

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

Virtual – Zoom meeting

May 24, 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, Nicholson, Weiner, Turkmany, Karger, McCarthy, and Cullen

Absent: None

**C. APPROVAL OF MINUTES**

Commissioner Nicholson moved to approve the April 26, 2021 minutes as written.

Commissioner Karger seconded the motion. The motion passed.

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

Nays: None

Abstain: None

Absent: None

**D. CEREMONIAL**

None

**E. AUDIENCE PARTICIPATION (3-Minute Limit)**

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

**F. GENERAL BUSINESS**

Discussion of 2021 Workplan Items:

**El Porto Family Park** (Greenberg, McCarthy, Turkmany) – Chair Greenberg reported that a public outreach event is scheduled for Monday, June 14, 2021, 6:00 p.m. This will be a qualitative gathering of input from the community. Conceptual designs will be presented to the community while making it clear to the public that this is not an approved, funded project at this point. A quantitative survey is to go out in late summer around August. New designs came in at around \$200,000 for equipment and installation. This amount does not include city costs for design and 20% for ADA upgrades. Due to public contract code, a different vendor may be chosen for installation which may affect the costs.

**Nature Areas and Trails** – (Greenberg, McCarthy, Turkmany) Chair Greenberg stated there have been two recent volunteer clean ups at Sand Dune Park to clean up trash and clear some foliage. The plan is to open up the gates in mid-June, add signage about wilderness area and have it available as an unadvertised wilderness area for a 3-month trial period, and then evaluate. The City Risk Manager required that the area be cleaned up so that it is visible. Ernest Area, Urban Forester informed Sr. Recreation Manager (SRM) Vincent that there is a

root or weed barrier mesh in place that would be expensive to remove. She suggested that it would be best for Mr. Area to explain his concerns at the next subcommittee meeting.

**Dog Parks and Community Parkettes** – (Weiner) Commissioner Weiner asked for the historical materials related to dog parks, for review. He reported that the potential site at Rowell and Voorhees is not endorsed by the Manhattan Beach Unified School District (MBUSD). The sub-committee is looking into enhancing the existing dog runs. Commissioner Weiner would like to take residential sites off the table based on several informal conversations concluding that many residents want more dog runs but not anywhere near their homes. Commissioner Greenberg suggested that areas previously proposed as a dog run be considered for parkettes. Commissioner Weiner suggested that a location in the Manhattan Village Park parking lot closer to Rosecrans would be a suitable location for a dog run.

**NFC Fitness Equipment** – SRM Vincent reported that we are waiting for an update from engineering on whether or not the new design can be done in-house.

**Polliwog Park Enhancements** – (McCarthy, Karger) SRM Vincent stated that the user groups have expressed an interest in synthetic turfing Manhattan Beach Middle School (MBMS) fields, in addition to Begg Field. She is continuing conversations with user groups to determine the extent of their financial support. The estimate for the project is now at \$5,000,000. Because there are no available city engineers, the whole project would need to go out to bid for all of the engineering work. Chair Greenberg stated that there is a sense of urgency as this coincides with the Peck Reservoir project. SRM Vincent agreed and added that as part of the Peck Reservoir project, the contractor is required to restore Begg Field to its original condition so there may be some credits that would apply to the returfing project.

**Sand Dune Park Building**- (Nicholson) Commissioner Nicholson spoke of two options – 1) install a prefabricated building on the existing site to be used in conjunction with the existing structure, which needs updating. The cost for this is potentially \$75,000 - \$100,000. SRM Vincent did a walk through with another company that installs prefab buildings. In this case, the proposal was to eliminate the current structure and install a new prefab structure including restrooms and office space. The estimate for that is approximately \$500,000. Commissioners Turkmany and Weiner will continue with the sub-committee on Commissioner Nicholson's departure.

Commissioner Weiner is wondering when these projects will see the light of day. The commission should know if any of the projects are realistic. Director Leyman stated that the City Council will be discussing CIPs at the budget study session with a high level discussion of existing projects. He reminded the commission that city engineers are committed to projects and are at capacity through 2023/2024. It is important to package the pricing and set a priority for the projects before bringing to City Council. Funding mechanisms need to be examined and recommended. All cost estimates should be vetted through Engineering for realistic costs. Commissioner Nicholson suggested regrouping and categorizing the projects as many of the projects that were in the quick win category have turned out to be more costly and complicated than expected.

Commissioner McCarthy asked if there is a different way to move these projects forward. She added that it seems that there is a cycle of doing the work and then it goes to waste because it takes a long time to get anything done. Commissioner Weiner stated that it is important for City officials to consider where it is most important to allocate funds. The powers that be should consider what they want the City to represent in terms of how to

present itself to people and how people recreate, as well as how that will be managed in the long term. Commissioner McCarthy feel that the commission needs to look for different ways to fund instead of just going through the normal process, suggesting public/private partnerships. Director Leyman stated that an update on the workplan items is in the works, he loves the idea of presenting creative ideas and thinks that the City Council would appreciate that as well. He reminded that commission that the work that they do does not go unnoticed. He acknowledged the frustration resulting from many competing interests and needs. The City Council decides where to spend the money available and has to set the priorities. What the commission has been able to develop will set the stage for presenting parks and recreation priorities year after year.

**Exploring Repurposing the Pay N Play Racquetball Courts** – (Karger, Turkmany, Greenberg) Commissioner Karger reported that the lessee is planning to continue with the lease and is looking into repairing the roof. He is open to considering alternative uses including wally ball, squash, etc. He is considering an upgrade to the locks to prevent graffiti that is present now due to unlocked doors. Commissioner Karger would like to move forward with a list of repairs required, along with a timeline. According to the contract, the lessee should absorb the costs. Commissioner Karger suggested coming up with alternative activities and possibly promote the building through Manhappenings for additional revenue. Director Leyman suggested inviting a pickleball group to see if the building could be used with a modified court size. The subcommittee will meet with the lessee the week of June 7<sup>th</sup> to discuss these options. Additionally, Director Leyman had discussed a mural option which could be a Cultural Art project for students. It was confirmed that the building was built by the lessee but is owned by the City, per the terms of the existing agreement. It is the responsibility of the lessee to maintain the building to City standards. Director Leyman's discussion with the City Attorney resulted in guidance to meet with the lessee, talk through options and determine if he wants to continue with the lease. If there is resistance from the lessee regarding upgrades, there will be a dialogue with the City and there may be some resulting mandates. As there was no written notice from the City regarding delinquent payments, this is the first step.

**Explore acquiring Armory land** – (Greenberg, McCarthy) Director Leyman reported that the letter is due to be signed by the mayor this week. There were some minor edits and Senator Ben Allen and Assemblyman Muratsuchi will be copied as well. The letter should go out next week. The next step is to send out the letter and then wait and see what it is possible.

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

Commissioner McCarthy gave the following report: Since the last meeting, the subcommittee toured Begg Pool. She praised Aquatics Manager Jesus Sandoval and his staff for keeping the pool functioning. Manager Sandoval is currently running the pool at 100% cost recovery. The facility is very behind the times and there is underutilized land that could be used more efficiently. If this site is to be used for a new aquatic center, it can be very functional if intelligently planned. For next steps, the subcommittee recommends talking with the City of Redondo Beach about partnering on the Aviation Track site and including Beach Cities Health District (BCHD) in the discussions. To determine whether the Village site and Begg sites are feasible, the subcommittee needs input from City staff. Director Leyman stated that staff can reach out to MBUSD, City of Redondo Beach and Steve Charelian. Commissioner Nicholson suggested including City of Hermosa Beach as well. Commissioner Weiner commented that the more entities that are included, the less time is available for all entities.

Commissioner Weiner asked if there are any other projects on the list that may be a candidate for a bond enabling the City to call it a park action bond instead of just a community pool bond. Director Leyman replied that it would most likely be a stand alone bond for a pool.

**PMP Project Cost Estimates: P&R Maintenance and Replacement Budgeting** – (Weiner, McCarthy) Commissioner Weiner reported that he is a while away from a report. As the commission gets closer to a mid-year recap, it would be a good idea to get the subcommittee chairs together.

**Donation Policy and Programs** – (Turkmany, Karger)

Management Analyst Robb reported that no advice has been received from the City Attorney. Director Leyman reported that Public Works is in transition right now with the Director and Maintenance Manager positions currently vacant. It has been decided that a 3<sup>rd</sup> party vendor will be hired to do tree, bench, and amenity installations. This will require some research to find the cost of the installation and we will build in maintenance costs to determine new pricing for the amenities. Bench locations will be recorded in GIS and purchases will be done online but it will take a number of months to set up. Ms. Robb reported that there are not very many benches in the city that are in need of replacement so a deeper dive will need to be done to determine where additional benches may be needed or desired. Chair Greenberg suggested the open area near Sand Dune Park.

**Selection of Chair** – This item was heard after Commission Items

Commissioner Greenberg moved to nominate Commissioner McCarthy as Chair and Commissioner Karger as Vice-chair. Commissioner Nicholson seconded the motion. The motion passed.

Ayes: Chair Greenberg, Nicholson, Weiner, Turkmany, Karger, and Cullen  
Nays: None  
Abstain: McCarthy  
Absent: None

After some discussion, Commission McCarthy chose to delay her term as chair, due to previous commitments made when Commissioner Nicholson would have been next in line for chair.

Commissioner Greenberg moved to rescind his earlier motion and instead nominate Commissioner Karger as Chair and Commissioner McCarthy as Vice-chair. Commissioner Nicholson seconded the motion. The motion passed.

Ayes: Chair Greenberg, Nicholson, Weiner, Turkmany, Karger, McCarthy, and Cullen  
Nays: None  
Abstain: None  
Absent: None

## **G. STAFF ITEMS**

Director Leyman gave updates on recent City Council actions including the items below related to the Parks and Recreation Department.

New commissioners were appointed:

Stephen Doran – Parks and Recreation

Skylar Grampp – Parks and Recreation

Rod Spackman – Cultural Arts

Karen Tokashiki – Cultural Arts

Lauren Ryan – Cultural Arts

Aleena Parikh - Library

Special Events tentative dates:

International Surf Festival & 6-Man Tournament July 30- July 31, 2021

MBO Volleyball Tournament August 19 – August 22, 2021

Concerts in the Park – possible abbreviated series in August. In general, the current protocols require controlled access points, assigned seating and reduced attendance capacity. We are hoping that the protocols will change because the current criteria is unrealistic for the concerts.

SRM Vincent gave the following updates:

Registration is now open for summer activities.

Joslyn Community Center is beginning to open for senior programming.

Picnic pad reservations are open for small gatherings and the department is starting to reopen all parks facilities and amenities. Basketball courts are reopened.

An internal subcommittee has been formed to develop protocols in order to allow balanced use of the courts for recreation classes, private instruction, leagues and the general public.

## H. COMMISSION ITEMS

Older Adult Program update – Commissioner McCarthy reported that the Senior Advisory Committee met and the Older Adults Program is gradually starting to reopen. It is estimated that 98% of the City’s adults, 65 and over, are vaccinated. Protocols still require face covers and social distancing. Staff is not allowed to ask if visitors are vaccinated. Online classes are still well attended.

Student update – Commissioner Cullen gave the following report:

Students are in the middle of AP testing and finals week in June 14-17. Last day of school is June 17<sup>th</sup> and the seniors will have a full graduation ceremony.

The Boys Varsity Soccer team beat Cathedral, the number one high school team in California. The Boys Varsity Swim Team won Bay League breaking Peninsula High’s 11 year win streak.

Students continue to get vaccinated and are ready for summer.

MBUSD update – Chair Greenberg reported that there will be graduation ceremonies for the middle school. Varsity Boys Volleyball starts their CIF run this week.

Dr. Dale, Principal of Mira Costa High School and Dr. Matthews, MBUSD Superintendent, are retiring at the end of the school year and active recruitments are underway. Several indoor sports are now running. Parents and limited spectators will be allowed to watch indoor sports.

The commission thanked both Commissioners Nicholson and Cullen for their service.

## I. ADJOURNMENT

Commissioner Cullen moved to adjourn. Commissioner Nicholson 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 6:35 pm to Monday, June 28, 2021.