



**CITY OF MANHATTAN BEACH
PARKS AND RECREATION COMMISSION**

**Monday, April 26, 2021
4:00 PM**

Location: Virtual – Instructions within Agenda

A G E N D A

A. CALL TO ORDER

B. ROLL CALL

Commissioner Karger	Commissioner McCarthy
Commissioner Greenberg	Commissioner Turkmany
Commissioner Weiner	Commissioner Cullen
Commissioner Nicholson	

C. APPROVAL OF MINUTES – March 22, 2021

D. CEREMONIAL - None

E. AUDIENCE PARTICIPATION (3-Minute Limit) - The public may address the Commission regarding City business not on the agenda.

F. GENERAL BUSINESS

ADA Upgrades General Information – Ryan Heise, Susan Yuzuki

Workplan subcommittee updates:

- El Porto Family Park
- Nature Areas & Trails
- Dog Parks & Community Parkettes
- Polliwog Park Enhancements
- Replace Sand Dune building
- Explore repurposing Pay'n'Play Racquetball Land/Building
- Explore acquiring armory land
- Explore feasibility of developing aquatics facility
- PMP Project Cost Estimates; P&R Maintenance and Replacement Budgeting
- Donation Policy and Programs – add legacy gifts and donations of art to policy; Marketing

G. STAFF ITEMS

City Council recap and Parks and Recreation Department updates

H. COMMISSION ITEMS

Older Adult Program update
School District update
Student update

I. ADJOURNMENT

Pursuant to Governor Newsom's Executive Orders No. N-25-20 and No. N-29-20, City Council Chambers is not open to the public. In the interest of maintaining appropriate social distancing, the Parks and Recreation Commission encourages the public to participate by submitting comments on agenda items or other subject matter within the jurisdiction of the Parks and Recreation Commission via email to both lrobb@citymb.info and mleyman@citymb.info, no later than 3:00 PM, April 26, 2021 (the day of the meeting), if you are unable to join the meeting via Zoom.

Zoom Meeting Instructions: There are multiple ways to join the meeting. Please Note - the Parks and Recreation Commissioners and Staff will be visible via video, members of the public may choose to turn on their video during public comment during their turn.

If you plan to speak during the meeting, join via Zoom at 3:45 p.m. in order to request to be on the speakers list.

1. Join Zoom Meeting via the internet (download app if needed): Direct URL: <https://comb.zoom.us/j/93781041645>, Meeting ID: 937 8104 1645
Please name yourself to include the item(s) you wish to speak on, and your First & Last name. Example: G.1 – Jane Smith.
2. Join Zoom Meeting via Phone Application (download app if needed): Download Mobile Apps: <https://zoom.us/download>, Enter Meeting ID: 937 8104 1645
Please name yourself to include the item(s) you wish to speak on, and your First & Last name. Example: G.1 – Jane Smith.
3. Join Zoom Meeting via Phone Conference (Voice Only): Phone Numbers: +1 669-900-6833 or +1 346-248-7799. Meeting ID: 937 8104 1645.
Find your local number: <https://comb.zoom.us/j/93781041645>. Upon calling in, you will be "muted" until you are prompted by the Host to state which item you wish to comment on. Your mic will be unmuted when it's your turn to provide Public Comment.

Please Note - All microphones for non-Commissioners or Staff will be muted during the meeting, except during Public Comment periods for which you have requested to speak.

The City strongly advises you of the following:

1. Download the Zoom app to your respective device well ahead of the meeting time. Visit <https://zoom.us/> for the download link. Please make sure you have downloaded the most recent version available.
2. Familiarize yourself with the Zoom application prior to the meeting.
3. Check the condition of all personal electronic equipment, internet and phone connections, and microphone/speaker functionality. The City is unable to support this equipment.
4. Join the meeting prior to the start time. Due to security or technical limitations, admittance to the meeting may not be possible after the meeting begins.
5. Every effort will be made to "rename" participants on Zoom as quickly as possible, so that phone numbers are hidden, however, phone numbers may be partially visible for a brief time.

CITY OF MANHATTAN BEACH
MINUTES OF THE PARKS AND RECREATION COMMISSION
Virtual – Zoom meeting
March 22, 2021
4:00 PM

CONTENTS

A. CALL TO ORDER

The meeting was called to order at 4:01 PM.

B. ROLL CALL

Present: Chair Greenberg, Weiner, Turkmany, Karger, McCarthy, and Cullen

Absent: Nicholson*

*Commissioner Nicholson arrived at 4:07 PM.

C. APPROVAL OF MINUTES

Commissioner McCarthy moved to approve the January 25, 2021 minutes as written and the February 22, 2021 minutes with the following correction submitted via email on March 19, 2021.

P. 3, paragraph 5, sentence 5 – Corrected \$16M to \$13.8M, to read “The pool opened in March 2019 at a cost of \$13.8M to build, not including the land.”

Commissioner Karger seconded the motion. The motion passed.

Ayes: Chair Greenberg, McCarthy, Turkmany, Karger, and Cullen

Nays: None

Abstain: None

Absent: Nicholson*

D. CEREMONIAL

None

Commissioners Weiner and McCarthy confirmed that Ryan Beaupain had been recognized at a City Council meeting for his successful tree donation effort.

E. AUDIENCE PARTICIPATION (3-Minute Limit)

Chair Greenberg opened the floor to audience participation. Seeing none, the floor was closed.

F. GENERAL BUSINESS –

Prior to discussing the workplan items, the new template for project updates was reviewed. Each ad-hoc committee will be responsible for preparing a monthly written update that will be attached to each agenda. Commissioner McCarthy offered some suggestions that will be incorporated into the template.

Chair Greenberg asked if there would be a Salute to the Troops event. Director Leyman replied that there is a preliminary plan for a shortened summer Concert in the Park series that will begin no sooner than August.

Discussion of 2021 Workplan Items:

Donation Policy and Programs – (Turkmany, Karger)

Director Leyman will be working with the City Attorney on the Legacy Gift legal language. Commissioner Karger has found some language from a city in San Diego and is looking at how to incorporate that into the current policy. The Parks Amenity Catalog will be updated when the inventory and replacement prioritization is complete. Military Recognition Wall – Public Works Engineer, Gil Gamboa has spoken with Ish Medrano, retired Public Works Engineer and designer of the Veterans Memorial, to gain some insight on materials, vendors, cost, etc. Mr. Medrano is gathering information.

PMP Project Cost Estimates: P&R Maintenance and Replacement Budgeting – (Weiner, McCarthy) Commissioner Weiner reported that this item has three parts. 1) cost of new projects proposed in the Parks Master Plan, 2) cost of maintenance and schedule of replacement for new projects, 3) maintenance costs and replacement schedule for existing facilities and amenities. He added that he may not have a lot of updates in the next few months but that as the individual projects and inventories are completed, more information will become available. The goal is to have these costs built into the budget and get an idea of how to fund these items in the future. Sr. Recreation Manager (SRM) Vincent offered to do a Parks and Recreation budget overview for the commission at a future meeting.

Commissioner McCarthy mentioned that the subject of restroom facilities came up multiple times in the community outreach and she wondered where they fall in terms of the budget. SRM Vincent stated that GoReach repair requests are regularly reviewed and prioritized by Public Works. Director Leyman recommended for anyone who would like to report a needed repair, to download the GoReach app. Chair Greenberg added that Public Works is very responsive to GoReach requests but he feels that very few people are aware of the app. He suggested that stickers with QR codes might help to increase awareness. Commissioner McCarthy suggested adding the information to new signs as old ones get replaced.

Exploring the feasibility of developing an aquatics center – (McCarthy, Weiner, Cullen)

Commissioner McCarthy reported that the ad-hoc committee had four meetings, including with Matt Wunder, who heads the Da Vinci Schools in El Segundo and Sherry Kramer, who did a lot of private fundraising for the facility. The ad-hoc committee will be touring the Redondo Union pool next. They reviewed the Beach Cities Health District (BCHD) aquatic facility feasibility study and would like to meet with BCHD reps, if possible. It is important to consider which site is most feasible. The committee would like to look at more information on the Begg site, and meet regarding the parking area adjacent to Village Field. The ad-hoc committee plans to tour the Torrance Aquatic Center and may visit Crespi Carmelite High School in Encino to view their new aquatic center. Commissioner Turkmany mentioned that Notre Dame High School in the Valley also has a new facility and he can coordinate a tour. Commissioner Weiner added that the committee had spoken with the architectural firm that built the El Segundo center and they were given great information that will enable them to predict costs. Chair Greenberg hopes that the committee is creating a central repository of the all the information gathered so that it can be used in the future as the project moves along. Commissioner Weiner is concerned that the scope of the project has not been established so the information being gathered now is mostly for comparison purposes. Commissioner McCarthy is keeping records of every meeting. As far as next steps for City Council, Director Leyman stated that once cost information, design options, and potential

location recommendations are established, then City Council can give direction on whether or not to further explore and move forward with outreach, etc.

Explore acquiring Armory land – (Greenberg, McCarthy) Chair Greenberg shared a straw man presentation roughly outlining the project. The parking lot that is adjacent to Public Works is owned by the Armory and currently shared during the day with Public Works. In 1948 the City gave 11.4 acres of land to the California National Guard. IN 1963 the National Guard returned 6 acres to the City and in 1970 the City gained one additional acre when property lines were redrawn. In 1989 the National Guard considered selling some of its Southern California properties, including Manhattan Beach to raise money to modernize other facilities. The contact person for the armory has been established by Director Leyman. Chair Greenberg has also identified Major General David Baldwin as a primary contact. The intention is to draft a letter from Mayor Hadley to Major General Baldwin to establish contact. This draft will need to go through internal approvals before reaching Mayor Hadley. Directory Leyman stated that the City Manager would need to review and then it would likely be placed on a council agenda as a consent item. Chair Greenberg stated that ideally there would be a follow up meeting between Mayor Hadley and Major General Baldwin to discuss.

Exploring Repurposing the Pay N Play Racquetball Courts– (Karger, Turkmany) Commissioner Karger shared a Powerpoint presentation showing the current condition of the Pay-N-Play Racquetball court. The ad-hoc committee and staff met on-site.

Background: The City entered into a 35 year sublease agreement with Pay-N-Play Racquetball of America. The initial agreement expires December 31, 2021, with an option to renew for 2 consecutive 10 year terms under the same terms and conditions. The facility was to be constructed, operated and maintained by the tenant, at no cost to the City. The City receives a percentage of gross receipts.

Key Issues:

Current status of lease:

- 1) Need to determine if the tenant is in breach of the contract. Director Leyman is to review with the City Attorney.
- 2) Rent: Are rent payments current? – Director Leyman to confirm with Accounts Receivable
- 3) Use: Is the tenant promoting the facility in a commercially sound manner as to maximize gross receipts?
- 4) Maintenance – is the building being maintained to City standards? Recreation Supervisor, Michael Hudak did a site inspection with the Facilities Supervisor.

What is the best use of the property if the City can reacquire?

- 1) Keep the building as is and renovate for alternative uses (class rooms, ½ courts, indoor pickleball)
- 2) Tear down the building for outdoor use (basketball courts, tennis, pickleball, dog run)

Cost Estimates for repair:

The initial rough estimate to bring the building up to the City's normal standards would be \$30,000 for outside paint, \$15,000-\$20,000 for inside paint/repairs and \$4,000 for window replacement. Outside cracks will need further assessment.

Supervisor Hudak added that everything in the building is cement so tearing down the inner

walls would not be likely. The repair of the cracks are mostly cosmetic and does not look like structural damage. No inspection of the roof was done. No evidence of found of leaks on the inside, but the lighting was poor.

Commissioner McCarthy asked if the courts are being used. Supervisor Hudak reported that the courts do get used. They were closed because of COVID but have recently reopened. He added that lease payment are not up to date at present. Commissioner Greenberg added that gross receipts have been steadily declining over the years.

Commissioner Greenberg stated that the current lease term expires this year and and so far, the tenant hasn't expressed a desire to renew for another 10 years. If the tenant does want to renew, the City should require the building be brought up to standard. Commissioner Turkmany added that the commission needs to know the City's stance.

Commissioner Nicholson recommends sending a letter, as soon as possible to the tenant, stating that the renewal is coming up, with list of things that need to be done to renew.

Commissioner Greenberg asked who the tenant would contact regarding renewing the contract. Director Leyman stated that for this particular contract, it would be Parks & Rec. He added that the City Attorney needs to weigh in on the City's options first. Commissioner Weiner reiterated that this is a time sensitive issue because of the expiration date of the contract. Commissioner Karger confirmed that the tenant needs to communicate his intention to renew no later than six months before the expiration of the contract. Chair Greenberg suggested having a conversation with the tenant before the six month deadline to let him know what might be required. Director Leyman stated that the relationship with the tenant has always been collaborative and in good faith, and will stay that way.

Sand Dune Park Building- Commissioner Nicholson reminded the commission that one option is to work with Studio Shed to install a new office space. This option would require the existing building which includes bathrooms and storage space, to be cleaned and upgraded. The office space could be installed for approximately \$60,000. The cost of upgrades to the existing building are not yet known. SRM Vincent reached out to another company for a 30' X 16' building (no restrooms). The estimate came back at about \$250,000, not including a foundation. Another alternative is to use repurposed freight containers so that will be explored. The addition would be not be adjoined to the existing building. The ad-hoc committee is currently considering structures that are 350-500 square feet. SRM Vincent clarified that whatever is put there will need to complement the existing facility. It should not look like facilities are just being dropped in next to each other. If the existing facility needs to be torn down, that will push the cost to the \$500,000 range for a pre-manufactured structure that can be installed on site. ADA upgrades would need to be addressed.

Polliwog Park Enhancements – (McCarthy, Karger)

NFC - SRM Vincent stated that staff will meet on-site with the building official and Public Works Engineer to determine the feasibility of installing the fitness equipment at the current Polliwog Park exercise area site.

Begg Field – staff has met with user groups who have expressed some interest in donating funds to re-turf the field in exchange for dedicated field time. Estimated cost for synthetic turf is \$1,000,000 (not including fencing and lighting). The northwest corner of the field may be a good place for a smaller Pony field which would make the area currently being

considered for a community garden, an ideal place for seating. Staff will also be meeting with the school district to determine their desired uses for the area. Staff would like to bring this item back to the April meeting for commission recommendations for City Council.

Playground replacement update – 90% completion plans have been submitted to the building division for approval. Still working on completion by the end of 2021/early 2022. Funding is still a work in progress and until the bid packages are received they cannot be finalized. In the meantime, funding has been identified that may be redirected from other projects and add-alternates are identified in the project if the total needs to be reduced.

Concert Pavilion – This project was placed on hold for this fiscal year by City Council.

Dog Parks and Community Parkettes – (Weiner) Commissioner Weiner reported that three or four location options have been identified and two of them are on school district property. Director Leyman and SRM Vincent will be meeting with the district to determine feasibility. For the non-district owned property located near residences, the sub-committee hopes to have a better understanding of the Environmental Impact Report (EIR) process by the next meeting. Commissioner Weiner will also be looking at the existing dog parks and how they might be improved. Chair Greenberg asked if anyone had thought of approaching the residents living near the 6th and Aviation location to gauge interest. Commissioner Weiner stated that he needs to better understand the public outreach protocol. The City has a process for public outreach and door knocking is not generally employed. Commissioner Nicholson added that in his experience, a location would be identified, the neighbors would be noticed and a meeting would be held to discuss.

Nature Areas and Trails – (Greenberg, McCarthy, Turkmany) Chair Greenberg shared a presentation.

Live Oak Park Nature Areas – The ad-hoc committee identified the area on the west side of Live Oak Park that acts as a buffer between the park and the residential area. The total amounts to about an acre of land. For consideration, the area was separated into zones with different topography. All of the areas are sloped and some are more accessible and inviting than others.

Sand Dune Park – The presentation outlined the fencing and the ad-hoc committee suggests making the area more inviting instead of removing the fencing. The objective is to make the nature areas more accessible and inviting so Chair Greenberg suggested a pilot project that would allow the commission to evaluate the usage and enjoyment of the nature areas if the areas were opened up. The pilot proposal includes:

- Open the four existing gates daily during park hours. Lock the gates at night. (Sand Dune Park Staff)
- Remove existing signage stating: “Keep Out. No Trail”
- Clean up landscaping to remove low-lying brush, stumps and other prominent hazards (Partner with Scout groups)
- Add signage stating: “Unmaintained nature area. Enjoy at your own risk. Parents should supervise children at all times.” Include hours

Estimated cost is \$200 for new signage.

The ad-hoc committee is recommending taking no immediate action at Live Oak Park as those areas are already open and children are using the area for play. To move forward with removing fencing there is likely to be resistance from the surrounding homeowners.

The committee recommends moving forward with the pilot program to see if people are enjoying the increased access. If so, the next step would be to start the process of removing some fencing at Sand Dune Park and taking another look at Live Oak to see if fencing should be removed.

Commissioner McCarthy added that there are obvious areas where some cleanup is necessary and would be an easy project to work on with the Scouts.

Commissioner Nicholson is not optimistic of the residents supporting the removal of the fences but likes the idea of opening the gates during park hours.

Next steps: SRM Vincent to schedule a meeting with Lt. Harrod and the City's risk manager to view the area.

Commissioner Nicholson suggested reaching out to Mayor Hadley, as she lives very near there, and walk her through the ad-hoc committee's thoughts.

El Porto Family Park (Greenberg, McCarthy, Turkmany) – Chair Greenberg shared a presentation outlining the area under consideration. The vision is for the northern triangular area to be a more passive area with benches and open areas, and the southern triangular area to be the more active area with a play structure. There may also be enough area to add a dog run on either the northern or eastern perimeter. In an informal survey of passersby, there was a general positive response to upgrading the area. Commissioner McCarthy recommended reclaiming the dirt path that runs east/west, since there is an existing paved pathway to the bike path immediately adjacent.

A meeting was held with Nate from Great Western Playground. Nate will be coming back with two different alternatives (including costs) for play equipment and a dog run for the south section and a plan for shade and benches for the north section.

Director Leyman will be reaching out to the County contact in the next few days.

G. STAFF ITEMS

Director Leyman gave an update on recent City Council actions including the items below that are related to the Parks and Recreation Department.

Bruce's Beach Task Force has been disbanded but two of the subcommittees remain (Historical, Art project). \$350,000 was allocated from the Public Art Trust Fund for the new art project. Two new plaques will be installed at the site, staff is working with the historical committee on the plaques. The Resolution of Apology was continued to a future meeting.

City Hall will reopen for appointments only, on April 12. City Council is looking to open City Council meetings, but have not set a date.

Special Events – things are opening up quickly. Staff is looking at tentative dates in late Summer and Fall but cannot make any concrete plans until gatherings are permissible. Events have been included in the Fiscal 2021/2022 budget.

SRM Vincent – All youth sports have reopened, including games. Adult sports have also opened and Kickball and softball adult leagues will be starting in the next two months.

Expanding pickleball to two courts at Manhattan Heights. The department is working with MBUSD to open all fields. The Older Adults Program is looking into expanding operations for senior programs outdoors. Registration opened today for Spring and is almost full due to

our limited capacity. Summer Camp registration will begin on May 3rd. Parks are still being utilized for fitness classes. Beach Volleyball courts are not open yet for organized groups, only drop in for now.

H. COMMISSION ITEMS

Older Adult Program update – Commissioner McCarthy asked about honoring the students delivering Senior Grams at a City Council meeting. Director Leyman has reached out to the City Clerk and is waiting for a reply.

Student update – Commissioner Cullen reported that school will go back to in-person learning on a hybrid system as early as March 29th. Every class will be only an hour long. Students will be in class on their computers on zoom. April 12th back in school after Spring Break. A student survey revealed that only about 35% of students want to go back on campus. Sports are reopening. There will be a swim meet against Redondo Union this weekend. It will be the first swim meet to be held in almost a year. The meet is not open to spectators. It will be open to athletes and coaches only.

MBUSD update – Chair Greenberg – The MBUSD rep to the commission is requested to present a report once a year at a school board meeting. This year Commissioner Cullen attended and did a great job updating the Board on commission accomplishments. The new gym has opened for business. Chair Greenberg encouraged everyone to watch the virtual tour. Volleyball and basketball are now practicing in the gym.

I. ADJOURNMENT

Commissioner Nicholson moved to adjourn. Commissioner Cullen seconded the motion. The motion passed.

Ayes: Greenberg, Weiner, McCarthy, Turkmany, Karger, Nicholson and Cullen

Nays: None

Abstain: None

Absent: None

The meeting was adjourned at 6:45 pm to Monday, April 26, 2021.

DATE: April 26, 2021

TO:

Members of the Parks and Recreation Commission

FROM:

Mark Leyman, Director of Parks and Recreation

SUBJECT:

Park and Recreation Work Plan for 2021-2022

RECOMMENDATION:

Discuss Parks and Recreation Commission Work Plan items approved by the City Council on January 4, 2021 at the City Council and Commissions joint meeting.

FISCAL IMPLICATIONS:

Fiscal implications, if any, will be developed on a project-by-project basis and presented to the City Council as necessary.

DISCUSSION:

The City Council met with the Parks and Recreation Commission in a joint meeting on January 4, 2021 to provide direction and approve the following topics for the 2021-2022 Cultural Arts Commission Work Plan.

- El Porto Family Park
- Nature Areas & Trails
- Dog Parks & Community Parkettes
- Polliwog Park Enhancements
- Replace Sand Dune building
- Explore repurposing Pay'n'Play Racquetball Land/Building
- Explore acquiring armory land
- Explore feasibility of developing aquatics facility
- PMP Project Cost Estimates; P&R Maintenance and Replacement Budgeting
- Donation Policy and Programs – add legacy gifts and donations of art to policy; Marketing

Ad-hoc committees have been assigned for each project. Committees will provide a written update prior to each commission meeting, which will be attached to the agenda monthly.

AQUATICS FACILITY EXPLORATION

Ad-hoc Committee: McCarthy, Weiner, Cullen
Staff Liaisons: Mark Leyman, Jessica Vincent

PROJECT SUMMARY

City Council approved this addition to the work plan at the January 4, 2021 Joint Council/Commission meeting. Based upon City Council direction, the Commission will explore the feasibility of building an Aquatic Center or replacing Begg Pool in Manhattan Beach.

PROJECT ACTION ITEMS AND STATUS

ACTION ITEM	POINT PERSON	UPDATE	STATUS	TARGET DATE
Initial visit to Begg Pool			Complete	
Comments: Will likely need to revisit after discussions regarding site opportunities/constraints				
Review prior Aquatics Facility exploration documents from: <ul style="list-style-type: none"> • Griffin Consulting (2016) • Facilities Strategic Plan (2008) 	Mark		In Process	4/16/21
Comments: Received summary proposed schematic layouts. Mark researching to find full 2016 proposal.				
Review BCHD Feasibility Study dated 3/9/21 <ul style="list-style-type: none"> • Understand goals of BCHD • Understand location and users • Understand physical plans including choice of indoor pool and play areas • Understand proposed management and costs of operation 	Mark	4/26/21	Rec'd study 3/15/21 Zoom Meeting scheduled for 4/21/21	4/30/21
Comments: Received and reviewed study. Mark scheduled meeting w BCHD for 4/21/21				
Visit El Segundo/Wiseburn Aquatic Center <ul style="list-style-type: none"> • view site plan and parking, • develop an understanding about the MOU between the school district and City, • research the total cost of the project and how it was funded, • learn about the centers programming, maintenance and 	Laurie	02/22/21	Complete	2/18/21

operation costs				
Comments: Met with Linnea Palmer, Head of Aquatics for Parks & Rec El Segundo and with Vicente Bravo, Chief Admin. Officer and Asst. Superintendent of DaVinci High School.				
Arrange Meeting with Matt Wunder, Principal of DaVinci High School <ul style="list-style-type: none"> • Understand who the stakeholders were and what motivated them • Understand where the funding came from and why and how much was needed • Understand what issues arose in the municipal and School District negotiations • Understand the operating agreement between the two cities • Understand who the critical people were in getting the project off the ground and completed. Who played what role; who should we talk to about what? • Understand overall what the biggest issues are that need to be considered in lifting a project like this off the ground • Understand the ongoing issues, if any, now that the pool is up and running 	Laurie	02/22/21	Complete	2/19/21
Comments: Matt Wunder was involved from the beginning of the Wiseburn/El Segundo Aquatics Center project. In several conversations and one Zoom call, he provided detailed information and names of several key individuals for follow-up. He is available for further info if needed.,				
Conduct additional site visits: <ul style="list-style-type: none"> • RBUSD • Torrance Aquatics Center • Culver City • Crespi High in San Fernando 	Matt Jessica	4/26/21	RUHS visit completed on 3/25/21 Visit scheduled at Torrance Aquatics for 4/22/21	4/30/21
Comments: Matt and Ken met onsite with RUHS swim coach 3/25/21. Pool designed specifically to needs of school and not for outside competition, cost-effectively done using Earthquake funds 10 years ago, well-controlled and limited community use of pool when school priority isn't required, ADA ramp at one end that functions well. Modest, practical, highly functional facilities. Onsite meeting scheduled by Jessica with Torrance Aquatics for 4/22/21				

Ken and Laurie planning visit to Crespi High School				
Review potential site options: <ul style="list-style-type: none"> • Village Parking Lot • Marine Avenue Park • Current site, Begg Pool 	Jessica	4/26/21	In Process	6/30/21
Comments: Steve Charelian confirmed with Jessica that his ability to discuss feasibility of Village Parking Lot will not exist until June/July. Explore other alternatives? Meeting with Dawnalynn to discuss existing Begg Pool site still to be scheduled.				
Review Architecture and Design Process with Keith Fuchigami of Gensler (Architect, Project Manager and Development Director in Sports Practice Area) <ul style="list-style-type: none"> • Understand use of design firm's and aquatics consultant's specific roles • Understand method of projecting costs • Understand regulatory impact on physical layout • Understand physical considerations for both pool and support building • Understand timeframe for phases of project 	Ken	3/22/21	Complete	3/12/21
Comments: Zoom meeting -provided summary details of physical plant, regulatory parameters, and timeframes to be considered. Also provided names of consultants and information on recently completed aquatics centers. Strong recommendation for Aquatic Design Group of Carlsbad, CA. Keith was an excellent resource for future steps.				
Review Fundraising Efforts Orchestrated by Sherry Kramer, Director of Community Relations and Marketing for Continental Development Corp. <ul style="list-style-type: none"> • Understand type and success of various marketing efforts undertaken to supplement bonds, State grant, and municipal funds with private donations • Understand use of special purpose corp established • Understand psychological/emotional 	Laurie	3/22/21	Complete	3/4/21

<p>reactions from community to aquatics center and to concept of making personal donations</p> <ul style="list-style-type: none"> • Understand the type and degree of private corporate donations made. • Understand the impediments that arose which complicated fundraising • Understand the basis on which funds were accepted from various stakeholders and private entities 				
<p>Comments: Sherry Kramer was in charge of all private fundraising for Wiseburn/ES Aquatics Center. Referred to her by Matt Wunder at DaVinci. She was an excellent resource and is willing to provide more help as we go forward.</p>				
<p>Analyze & synthesize data and draft a report on findings</p>			<p>In initial phase</p>	<p>TBD</p>
<p>Comments: Dependent on completing site visits to other pools, discussion with BCHD, and discussions regarding Village Field and Begg Pool site constraints.</p>				
<p>Develop cost estimates</p>				<p>TBD</p>
<p>Comments: Need to pinpoint which site is preferable to begin this process. Further discussions with Gensler and with BCHD will be critical to this process.</p>				

ADDITIONAL INFORMATION

COMMUNITY GARDEN

Ad-hoc Committee: McCarthy, Karger (Staff to chair)

Staff Liason: Jessica Vincent

PROJECT SUMMARY

City Council approved this addition to the work plan at the January 4, 2020 Joint Council/Commission meeting. Based upon City Council direction, the Commission will explore the possibility of adding a community garden adjacent to Begg Field.

PROJECT ACTION ITEMS AND STATUS

ACTION ITEM	POINT PERSON	UPDATED	STATUS	TARGET DATE
Visit site	Ad-hoc	3/22/21	Complete	
Comments: location is tied to the reurfing of Begg Field. This area being considered would also be a good area for seating if a Pony Field is built. ADA assessment required				
Reach out to the MB Botanical Gardens Board	Staff			
Comments:				
Develop survey for community garden options	Ad-hoc			
Comments:				
Notice surrounding residential area	Staff			
Comments:				
Provide on-site & commission meeting input options				
Develop cost estimates				
Comments:				
Commission community input with final recommendations developed for City Council	Staff			
Comments:				

ADDITIONAL INFORMATION

DOG RUN/PARKETTE EXPLORATION

Ad-hoc Committee: Weiner

Staff Liasons: Mark Leyman, Jessica Vincent

PROJECT SUMMARY

City Council discussed dog run/parkette exploration at the January 4, 2021 Joint Council/Commission meeting. Based upon City Council direction, the commission will explore possible locations for additional dog runs/parkettes in the City.

PROJECT ACTION ITEMS AND STATUS

ACTION ITEM	POINT PERSON	UPDATED	STATUS	TARGET DATE
Visit site	Ad-hoc	3/22/21	Complete	
Comments:				
Review historical documents from previous dog run public outreach and input	KW/LR	4/21/21	NEED TO SEE	
Comments: There is one????!!!				
Evaluate site with Comm Dev for ADA access	Staff/ KW	4/21/21	Site Development	
Comments: Waiting for intel on MB School District Office and Pub Works on Sites. Also looking at other options (ie Expand Marine Pk, Expand Polliwog, ...)				
Develop survey for parkette/dog run options				
Comments:				
Notice surrounding residential area				
Comments:				
Provide on-site & commission meeting input options				
Compile data and develop parkette/dog run amenity/design options	KW	4/21/21		
Comments: Will provide "mock ups" of sites for next months meeting				
Develop cost estimates				

Comments:				
Commission community input with final recommendations developed for City Council				
Comments:				

ADDITIONAL INFORMATION

UPDATE CITY DONATION POLICY

Ad-hoc Committee: Turkmany, Karger, Weiner

Staff Liasons: Mark Leyman, Linda Robb

PROJECT SUMMARY

City Council discussed the Donation programs at the January 4, 2021 Joint Council/Commission meeting. Based upon City Council direction, staff will complete the outstanding Donation policy items which include developing options for the Military Wall, Art Donations and Legacy park donations. Staff will also implement the community paver program and the park amenity catalogue.

PROJECT ACTION ITEMS AND STATUS

Action item	Point Person	Update (date)	Status	Target date
Adopt and implement policy directed by CC			Complete	
Explore Legacy Donation program options – include reference in policy	Ad-hoc		In progress	
Comments: need review by City Attorney				
Update Donation Policy to include art donation guidelines	Staff			
Comments:				
Research origins of Parkettes for possible recognition	Staff			
Comments:				
Military Wall design and cost estimates	Staff		In progress	
Comments: awaiting recommendations from Ish Medrano, former engineer on Veterans Memorial				
Present Military Wall to City Council	Staff			
Community Paver Program implementation and installation/ribbon cutting	Staff			
Comments:				
Park Amenity Catalog program implementation Energov/GIS	Staff			

Comments: Energov upgrade installing in June, project leads do not want to add additional permits before then

ADDITIONAL INFORMATION

EL PORTO FAMILY PARK

Ad-hoc Committee: Greenberg, McCarthy, Turkmany

Staff Liasons:

PROJECT SUMMARY

City Council discussed El Porto Park at the January 4, 2021 Joint Council/Commission meeting. Based upon City Council direction, the commission may explore upgrades to the park located on the bike path in El Porto.

PROJECT ACTION ITEMS AND STATUS

ACTION ITEM	POINT PERSON	UPDATED	STATUS	TARGET DATE
Visit site	Ad-hoc	3/22/21 4/26/21	Complete	
Comments: Nate from Great Western to provide options for play equipment, benches, etc.				
Outreach to County and Coastal Commission	Staff	4/26/21		
Comments: Mark has made contact with LA County B&H asset manager				
Evaluate site with Comm Dev for ADA access	Staff			
Comments:				
Develop survey for park options				
Comments:				
Notice surrounding residential area	Staff			
Comments:				
Provide on-site & commission meeting input options				
Develop cost estimates				
Comments:				
Commission community input with final recommendations developed for City Council	Staff			
Comments:				

ADDITIONAL INFORMATION

NFC FITNESS COURT

Ad-hoc Committee: Ad-hoc Committee: McCarthy, Karger (Staff to chair)

Staff Liasons: Mark Leyman, Linda Robb

PROJECT SUMMARY

The replacement equipment for the Mariposa Fitness station was approved on November 6, 2018. The City received a \$30,000 grant from NFC to aid in the purchase of the equipment. The MB10K has committed to a \$30,000 sponsorship of the project. Bids came in significantly over the estimated budget, primarily due to upgrades to the surrounding area to meet ADA guidelines. Staff is exploring alternate options which include relocating to Polliwog Park to replace the existing fitness equipment, and evaluating alternate locations on Veteran's Parkway. In addition to this site, the MB10K has agreed to fund the replacement of the Strand Parcourse station, which is scheduled for replacement in 2021. The original budget of \$255,000 is not sufficient due to ADA upgrade requirements. Polliwog Park location may provide cost savings. Additional allocation may be required from City Council.

PROJECT ACTION ITEMS AND STATUS

ACTION ITEM	POINT PERSON	UPDATED	STATUS	TARGET DATE
Visit site	Ad-hoc	3/22/21	Complete	
Comments:				
Evaluate site with Comm Dev for ADA access	Staff	4/26/21	Completed 3/29/21	
Comments: 20% required is on construction costs only. Must do as much as possible with funds but not required to complete access.				
Engineering next steps	Staff	4/26/21		
Comments: new rough estimate for Polliwog location between \$155K and \$195K need to determine whether new design can be done in-house and if Public Works can do any of the demo work to reduce costs. New RFP needs to be created and job needs to go back out to bid. Estimate 2 months to complete design if done in house (staffing)				
Develop survey for neighborhood and FOPP				
Comments:				
Notice surrounding residential area and FOPP	Staff			
Comments:				
Provide on-site & commission meeting input options				
Compile data an develop installation options including a mural on the back of the wall				

Comments:				
Commission community input with final recommendations developed for City Council	Staff			
Comments:				

ADDITIONAL INFORMATION

PAY N PLAY OPTIONS

Ad-hoc Committee: Karger, Turkmany, Greenberg

Staff Liaisons: Mark Leyman, Michael Hudak

PROJECT SUMMARY

City Council approved this addition to the work plan at the January 4, 2021 Joint Council/Commission meeting. Based upon City Council direction, the Commission will explore options for the Pay n Play building in Marine Ave. Park.

PROJECT ACTION ITEMS AND STATUS

ACTION ITEM	POINT PERSON	UPDATED	STATUS	TARGET DATE
Visit site	Ad-hoc	3/22/21	Complete	
Comments:				
Evaluate site with Comm Dev for ADA access	Staff			
Comments:				
Review agreement with owner and evaluate options prior to renewal	Staff and ad-hoc	4/26/21		
Comments: agreement currently being reviewed by City Attorney				
Meet with owner to discuss repurposing, alternative building options	staff			
Comments:				
Develop survey if needed	Ad-hoc			
Comments:				
Notice surrounding residential area	Staff			
Comments:				
Provide on-site & commission meeting input options	Ad-hoc		See attached sheet on discussed options	
Compile data and develop usage options	Ad-hoc			
Comments:				
Develop Cost estimate	Staff and Ad-hoc			

Comments:				
Commission community input with final recommendations developed for City Council	Staff			
Comments:				

Pay N' Play -Next Use Options

Ken Weiner

Suzanne Karger

JJ Turkmany

- 1) Based on the observations that the facility has physical and functional deficiencies and if the building is to be used in the same form, the City will need to remedy/pay for all upgrades/updates required (KW and SK)
- 2) It is going to continue as a racquetball facility, then besides the “remedies”, a process system the City runs for operation needs to be adopted.
- 3) If the building is to remain in its “same form” and updated, it could be remodeled for other uses:
 - a. Classrooms for arts and crafts, exercise, language or indoor games such as chess, bridge and mah jong. which could open up Joslyn Center space.
 - b. After-school teen, homework club or learning center to relieve Manhattan Heights space.
 - c. Marine Park storage which would eliminate the variety of portable units and crowded conditions in the Rec building
 - d. Community rooms
- 4) The building could be torn down, if it is too costly to repair. The foot print is relatively small, but the following outdoor activities could possibly be created:
 - a. Pickleball, basketball, tennis, paddleball
 - b. Additional dogrun
 - c. Green space with seating

PMP PROJECT COSTS, MAINTENANCE, AND FUNDING

Ad-hoc Committee: Weiner, McCarthy

Staff Liaisons: Mark Leyman, Jessica Vincent

PROJECT SUMMARY

City Council approved this addition to the work plan at the January 4, 2020 Joint Council/Commission meeting. Based upon City Council direction, the Commission will explore options for the Pay nPlay building in Marine Ave. Park

PROJECT ACTION ITEMS AND STATUS

ACTION ITEM	POINT PERSON	UPDATED	STATUS	TARGET DATE
Develop a document listing all PMP projects including costs, maintenance and funding options	Weiner	4/21/21		
To start this "project"...we must be a bit further "down the road" on project scopes. I would suggest a portion of a PR Comm meeting be used to review all projects and all project leads report on costs/maint/funding options after they have discussed in their ad hoc groups.				
Compile data and develop funding options and a multi-year timeline	Staff and ad-hoc			
Comments:				
Develop cost estimates			Complete	
Comments:				
Provide on-site & commission meeting input options				
Comments:				
Commission community input with final recommendations developed for City Council	Staff			
Comments:				

ADDITIONAL INFORMATION

SAND DUNE BUILDING

Ad-hoc Committee: Nicholson

Staff Liaison: Jessica Vincent

PROJECT SUMMARY

City Council approved this addition to the work plan at the January 4, 2021 Joint Council/Commission meeting. Based upon City Council direction, the Commission will explore the possibility of adding a prefab building

PROJECT ACTION ITEMS AND STATUS

ACTION ITEM	POINT PERSON	UPDATED	STATUS	TARGET DATE
Visit site			Complete	
Evaluate site with Comm Dev for ADA access	Staff			
Comments:				
Develop survey for neighbors				
Comments:				
Notice surrounding residential area	Staff			
Comments:				
Provide on-site & commission meeting input options				
Compile data and develop options				
Comments:				
Develop Cost estimates		4/26/21		
Comments: Studio Shed \$60K for workspace only, would utilize existing restrooms, cost and extent of needed upgrades unknown Other options for prefab buildings run \$250,000 - \$500,000 depending on whether the existing facility needs to be torn down				
Commission community input with final recommendations developed for City Council	Staff			

ADDITIONAL INFORMATION