# CITY OF FULLERTON PARKS AND RECREATION COMMISSION MINUTES

Regular Meeting City Council Chamber Monday, September 14, 2009 6:30 p.m.

#### **CALL TO ORDER**

Chair Dasney called the meeting to order at 6.33 p.m.

FLAG SALUTE

Commissioner Chen led the flag salute.

**ROLL CALL** 

Present:

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

Shanfield, Scott Stanford

Absent:

Scott Hayes

Staff:

Parks and Recreation Director Joe Felz; Parks and Recreation Managers Grace Carroll Lowe, Hugo Curiel, Alice Loya, and Judy Peterson; Community Center Supervisor Eloisa Espinoza; Recreation Supervisors John Clements and Aaron Orozco; Parks Project Specialist Doug Pickard; Events Specialist Ashley Glass; Landscape Superintendent Dennis Quinlivan; Building and Facilities Superintendent Lyman Otley; Landscape Supervisor Phil Kisor

#### PUBLIC COMMENT

Bill Jewell, Head Coach and Chief Operating Officer of FAST reported that FAST ended the year in August and will start the new year on September 1'st. He expressed his appreciation to the people and staff of Fullerton for the partnership and leadership.

He proceeded to provide his organization's year-end activities, which included the Swim Safe Program, the Secret Pals Program, the Special Olympics Swim Team, and the Lymphoma Society and Leukemia Society. The most successful programs are Swim Safe with an increase of 200 percent and the Secret Pals program with an increase of 308 percent. According to Head Coach Jewell, FAST doubled their numbers last year because of Brea Plunge going down. This year, FAST is back to 14,000 total visitors.

The swim team has been selected as one of two sites in the United States to become a training site for post graduates and professional swimmers. The site will start out with four swimmers and a new elite coach. Head Coach Jewell shared that aside from bringing notoriety to the city of Fullerton, these athletes will also participate in outreach programs with the less fortunate members of society, especially children that are affected by various diseases.

Chair Dasney thanked Mr. Jewell for the detailed information and inquired if any of the commissioners had any questions for him.

Chair Dasney announced to move on to consent items and suggested review of Items 1 – 3 Minutes of Meetings.

CONSENT ITEMS (Items 1 - 3)

#### 1. MINUTES OF THE MAY 18, 2009 SPECIAL COMMISSION MEETING

Chair Dasney recommended a motion to approve of the Minutes of the May 18, 2009.

### 2. MINUTES OF THE JULY 13, 2009 COMMISSION MEETING

Chair Dasney requested that the phrase "certain projects" on page 12 be revised as "certain adoption projects." Also on page 12, Chair Dasney suggested adding the word "maintenance" in the phrase "getting them to sponsor and pay for the park maintenance." Chair Dasney recommended a motion to approve of the Minutes of the July 13, 2009 Commission Meeting with the editing changes requested.

## 3. MINUTES OF THE JULY 27, 2009 SPECIAL COMMISSION MEETING

Chair Dasney asked that the "field requirement" on page 12 be revised as "field lighting requirement" since this was what they were addressing during the meeting. Also on page 12, Commissioner Shanfiled wanted the term "SPECIFIC PLAN," a quote from her which was capitalized, to be uncapitalized. Chair Dasney recommended a motion to approve of the Minutes of the July 27, 2009 Special Commission Meeting with the editing changes requested.

Commissioner Adam MADE A MOTION to approve the MINUTES OF THE MAY 18, 2009 SPECIAL COMMISSION MEETING, the MINUTES OF THE JULY 13, 2009 COMMISSION MEETING and the MINUTES OF THE JULY 27, 2009 SPECIAL COMMISSION MEETING as amended. Chair Dasney called for the vote.

AYES:

Adam, Chen, Dasney, Morgan, Shanfield, Stanford

NOES:

None

ABSENT:

Hayes

The MOTION PASSED unanimously.

#### 4. LANDSCAPE DIVISION MONTHLY REPORTS FOR JULY AND AUGUST 2009

Recommendation to receive and file the Landscape Division July 2009 and August 2009 Monthly Reports.

Commissioner Adam requested clarification of item 5 under landscape division as to the meaning of volunteer palm trees. As clarified by Landscape Superintendent Quinlivan, these would be palm trees that get blown by the wind, not planted on purpose or just dropped. Commissioner Morgan questioned the process of repair to Duane Winters pilasters and Landscape Superintendent Quinlivan noted that the missing flagstone rock

was replaced; however sometime in the future work on the fence will be addressed as a capital project. Commissioner Morgan stated he likes the pilasters.

Commissioner Shanfield congratulated the division for completing MWD Calsense installations and saving the City so much money.

Director Felz requested to comment as a follow up to a previous meeting concerning the water savings and the preliminary numbers available under the mandate of 10% cut back. He stated the parks system met a 7% cut back and mentioned the City wide cut back was about 15%. He acknowledged the landscape divisions efforts of achieving 7% was a significant challenge and thanked Landscape Superintendent Quinlivan and his staff.

# 5. BUILDING AND FACILITIES DIVISION MONTHLY REPORTS FOR JULY AND AUGUST 2009

Chair Dasney requested a motion for approval the Consent Calendar Items 4 and 5.

Commissioner Shanfield MADE A MOTION to approve Items 4 and 5 for the Consent Items and Commissioner Stanford SECONDED the motion to approve the Consent Items as amended. Chair Dasney called for the vote.

AYES:

Adam, Chen, Dasney, Morgan, Shanfield, Stanford

NOES:

None

ABSENT:

Hayes

The MOTION PASSED unanimously.

REGULAR BUSINESS (Items 6 – 11)

#### GOLFERS PARADISE IMPROVEMENTS AND LEASE AMENDMENT

The Parks and Recreation Commission is being asked to recommend approval of the conceptual plans for improvements to Golfer's Paradise and an amended lease as proposed by Harbor Golf, LLC to the City Council.

Director Felz presented Golfer's Paradise owner John Mok's proposed elevated two story structure restaurant located on the City's Lease hold Army Corp property in the spill way of the Brea Dam facility area and stated the purpose of this agenda letter is to provide a tool for the owner to obtain financing and allow an extension of term lease agreement an additional five (5) years providing owner the ability to move forward with a good faith commitment allowing lease to end in 2046. The proposed changes to Lease Agreement would add five years to the lease and involve the City's share of gross revenues for the food and beverage service reflecting a 4% during construction with increases of 5% years 1-3 and 6% years 4-5, which is consistent with other restaurant operations on park properties.

Commissioner Questions and Comments:

Commissioner Stanford said that when he read the proposal, he liked it but asked if the restaurant will significantly increase the parking. Director Felz replied that parking comes

in when they get into the planning process and there would be parking requirements. Based on the Commission's approval, they are willing to talk about extending the parking northbound onto the woodchip parking area north of the area and it could be used as a springboard to clean up Brea Dam Park and some of the others.

Commissioner Chen asked if the construction cost will be incurred by the golf course and what happens with the building once the lease expires. Director Felz replied that like Summit House and Meridian Club, when the lease expires, the improvements revert back to the city. The parties may get into a negotiation to extend the lease beyond 2046 and there can be improvements to consider in the negotiation. According to Director Felz, what could happen potentially is the city will adopt the building if the lease expires and there is no extension. In reply to Commissioner Chen's question about the City incurring costs, Director Felz answered that they are not envisioning added costs to the City.

Chair Dasney stated that the contract details will be worked out as time goes and that the mission is to extend the lease to enable the "applicant," as she called Golfers Paradise, to pursue financing. This could be done by the body through a letter of commitment.

Commissioner Shanfield asked that if the restaurant were to fail, what happens and how would it work in terms of the lease. Director Felz replied that the first step would be to try to sell the business and the lease with it subject to the City's approval on what would be proposed. They could also go on default and have a worse situation where there would be bankruptcy of the business.

Commissioner Morgan asked about the details of a full service restaurant and Director Felz stated that the proposal consisted of serving lunch and dinner with alcohol service as a sit down meal service. Commissioner Morgan said he has seen the food service evolve from the vending machines to the deli and now the out side patio service including beer and wine and noted he is in support of the seven year term as it is a good project.

Chair Dasney asked for a motion to approve the conceptional plan for improvements without approving anything specific at this time but just for the five-year increase.

Commissioner Stanford MADE A MOTION and Commissioner Shanfield SECONDED the motion to approve the extension of the lease on Golfers' Paradise. Chair Dasney called for the vote.

AYES:

Adam, Chen, Dasney, Morgan, Shanfield, Stanford

NOES:

None

ABSENT:

Hayes

The MOTION PASSED unanimously.

#### 7. POLICIES AND GUIDELINES FOR TRAIL USE

The Parks and Recreation Commission is being asked to review and approve the posting of trail hours as "closed from midnight to 4:00 a.m." as well as a trail speed limit of 10 miles per hour as recommended by the Trail Ad Hoc Advisory Committee.

Director Felz presented recommendations for trail guidelines stating this is the first phase of several recommendations which will begin with establishing the recreational trail hours and confirming bicycle speeds to address liabilities issues. He stated the trails will be closed from midnight to 4:00 a.m. and noted that currently it could be interpreted that the trails are open 24 hours per day and although these recommended items are not enforceable; this would provide residents an option to contact Police Department of their concerns and generate a response from the Police Department. The speed limits are to provide notice to cover liability issues and advisory signs of 10 m.p.h. limit on the trails and in the parks.

#### **Commissioner Questions and Comments:**

Commissioner Shanfield said that she sits on the subcommittee with Chair Dasney and noted that the committee also talked about being in control of one's vehicle and wanted to know if it was in the report, to which Commissioner Adam says that citing FMC, "Vehicle is any wheeled convenience," motor-powered, animal-drawn, self-propelled. Chair Dasney added that the last paragraph says "awareness regarding trail etiquette regulations and safety," which probably covers control but that there should be some specificity.

Director Felz asked if everything should be codified to say what you shall not do, to which Chair Dasney answered in the affirmative. Director Felz said that it clearly would be part of the sign program for awareness, examples of which are "steep slope ahead," "watch your speed." Chair Dasney indicated Mr. Hayden, with the Trail Ad Hoc Advisory Committee might have additional comments regarding this concern. Mr. Hayden stated he recalled a detailed discussion regarding control, which does not only apply to bikes but it does applies to equines more so than hikers or runners as well; however it could be addressed with signage.

Chair Dasney inquired if there further questions and if not requested a motion to approve Policies and Guidelines for Trail Use Item 7.

Commissioner Morgan MADE A MOTION to approve Policies and Guidelines for Trail Use Item 7 and Commissioner Stanford SECONDED the motion. Chair Dasney called for the vote.

AYES:

Adam, Chen, Dasney, Morgan, Shanfield, Stanford

NOES:

None

ABSENT:

Hayes

The MOTION PASSED unanimously.

#### 8. REPORT ON CITY COUNCIL AGENDA ITEMS

- Placentia Yorba Linda School District Agreement Approved
- Amendment No. 15 to OCTA Agreement Approved
- Office on Aging Fourth Amendment Approved
- Major League Softball Contract Extension Approved
- Summit House Amendment Approved
- Annual Purchase of Natural Gas Agreement Approved
- Fullerton School District After School Program Agreement Approved
- KaBOOM! Grant for Olive Park Approved
- Orange County Grant for Helmet Distribution Approved

Director Felz stated all of these agreements were review by the commission. He noted that the Summit House agreement amendment involves the Summit House handling the landscape maintenance. The Annual Purchase of Natural Gas Agreement is a financial arrangement to participant in the open market to purchase natural gas on an annual basis through Ecom-Energy, a brokerage firm for energy providers. Parks and Recreation is part of a bid package which will save about \$30k-\$40k in the next 12 months. Orange County Grant for Helmet Distribution is an annual program which followed time limits. KaBOOM contacted City of Fullerton to submit an application to partner with a corporate partner, this project moves very fast and Olive Park was selected with installation of playground equipment valued about \$50,000. The Corporate partner is Home Depot. City funding will be around \$30,000. November 12 is scheduled for the build day. Commissioner Adam asked about the date selected and Manager Loya stated that KaBoom does not use weekend dates. Manager Loya indicated design day is scheduled this Wednesday.

Chair Dasney stated that the Truslow Park had a community to draw on with the Lemon Park people, the Maple School and so forth and asked what the plan is to attract volunteers on a weekday in that area. Director Felz said that they have identified two groups, nonprofit and community groups that will be working with them on the project, all designing on the build day. On the Westside, there is the West Fullerton Improvement Committee and some other groups, mainly the Orangethorpe United Methodist Church. There are organizations with a strong presence on the Westside. St. Jude has an interest on the extreme southwest corner to bring amenities and do some community organizing. Director Felz is confident about the participation and the work that staff has done out there in the last 12 months.

#### 9. DIRECTOR'S UPDATE

Director Felz noted that the Lions Field project is moving on schedule, pending construction of a wall; once the wall is completed, the project will move forward. There are five small projects from last year funded by the County of Orange for park projects and they are about to get underway, Independence Park concrete entry way is being improved, Red Cross Building renovations are being completed and Laguna Lake restrooms are being completed. Tri-City Park Master Plan is being kicked off and the design phase will begin in the next two or three weeks.

Commissioner Shanfield inquired how many people from Fullerton are on the Tri-City Park Master Plan Committee. Director Felz answered that there are two staff and two at-large from all three cities. There are 12 people assigned plus the city engineer. Fullerton has five; the other cities have four. The commissioner next asked about Laguna Lake and if there would be swings or any kind of playground in it. Director Felz answered that there are not any plans right now. He thinks that once they get to the end of all of the piecemeal approaches to Laguna Lake, they will take a step back and some of this will be related to what happens at Coyote Hills because it is right next door and is the gateway to Coyote Hills should something happen to Bob Ward Preserve, which they already own. There still are more plans on the books for Laguna Lake with the trail improvements and then master plan the area and see what the community wants.

Director Felz also reported that as fall kicked in, the newsletter hit the mailboxes some weeks ago, which was a nice job as it is always a challenge. Classes are beginning with great registration and the after-school program is going on as well as a lot of league activity.

#### 10. COMMISSIONER COMMENTS

Chair Dasney said she was at the ad hoc meeting and the Lemon Park meeting this week and gave comments regarding the civic center and community center piece. Chair Dasney was somewhat dismayed at the meeting because she did not see the entire community as being included. Director Felz addressed this very nicely in saying that they, the commissioners, represent the community. Chair Dasney still believed that the community at large has not had input in this process to the extent that they not just should, but must have. "This is essential," she says.

Chair Dasney said the two stakeholders, the Boys' Club and the Senior Center folks have had ample opportunity to express their wishes, but she believes that the rest of the community has not had sufficient opportunity. The tentative schedule made at the ad hoc meeting was that the issue of the community center - stressing on the word "community" - was that it would come before the Parks and Rec Commission on October 12 and then go to city council on October 20. Chair Dasney said that is a very short window of time and does not seem that there would be enough input from the public prior to that date, so she would like that reconsidered or a huge campaign be put in place rather quickly to gain that input. She noted that the people she is talking about missing are the young moms whose kids are at kindergarten in the morning and they have some time to work out, the people that would come and use the exercise equipment before they go to work, anybody else, anybody outside of that before 18 years old and over 55. There are a lot of people that don't even know this is happening or that it is a proposal at all. That being said, the chair would hope that there would be notice of a meeting going out, whether it would be called a hearing or a meeting where the public would be invited for input. She would advocate for notification by way of the local media, i.e. The Observer and The Tribune perhaps Focus on Fullerton should carry something if they have not. She said she has not seen anything any place but she has not been going to these meetings personally and this was the only ad hoc meeting for that community center that she did attend.

Chair Dasney is also not sure how they can reach the middle-age group but that she definitely thinks that council will want to include that group to make this a community

center and stated that some further consideration needs to be given. She requested that Commissioner Adam and Commissioner Stanford provide additional details.

Director Felz stated that this project went off track last year and is now being considered as a joint use building as Community Center versus a new senior center and a new Boys and Girls Club and noted there are clearly two significant user groups involved that will utilize an intergenerational center and stated a meeting next month will address square footage cost verse square footage needs and how this project will act as a community center. He said originally it was assumed that we would use the exiting Senior Center structure; however it does not meet structural code which has resulted in a decision to start over with a new building or what type of building can be built, and would certainly entertain a special meeting or any type public community dialog you would want to have.

Chair Dasney responded that she didn't want a month to go by without having said it in front of the group. She thought that this was the forum to make her statement. She asked if Commissioner Adam or Commissioner Stanford had anything to add. She agreed with what Director Felz said.

Commissioner Stanford said that he unfortunately had a work commitment and got there after it ended but they went to the Lemon Park meeting. He indicated another meeting coming up a week from tomorrow, which will give him a better idea of what is going on; however he thinks that they have two tenants: the Seniors and the Boys and Girls Club. He stated that he thinks the vision that everyone shares is truly a community center with two tenants and that there is no monopoly. He said he envisions a facility where parents can come in, moms can come in with kids, and people can come in and do other things that will not disrupt the Boys and Girls Club. He said he is looking forward to the meeting next week.

Commissioner Adam stated that it was the first meeting that she has attended and that they were discussing about the Boys and Girls Club that night, the Senior Center and the community center. She said that throughout her time there, the vision that she thought they were focusing on changed and the given presentation was strictly with the usage of the Senior Center and the Boys and Girls Club with the community as a whole, and not with the emphasis that she has heard from others, which was the facility as a community center.

Commissioner Stanford said the facility should be a community center where parents with kids, young moms, everyday average people without the ties to the seniors and/or without the ties to the Boys and Girls Club can come in and utilize the building and the facilities and the equipment without being integrated with both user groups so that there isn't an infringement or a time period that is devoted solely to each of those groups.

Commissioner Adam said that she agrees with Chair Dasney that there are members of the community that do not even know this is happening and that they need to publicize it to have their input to know what's happening. She also looks forward to the presentation next week.

Chair Dasney stated that the presentation will let them be able to decide on the building structure itself. She said that perhaps seeing Judy Petersen's presentation became somewhat misleading, for which Director Felz replied that it was probably a bad call on his part and it clearly did not play well with Chair Dasney or Commissioner Adam.

Director Felz said that they used colors that showed the shift of the predominant users at the time of the day in three-hour blocks and everyone understood it and said that it is going to be a true community center because during the day you are going to have predominant use by seniors and by the kids after school.

Chair Dasney pointed out to Director Felz that the plan did not work with her and shared her feeling that certain council members who kicked the whole plan back are not going to see it as totally answering up. Commissioner Adam said that it has been made quite clear through comments in *The Observer* and in other arenas that the council wants to have people coming out and exercising and that this is for everyone, not just two certain groups but everyone. Commissioner Adam said that the group needs to make sure that this is being addressed in a community center and that she has been listening about having a community center for a while and that she would want to be able to utilize it before she becomes 55 years old and that she can benefit from the facilities because she is not younger or 18 anymore.

Chair Dasney said that on the color-coded maps, the library is shown as the community space at a lot of given times and that she suggests at this early point of possible intervention because the library is on the move in a new community area that they are establishing, she would like some input on the floor surface because if it is carpeted as is the current meeting room there it that definitely has limits. She said that if it had wood floor, one could have exercise classes or if it is a teleconferencing room, then it might be carpeted and would not allow multi uses to meet the needs of the community.

Commissioner Shanfield expressed concern regarding the Dog Leash Laws, how to enforce it, suggesting signage and a campaign through *Fullerton Connect* and *Focus on Fullerton*, newspapers to enforce and reinforce the Dog Leash Laws and making the community aware the Dog Park where dogs can be off leash.

Chair Dasney indicated that a dog leash law is already in existence. There should be a signage campaign, a campaign through Fullerton newspapers to enforce and reinforce the dog leash laws. According to the chair, the ad hoc committee seems to feel there is going to be a lot of public input on this. There is no need to look at changing any more ordinances because of the laws' existence but only on ways that they can try to enforce it and bring the community to realize that there is a dog park if one wants to have his dog off leash. On the trails and the parks, however, dogs have to be on a leash that is no more than 10 feet long.

Commissioner Morgan noted progress of the Hillcrest Park Master Plan and stated that a restoration of Hillcrest Park needs to be addressed to bring the park back and preserve it. He mentioned that Lions Field could be viewed as being the first phase because of the North Slope. The fountain, stairways, flagstone and WPA work needs to preserved and restored. On July 8<sup>th</sup> we expanded the opportunity for firms to respond to a RFQ. 23 firms responded with questions to staff regarding Master Plan preparation. The committee reviewed staff recommendation and ranking of six finalists. The interviews scheduled are for September 30, 2009 when a final selection will be completed. The group concluded to interview five finalists and they are finalists by determination of staff research. They will come up with a ranking or maybe a recommendation for a finalist and move forward from there.

Chair Dasney asked if the ad hoc committee continues after that firm is chosen, and Director Felz said that, yes, there will be the council's representative all the way through until a final master plan is released. Commissioner Morgan said that Hillcrest could end up as a multi-phased project because when you walk that 40 acres and you know there is \$5 million in the background for construction, there is just a lot of work to be done. Commissioner Morgan said that they have to hit the high notes and the major priorities of restoration to bring that place back to life in what was probably going to be the first phase and maybe the only phase for a while. But the master planning will take some time and all that prioritization and, by definition, restoration will have to be worked through.

Chair Dasney proceeded to ask Chen about any information she might like to add to Director Felz's report. Commissioner Chen then went to talk about Lemon Park first and then the Tri-City Park. Aside from meeting a few times already to create the master plan, a lot of input was given along with the police representative, the staff members, and committee members. She thought they went along really well. The restrooms, the inside and basketball court discussions seemed to be doing really well.

Commissioner Stanford then gave a briefing of the meeting, with the issue being if the people want a full court, a half court or three half courts. A full court would bring serious ballers from all over North Orange County and it precludes other people from playing, whereas the three half-courts allow competitive basketball but not at the same level.

Director Felz talked about the mural restoration plan that will come out. The engineering department wanted to talk about the plan for the street lights which is another issue for that entire community. There will be a community meeting to wrap up all the work that is needed and then they will go to second phase for construction documents and hopefully council elects an awards bid.

Commissioner Chen stated that the Tri-City Park went along really well. They just selected committee members and there is a group of people who came from three cities. There is a representative from the city staff and the commissioner and also the committee member, and the firm is being elected and so they are moving along doing really well and are waiting for the schedule for meeting again.

Commissioner Shanfield inquired who the community members of the committee are. Director Felz mentioned Angela Lindstrom and explained that the way it is structured is there are two community members from each city. One is a voting member and the other one is the substitute and asked to come at every meeting and participate, but not voting unless they are filling in. The substitute is Angela Lindstrom who has been active. Commissioner Chen added that everyone has been selected from all three cities and that all are frequent users of the park. They basically said that they use it on a daily basis and all live very close to the Tri-City Park and they have been notified now.

Chair Dasney asked everyone if there are questions and thanked all those who spoke. She stated that it helps all realize how much work staff is doing and how many projects everyone is involved with and that she is always amazed at the amount of work the department puts out.

Commissioner Chen inquired about the Night Fullerton and Director Felz answered that it is schedule for October 10<sup>th</sup> and will focus primarily on downtown. He said it will be

similar to last year with the galleries and the main stage at the plaza and noted the application period just ended last Friday. As for the participating size or transportation provided as asked by Commissioner Chen, Director Felz answered that no transportation is available. It is transforming now into more of a downtown event and that the groups from the outlying sites are coming downtown, even to Muckenthaler, Fullerton College and expressed that it is coming together and should be a great event.

#### 16. ADJOURNMENT

Commissioner Stanford MADE A MOTION and Commissioner Adam SECONDED the motion to adjourn the meeting. The meeting was adjourned at 7:59 p.m. Respectfully submitted,

Joe Felz, Secretary