

Visalia Parks & Recreation Commission
Meeting Minutes
July 17, 2018

1. Call to Order/Roll Call

The Visalia Parks & Recreation Commission met in a regular meeting on Tuesday, July 17, 2018, at City Council Chambers, City Hall, 707 W. Acequia. The meeting was called to order by Vice Chair Woods at 5:30 p.m.

Present: Steven Woods, Rick Eastes, Patrick Lozano and Lisa Walsh

Absent: Ben Filiponi and Shann Blue

Staff: Jeannie Greenwood, Jeff Fultz, Laurissa Roggenkamp and Kathleen Machado

- 2. Review and Approval Minutes:** The regular meeting minutes of June 19, 2018, were motioned for approval by Commissioner Lozano, seconded by Commissioner Eastes, motion carried 4-0.

Commissioner Patrick Lozano made a correction to the minutes of the May 15, 2018 meeting, stating that he was present, he had missed the first presentation and that he had arrived late because had been at physical therapy. Per the Committee/Commission attendance policy, a Commissioner who is more than 15 minutes late or who leaves more than 15 minutes prior to the conclusion of the meeting shall be marked absent for that meeting,

- 3. Public Comment:** None

- 4. South Side Community Center,** *revised Power Point Presentation by Brent Lesovsky and Brent Luvanka of LDA Partners Designers & Architects.* Mr. Lesovsky recapped the last presentation, describing outreach for public input, quantifying specific space needs, leading to conceptual floor and site plans. Drawings were revised from comments received at the Parks and Recreation Commission May 15, 2018 meeting. A revision to the site plan included locating the parking lot along the north side because of less traffic on County Center Drive and outdoor recreational space was moved to the east side, moving the playing field closer to the center. Snack bar access from the exterior space was added. Parks and Recreation Director Jeannie Greenwood asked for approval of the conceptual design from the Commission, with a recommendation to forward to Visalia City Council for their review and approval. Commissioner Lozano made the motion to approve the conceptual design, seconded by Commissioner Eastes, all were in favor and the motion was carried 4-0.

5. Update on City Council Reports & City Staff Announcements:

Upcoming Recreation Programs and Special Events *Laurissa Roggenkamp, Recreation Supervisor –*

- 7/14/18 Free Public Swim featuring the event ‘Belly Flops with the Cops’ with 132 attendees and 10 officers participating.
- 7/13/18 Movies in the Park featuring the newer ‘Jumangi’ movie with 400 attendees. The last movie for this season on 7/20/18 will be ‘Coco’.
- Camp Kaboom has sold out Weeks 1 and 2 and also sold out Weeks 6 and 7, with approximately 100 kids in attendance.
- The After School Activities Program (ASA) will be adding two new sites, Willow Glen and Riverway elementary schools.
- Calendar Announcements:
 - 7/20/18 Visalia Senior Center Special Luncheon, the second annual Hollywood Party
 - 7/20/18 Movies in the Park
 - 7/21/18 Dive-In Movies
 - 7/28/18 will be the last Community Pool Party of the season, sponsored by Carver Pump

- 7/28/18 Catfish Derby at Plaza Park Pond
- 8/3/18 Visalia Senior Center Special Luncheon
- 7/10/18 Summer Night Lights at the Manuel Hernandez Community Center, free and open to everyone

Upcoming Parks & Urban Forestry Projects, Programs and Special Events *Jeff Fultz, Parks & Urban Forestry Manager –*

- Updating new contracts
- Maintenance Staff is trying to stay on top of irrigation issues
- Renovating Riverway Sports Park turf, with the soccer fields blocked off
- Will be doing some renovation to the CR Shannon Baseball Complex in the next few weeks
- Preparing for the soccer season beginning the end of August
- 7/20/18 final interviews for Park Maintenance Technician position from Measure N
- Human Resources will be testing for the third Park Maintenance Worker position, leading to the interview process after a couple of weeks and the final interview process in about a month. Hoping to be fully staffed by the end of August.

Director's Report on Administrative Items *Jeannie Greenwood, Parks & Recreation Director*

- Nearly ready to put Phase 5 of Riverway Sports Park out to bid, which includes the four softball fields. A contract manager is on board who has reviewed the constructions drawings and comments have been submitted to the architects who are finalizing the drawings. Anticipate going out to the bid in the next few weeks. We were able to bring more funds in to the project, hoping to add alternate bid items; (1) add second arbor to the location that was originally in Phase 3, (2) construct the parking lot in center of facility, (3) change controller system from Rain Master to Musco lighting system controller and (4) light the additional 5 soccer fields. Will be meeting internally to prioritize and discuss approach to bid process. Director Greenwood believes that the Musco lighting system is a priority and inexpensive to implement at this time. Will approach the user groups of Riverway Sports Park about financial contribution once pricing is received. The interior parking lot would probably be the next priority as it involves earthwork and other work that we will be doing for the softball complex. Light poles and picnic area can be added at a later date if funds are not available now.
- Plaza Park Pickleball Courts – vandalism repair completed.
- Moving forward on the HRP CDBG projects at Village Park and Community Campus. Village Park project will put a shade structure over the playground. Other improvements in that park include an outdoor fitness course and other amenities. The vacant lot at Community Campus will be converted to a Community Garden project, replacing the project that Pro Youth and Proteus were operating behind the Wittman Community Center. Pro Youth has brought in the Farm Bureau to assist with this project. The project includes fencing the location, bringing water and electricity to the site and adding security lighting. Goal is to have the program for the youth but also to have plots available for the members of the community as well.
- Working on Senior Games and the Ice Rink. The Southern Sierra Cyclists Club met in July to discuss their roll in Senior Games and voted unanimously to support the event.
- Commissioner Eastes asked about the Ice Rink location and how the closing of the Enchanted Playhouse might affect it. Director Greenwood responded by stating that there shouldn't be any concerns at this time. There are concerns with what may happen in the future with neighbors who could buy the property and may encroach on the outdoor open event space.
- Homeless population presence in the parks continues to be an ongoing struggle. Visalia Police and Code Enforcement have recently done a major cleanup in Recreation Park and at Whitendale Park. Manager Fultz added the homeless population in the parks also affects the productivity of his staff, preventing them from performing their job tasks.
- Commissioner Woods asked if a grand opening of the Wittman Community Center was near. Director

Greenwood responded by stating that a ‘soft opening’ had already taken place, but that a large grand opening is being planned in conjunction with the beginning of the school year.

Commissioner’s Reports & Comments:

- **Parks & Recreation Foundation** – *Commissioner Woods reported* that the Foundation did meet with a contention from the City and there will be further discussion related to implementing a new agreement.
 - **North Visalia Committee** – *Commissioner Lozano reported* he was unable to attend the last meeting.
 - **Waterways & Trails:** *Parks and Recreation Director Jeannie Greenwood reported* that the regular July meeting was cancelled due to lack of quorum but they did hold a make-up meeting Wednesday, July 11th. Bikeway and Trail projects were reviewed. They signed a letter of support for the City to submit request for funding from the Active Transportation Plan Grant for a section of Mill Creek and renovations to the Goshen Trail. Committee members have been discussing bike parking and development requirements. There has been discussion of adding a trailhead monument at Riverway Sports Park North. They continue to struggle for membership.
- 6. Aquatics Committee Presentation,** Dave Alberstein, representing the Aquatic Wellness Center Working Group provided a general information presentation by the working group that has met eight times since October 2017. Topics discussed included the need for a pool (including programs offered through the City, schools, swim teams clubs and water polo clubs), future program opportunities, selecting the right location, the facility appearance, offered features, financing construction and financing operations.

Comments from the Commissioners:

Commissioner Lozano

- Paying for on-going maintenance is a concern, we need to factor what it is going to cost to maintain, and would like to see a plan for how these costs would be recovered.
- Naming rights would only cover a fraction of the annual maintenance cost. Would like to see more firm numbers showing how costs would be recovered.
- Do swim clubs understand they would have to pay for use? Response from Mr. Alberstein was yes, and that they have a difficult time getting pool time to meet their needs.
- There are 50-meter pools in Reedley and Porterville that are not heavily used. Utilization is key.

Commissioner Walsh

- Was pleased to see the plan included a lot more community use, rather than strictly competitive use.
- Concerned for on-going maintenance and how to pay for needs. Even with grants, dedicated on-going funds are needed to maintain.
- Questioned how Visalia compares to other communities with 50-meter pools. How do we get users to Visalia if Fresno has more to offer?

Commissioner Eastes

Attended the California Parks and Recreation Association’s annual conference in Long Beach and attended a pool seminar.

- At the session he attended he learned that capital costs for aquatic facility construction were estimated at \$10-\$12 million, the \$7 million presented by the Aquatics Committee could be too low.
- At the conference he also learned that in a 15 year period will depreciate fully, meaning that at least \$20K/month needs to be dedicated to depreciation.
- Maintenance costs are estimated at \$40-\$45K/month.

- At least \$60K would be needed each month to cover maintenance and depreciation alone.
- Expressed concern for capturing revenue October through April, when the weather is not conducive for aquatic activities.
- Financial cost vs. public benefit needs to be considered.

Commissioner Lozano

- We need to see pathways for these things occurring. There are no guarantees for outside funding. We agree it would be a great benefit to the City we just don't see how the City is going to pay for it.

Commissioner Walsh

- Maybe we should look at an indoor facility to maximize use year round. Heating/utility costs would be reduced.

Commissioner Woods

- City Council decided to sell the Playhouse Theater rather than pay the \$400K to renovate/bring it up to standard plus costs of on-going maintenance. The \$400K equates to 6 months' operational cost of the proposed aquatic facility. If Council is not willing to invest in the playhouse, how would they respond to a large subsidy for a pool?

Commissioner Eastes

- At the Conference session that he attended on aquatic facilities, they discussed a facility that was indoors and had multiple pools with a variety of uses. The sessions provided a list of programs from the facility as an example of facilities that are able to provide enough programming to cover costs.
- If you want to have a good asset don't go cheap. Facility quality can impact maintenance and utility costs in the long run.

Commissioner Walsh

- Looking at the proposed aquatics site, utilities and infrastructure that are in place would be very old. How much infrastructure (streets, water, power, drainage, sewer, etc.) is in place and how much would have to be added? This could significantly increase project costs.
- We need to make sure we have adequate parking to accommodate use.

Commissioner Lozano

- We want to show a supportive tone in this, we are just a foreshadow of what Council and citizens would say.
- This could be a great thing but everything needs to be thought out and planned.
- We don't have enough pool space now. We need this but how do we maintain it over the long run?

Public Comment:

Don Wright

- The Reedley Project was listed as a \$7 million project, was that actual cost or was that the budget? Mr. Alberstein responded that the actual cost was \$7 million.
- Competing with larger areas with more population to serve such as Clovis, Fresno and San Clemente, are events really going to come?
- These facilities do not cover costs for maintenance.
- Should this project come when we are larger, 250,000 population?
- The project does not make business sense but meets a community need. We don't have the money to properly maintain.
- Would like to see a more comprehensive dollar amount that group can get to offset costs of the

- project.
- Grants don't cover maintenance.
 - VUSD hasn't indicated that they are excited and want to participate in this project.

Louise Switzer

- Stated that she has been to an aquatic facility in Arizona that was an indoor facility. Citizens were able to use the facility year round, and not just for aquatic events.

Charles Switzer

- A key point in any kind of development is a detailed business plan to operate the facility. You need this to get the needed support for this project.

Comments from the Commissioners:

Commissioner Lozano

- Was unaware of the attractional elements that would be included in the project.
- Asked how the facility would be marketed to bring events to Visalia rather than Porterville or Reedley.
- Stated that if the facility were covered it could be used year-round. It would be ideal if it there was a removable cover.

Commissioner Walsh

- We need to look at communities that have been successful and learn from their model.

Parks and Recreation Director Jeannie Greenwood

- The question most commonly asked is do we have a need for a 50-meter competitive pool or do we have a need for a 35-meter recreational pool. With the 50-meter pool the costs to maintain go up and the cost recovery goes down.
- When working with the Committee for the Master Plan for the South Side Community Center, we initially studied a combination of a community center and an aquatics facility combined. We invited consultants from Aquatic Design Group (ADG) to share their knowledge and experiences with us. In a report provided by ADG in 2015, there were some valuable statistics:
 - Revenue analysis – based on a survey conducted by ADG for outdoor facilities with both a competitive and a recreational pool:
 - 55% of revenues came from admissions
 - 28% of revenues came from swim lessons
 - 7% of revenues came from aquatics programs
 - 7% of revenues came from group sales
 - 3% of revenues came from competitive meets
 - Expense analysis – labor, utilities,
 - Cost Recovery Analysis – Cost recovery for aquatic facilities were as follows:
 - Competition Only Indoor – 51% cost recovery
 - Competition Only Outdoor – 57%
 - Competition w/ Recreational Pool(s), indoor – 85%

- Competition w/ Recreational Pool(s) outdoor – 80%
- Recreation Only Indoor 96%
- Recreation Only Outdoor 132%

Commissioner Woods

- Would an alternative be to acquire land large enough and build the recreational pool first and add competitive pool later if there is interest/need? We could see how the recreational pool does before adding the competitive pool.

Parks and Recreation Director Jeannie Greenwood

- Construction costs for an aquatics facility in Walnut, CA that had a 50-meter pool, training pool, water features, bath house, parking, outdoor amphitheater, construction costs were:

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|--------------------|--------------|
| Site work | \$3,683,500 |
| Site utilities | \$532,600 |
| Buildings | \$3,818,570 |
| Pools | \$4,704,950 |
| Amphitheatre | \$600,000 |
| Total project cost | \$19,957,069 |

Commissioner Lozano

- Is security fencing included in the project? This location would require additional security measures for the facility and parking.

Motion to adjourn at 7:22 p.m. by Commissioner Lozano, 2nd by Commissioner Eastes, motion unanimous.

Respectfully submitted by,
 Kathleen Machado
 Senior Administrative Assistant