept was their idea and he thought that concept was very creative; noting they laid out a map of the Great Park master plan and you could walk upon it. He said the firm's staff consists of 21 people with very strong civil engineering presence, very strong historic architecture specialization, and good landscape architecture. He noted that three of their recent significant projects in Los Angeles County were bringing back to life, enhancing, and restoring properties that have residential perimeters that started out with neighborhood issues, so that made them a firm the City could work with on the Hillcrest master plan as it is going to be an outreach project on the front end.

Commissioner Chen stated that Mia Lehrer firm is also being used at the Tri-City Park.

Chair Dasney requested a motion to receive and file the report. Commissioner Shanfield MADE A MOTION to receive and file the report and Commissioner Chen SECONDED the MOTION. Chair Dasney call for a vote.

AYES:

Adam, Chen, Dasney, Morgan, Shanfield, Hayes

NOES:

None

ABSENT:

Stanford

The MOTION PASSED unanimously.

*5. COMMUNITY CENTER CONCEPT PLANS AND PROJECT UPDATE

It is recommended that the Commission review the information provided comparing "new construction" versus "renovation" and recommend to the City Council a concept plan for a Fullerton Community Center that uses new construction.

Director Felz stated this project has changed from renovating the building to a new construction and that in 2008 the City Council approved a plan for the development of a community center which would renovate and greatly expand the existing Senior Center facility and relocate the existing Boys and Girls Club facility, creating a new Fullerton Community Center. He noted that while a portion of the existing building was originally planned for renovation, based on current building codes and information more recently discovered regarding the existing building conditions, an alternative to use all new construction is being recommended. Staff is seeking Commission consideration and a recommendation. He then introduced Robert Coffee.

Mr. Coffee made a power point presentation noting the site has three components, the first component is Commonwealth Avenue renovation, second component is the Boys & Girls Club and Senior Center and the last component is the part of area currently occupied by a baseball field and some of the parking lot. He stated the 1950 building does not meet current codes and the mechanical systems are aged. Mr. Coffee noted the servicing for the exiting building is the kitchen area along the front on Commonwealth and said that as the kitchen became a "stake" - making constraints on the design criteria, whereas new construction could accommodate parking, a multipurpose room, and allow for future expansion and schemes that the old building would not allow.

Director Felz presented cost analysis power point, noting that a renovation option would cost between \$375,000 and \$745,000 less than "new" construction option based upon a \$15M construction project. He said the primary cost difference comes into long term maintenance as the new building brings with it less square footage and the renovation costs when taking into account annual maintenance and operations costs, option would cost \$23,000 - \$30,000 more annually taking a 20 year life cycle based on the increased maintenance and operations costs of the renovated building comes to the range of \$700,000. He said taking into consideration the value of the additional cost to maintain the building and noted it is on the order of \$375,000 to \$500,000 to fund additional maintenance. He indicated there are a lot of unknowns and change orders always play a factor in additional costs in renovating a structure and said the bottom line, based on the analysis, is the long-term reduced maintenance and operations costs make this an equal cost scenario. He said staff's recommendation is that new construction brings a much better product and that there is little cost differential.

Director Felz outlined a timetable and next steps indicating recommendation to City Council on October 20th and that the committee continues to meet staring tomorrow night moving forward with a review of the project and receive next level of public input as to the function of the building and potential program which will happen over the couple of months.

Commissioner Questions and Comments:

Chair Dasney asked what O and M means and Director Felz answered operation and maintenance. Commissioner Morgan asked about the surroundings of the site and indicated that St. Mary's school closed and wanted to know what the future is there. Director Felz stated St. Mary's is actively programming those class room spaces with their educational programs in the evenings and the leadership of the church is very much interested in a parking plan that works as shared parking plan. Commissioner

Morgan noticed the tennis courts are gone. Director Felz indicated that the Tennis Center is the location to play tennis. Commissioner Morgan said he felt option B of \$15M and potentially a wash over time whether you go A or B because the renovations are just fraught with issues and it looks like option B works and flows a lot better than option A. In addition, he indicated he knows Roger Torrearo and Bob Coffee and has tremendous confidence in them. Commissioner Morgan stated from his own experience that between renovation and new constructions you are a lot safer with new construction. Commissioner Shanfield said that the Commission has seen a lot of different plans over the years come forward this is a new one and could remember at one point of kind of still separating the Boys & Girls Club programming with the Senior Center. She noted that it now looks like having the gym, pool and everything together with less square footage and expressed concern about room for everybody. Director Felz said the square footage has not been locked in, but this is to illustrate the pros and cons of new verses renovation and does not describe the final product. Commissioner Chen said that if money is not an issue, then go with the new; however questioned the 20 years as being a "wash" situation. Chair Dasney requested funding information.

Director Felz stated the funding is a budgeted amount of \$23.7M from beginning to end for this project with \$15M for construction. He said you can not put numbers on something not designed yet and reviewed the numbers of the anticipated savings on a smaller building by the analysis by the experts and as well as the feel from the user groups that renovating the building will create a much less efficient building that requires 2,000 to 3,000 more SF. He said it will cost more to maintain, heat, repair, refloor an additional 2,500 SF on the order of \$230,000 plus per year; the number currently at the Senior Center is \$9.18 per square foot per year to maintain the building and using that number in a formula over the next 20 years you get the additional number of \$625,000 to \$725,000, the numbers being compared are maintenance costs of current building verses cost the cost of a new building and the savings of energy and repairs to an old building.

Commissioner Adam stated she is for a new building. Commissioner Hayes said that it is a great option to go with all new construction as you will meet the user groups needs and provide facilities that will be better utilized as it involves less than 5% difference with the new construction.

Chair Dasney requested A MOTION for a recommendation to the City Council that the concept plan for Community Center that uses new construction be recommended by our group. Commissioner Shanfield MADE A MOTION for recommendation to the City Council to use new construction for the Community Center and Commissioner Adam SECONDED the MOTION. Chair Dasney call for a vote.

AYES:

Adam, Chen, Dasney, Morgan, Shanfield, Hayes

NOES:

None

ABSENT:

Stanford

The MOTION PASSED unanimously.

*6. PARKS & RECREATION CIP OVERVIEW

The Parks and Recreation Commission are being asked to receive and file this update.

Director Felz reviewed the following recently completed projected in the last 12 months:

Don Castro Center is now complete at Richman Park and is being heavily used; Gilbert Center is open and has been a good success with the level of programming; Truslow Park project complete; Richman Park Field Lighting just finished and Council approved a synthetic turf option for the field renovations.

Commissioner Adam wanted to know how the field will be maintained with the School's joint use. Chair Dasney stated the City Council plans to have that field open all the time so that the community can use as free play. Richman Center staff will monitor field usage.

Director Felz continued with current projects under construction and stated that back stop replacements in various parks where the leagues are playing is scheduled and reviewed Lions field construction showing the staging of the earth movers and that the two retaining walls are in and the wall perimeter is completed; noting that part of the retaining wall and the seating area for the back of the field with a smaller retaining wall steps into the trail location. He indicated a future tour would be planned. He continued to review Independence Park problems with concrete not holding up so safety improvements have been made to the walkways with additional landscape; Red Cross Building improvements scheduled to meet ADA compliance for the restrooms, along with renovation of the building to historic accuracy, and removing the drop ceiling to provide much better lighting. Chair Dasney requested renaming the building.

Director Felz said Laguna Lake restoration of the restrooms by the lake have been completed. He noted the outdoor multi-use area improvements have been completed which includes a new circulating pump for the lake. Chair Dasney asked about the upgrade of the aeration system at the Lake and that seemed odd as it is a new system. Director Felz said that the pump system out of warranty and it was not adequate so it was an opportunity to make it right and the grant funding was to stabilize the water quality.

Director Felz said Hiltscher Trail Improvements are moving forward as the signal at Euclid has been installed pending electrical power and final consultant designs to go out to bid. Commissioner Hayes asked if there were still issues with the landowner to the North and Director Felz indicated there is an active lawsuit; however it does not impact the City's ability to more forward with the project noting the heart of the lawsuit is that the City has restricted the homeowner's access to their property and Council and City Manager said to move forward with project.

Director Felz said Puente Street Bike Trail is in design phase with a 9 month projection. Commissioner Adam stated a homeowner on the Brea side has installed netting around their property. Commissioner Morgan asked what type of bridge would be installed. Director Felz said the bridge is premanufactured steel with an arch.

Director Felz stated Tennis Center complex plans are in final plan check and will go out for bid; Olive Park project has a protest and appeal process that will go to Council. Chair Dasney asked if there be were neighborhood meetings for input in developing a park. Director Felz said a meeting has already taken place; a master plan was established for this park; other stake holders have provided community support such

as, Orangethorpe Learning Center, OCCCO Organization, West Fullerton Improvement Committee; and the Department is following direction from Council to make recreation amenities and improvements in the West side.

Director Felz reviewed Lemon Park Master Plan/Improvements and indicated a final community meeting is planned for November 2nd, noting configuration of basket ball courts is to be determined.

Director Felz said Tri-City Park master plan will move forward as Mia Lehrer + Associates was selected and noted the lake is the number one issue. Chair Dasney asked if there is a community building to hold meetings at the Park. Director said there is not a facility there, but picnic shelters are available.

Director Felz said Union Pacific Park is closed and we are looking a time line of the related court case being resolved.

7. REPORT ON CITY COUNCIL AGENDA ITEMS

- KaBOOM! Grant for Olive Park Schedule 10/20/09
- Acceptance of Donation from MOMs Club East
- Meridian Sports Club Lease Closed Session
- Richman Athletic Field Improvements Selected Synthetic Turf

8. DIRECTOR'S UPDATE

- Program Highlights Strong registration numbers
- Night in Fullerton Scheduled Saturday 10-10-09
- Oktoberfest ends the Thursday Evening Market

9. COMMISSIONER COMMENTS

Chair Dasney congratulated the department on the \$5,000 gift for boating and fishing. She also stated she was pleased to see on the Laguna Lake plan a gathering place for classes. Chair Dasney also expressed appreciation for the dental clinic held at Senior Center.

Commissioner Adam attended Night in Fullerton and noted she felt there was not enough interest in the program. She said the participation seemed to be down and stated that it did not appear to be as well attended as the Thursday Night Market.

Director Felz said the Night in Fullerton was moved into the fall and that it is not an event presented by the City, but the arts organizations in the City as an open house event. Chair Dasney asked if the Downtown Association or Chamber of Commerce involved in this event. Director Felz said no neither is involved in this event. Manager Mauk said the event has not been as successful as past years; however they are addressing more downtown involvement. Chair Dasney said the businesses were not interested as sales were not involved. Commissioner Chen stated that her family looks forward to this event each year as our City is not only an education community but also an arts city.

10. ADJOURNMENT

Chair Dasney requested A MOTION to adjourn the meeting and Commissioner Cheng Made A MOTION to adjourn and Commissioner Haynes SECONDED the motion to adjourn. Chair Dasney called for a vote.

AYES:

Adam, Chen, Dasney, Morgan, Shanfield, Hayes

NOES:

None

ABSENT:

Stanford

The MOTION PASSED unanimously. Meeting adjourned at 8:16 pm

Respectfully submitted,

Joe Petz, Secretary