



Regular Meeting Agenda

Parks and Recreation Commission

Maureen Grzan-Pieracci - Commissioner

Neil Berman - Commissioner

Craig van Keulen - Chair

Mary Seehafer - Commissioner

Matt Wendt - Commissioner

Richard Scott - Vice Chair

Ronald Locicero - Commissioner

Tuesday, December 17, 2019 7:00 pm

Council Chamber

17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Members of the public are entitled to address the Commission concerning any item within the Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

RECOGNITION

COMMUNITY SERVICES DIRECTOR REPORT

ADOPTION OF THE AGENDA

BUSINESS:

1. APPROVE THE NOVEMBER 19, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

2. OPPORTUNITY FOR MINIATURE GOLF AT THE AQUATICS CENTER

Recommendation:

Recommend the approval of purchase miniature golf at the Morgan Hill Aquatics Center.

3. SPORTS FACILITY LAND ACQUISITION

Recommendation:

Recommend the purchase of 3.85 acres of property for future sports and recreation facilities.

4. COMMISSION WORK PLAN UPDATES

Recommendation:

Review Fiscal Year 2019-20 Work Plan and provide updates on items.

ANNOUNCEMENTS

FUTURE COMMISSION AGENDA ITEMS:

ADJOURNMENT

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the legislative body. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Commission Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Commission.

Persons interested in proposing an item for the Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Commission action, your request may be placed on the next appropriate agenda. Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

DRAFT



Meeting Minutes Parks and Recreation Commission

Maureen Grzan-Pieracci - *Commissioner*
Neil Berman - *Commissioner*
Craig van Keulen - *Chair*
Mary Seehafer - *Commissioner*
Matt Wendt - *Commissioner*
Richard Scott - *Vice Chair*
Ronald Locicero - *Commissioner*

Tuesday, November 19, 2019 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Maureen Grzan-Pieracci	Commissioner	Present	
Neil Berman	Commissioner	Absent	
Craig van Keulen	Chair	Present	
Mary Seehafer	Commissioner	Present	
Matt Wendt	Commissioner	Present	
Richard Scott	Vice Chair	Present	
Ronald Locicero	Commissioner	Present	
A/V Technician	Deputy City Clerk	Present	

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

PLEDGE OF ALLEGIANCE

Minutes Acceptance: Minutes of Nov 19, 2019 7:00 PM (BUSINESS:)

PUBLIC COMMENT

None

RECOGNITION

Commissioner Ron Locicero was recognized by the Chamber of Commerce as receiving the man of the year award.

COMMUNITY SERVICES DIRECTOR REPORT

Presented by Chris Ghione

ADOPTION OF THE AGENDA

Motion Locicero, Second Scott, Approved 6-0

BUSINESS:

1. APPROVE THE SEPTEMBER 17, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Mary Seehafer, Commissioner
SECONDER:	Richard Scott, Vice Chair
AYES:	Grzan-Pieracci, van Keulen, Seehafer, Wendt, Scott, Locicero, Technician
ABSENT:	Berman

2. COMMUNITY SERVICES YOUTH AND TEEN PROGRAMS REPORT

Recommendation:

Receive report on youth and teen programs provided by the Community Services Division.

Report received.

RESULT:	ACCEPTED
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3. COMMUNITY OUTREACH REPORT

Recommendation:

Receive report on the Community Services Department's outreach services and programs.

Report received.

RESULT:	ACCEPTED
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4. AQUATICS PROGRAMS REPORT

Recommendation:

Receive the report on Aquatics Programs

Minutes Acceptance: Minutes of Nov 19, 2019 7:00 PM (BUSINESS:)

Report received.

RESULT:	ACCEPTED
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5. MEASURE B FUNDING RECOMMENDATIONS

Recommendation:

1. Accept the report on Measure B funding recommendations; and
2. Provide comments and input on future City education and encouragement programming.

Feedback was provided by the Commission.

RESULT:	ACCEPTED
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ANNOUNCEMENTS

FUTURE COMMISSION AGENDA ITEMS:

ADJOURNMENT

8:15pm

Minutes Acceptance: Minutes of Nov 19, 2019 7:00 PM (BUSINESS:)



PARKS AND RECREATION COMMISSION STAFF REPORT

MEETING DATE: December 17, 2019

PREPARED BY: John Kashmanian, Management Analyst

APPROVED BY: Chris Ghione, Public Services Director

OPPORTUNITY FOR MINIATURE GOLF AT THE AQUATICS CENTER

RECOMMENDATION(S)

Recommend the approval of purchase miniature golf at the Morgan Hill Aquatics Center.

REPORT NARRATIVE:

Introduction: In order to increase City revenue and to provide an additional recreation service to the Morgan Hill community, it is proposed that the City of Morgan Hill offers miniature golf, by purchasing and operating an 18-hole miniature golf course. The course would be installed at the Aquatics Center, complementing Aquatics Center swimming services and expanding upon Outdoor Sports Center activities.

Operational Plan: The miniature golf course would be operated by recreation teammates using existing Aquatic Center facilities and equipment. The existing Aquatics Recreation Coordinator would oversee part-time Welcome Desk Party Coordinators and Welcome Desk Assistants in staffing miniature golf daily, during the summer operating hours of 10:30 am – 8:00 pm. After the summer season, operating hours would be weekends only, based upon the Aquatics Center's and Outdoor Sports Center's tournaments, swim meets, and large weekend events.

Return on Investment: Annually, miniature golf revenue is projected to be \$42,000, and operating costs are estimated to be \$21,000, resulting in projected net revenue of \$21,000. There is the possibility of significantly higher revenues should the course popularity grow.

Case Study As part of the above analysis, the Assistant Director of Recreation in Redwood City was consulted regarding that city's successful implementation of a downtown "pop-up" miniature golf course in March 2019. Their initial cost to install the miniature golf course and purchase related equipment was approximately \$74,000, and their monthly operational costs are about \$22,000. Redwood City generated \$51,000 in their first month of operation, and they have re-opened their miniature golf course in December 2019. Redwood City is on pace to recover their costs and become profitable this month, their second full month of operation.

Recommended Action The purchase of this miniature golf course would be a worthwhile investment that could both increase attendance to and revenue for the Aquatics Center, by adding an activity that generates enthusiasm and variety for

community members to enjoy. Additionally, this project would contribute toward the high-priority goal of achieving cost recovery at City facilities, thus supporting the General Fund.

LINKS/ATTACHMENTS:

1. Memo Attachment 1 Proposed Miniature Golf Course Layout
2. Memo Attachment 2 Sample Miniature Golf Course Pictures

Attachment 2 Proposed Layout (Aquatics Center)



ADVENTURE GOLF SERVICES
1742 Barlow St.
Traverse City, MI 49686
PH 231-922-8166
FX 231-922-0153

DEALER:

Project Name: City of Morgan Hill
Street:
City:
State:

DATE:
2019 NOV 20
REVISION DATES:

DRAWN BY:
MCA
CHECKED BY:
AGS

SCALE:
1/8" = 1'0"

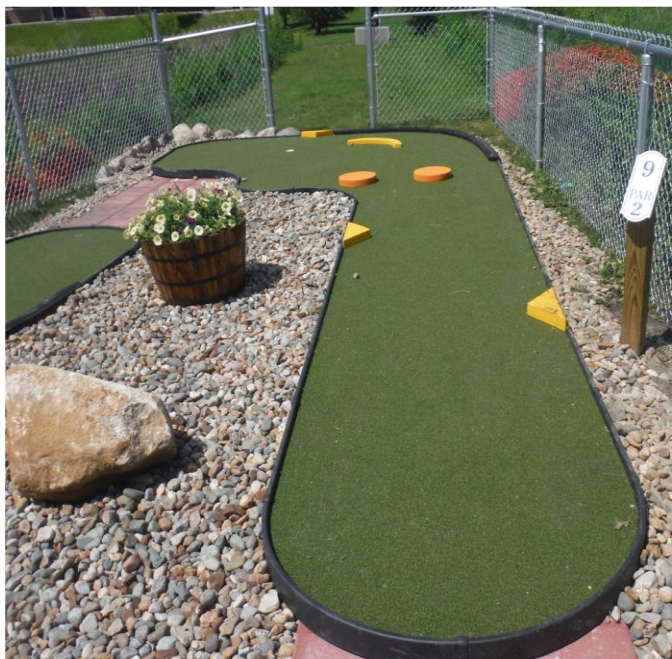
Total Area: 20,000 SF +/-



Google Earth

© Google, Inc. All rights reserved. This concept drawing is property of Miniature Golf Services, By Arne Lundmark, Inc. Dba Adventure Golf Services, Inc. All detail including design, drawings, customer job information is strictly confidential. Not to be reproduced or used for construction purposes without written permission from the company.

Attachment 2: Sample miniature golf hole layouts (using same golf course product that we are recommending)



Attachment: Memo Attachment 2 Sample Miniature Golf Course Pictures (2606 : Opportunity for Miniature Golf at the Aquatics Center)



PARKS AND RECREATION COMMISSION STAFF REPORT

MEETING DATE: December 17, 2019

PREPARED BY: Chris Ghione, Public Services Director

APPROVED BY: Chris Ghione, Public Services Director

SPORTS FACILITY LAND ACQUISITION

RECOMMENDATION(S)

Recommend the purchase of 3.85 acres of property for future sports and recreation facilities.

POLICY CONSIDERATIONS:

The City's Bikeways, Trails, Parks and Recreation Master Plan calls for expanded sports facilities within the City that serve local residents, but also support regional events and sports tourism. The City's Economic Blueprint identifies sports tourism as one of its components. The City has looked for opportunities to identify baseball and softball field locations for several years and is also considering sand volleyball facilities. Understanding these priorities and policies, should the City Council consider the purchase of additional property adjacent to the Outdoor Sports Center and Aquatics Center?

REPORT NARRATIVE:

The City currently owns the Outdoor Sports Center (OSC) and Aquatics Center (AC) located on Condit Road, between Tennant and Dunne Avenues. Both facilities are utilized for local and regional sports and recreation events. Large events at both sites support both local economic development and cost recovery at the facilities. In June 2016, the City Council authorized the purchase of 10 acres of property on the southwest corner of Murphy Avenue and Barrett Avenue (Recreation Property). The property is adjacent to the Morgan Hill Aquatics Center and the Morgan Hill Outdoor Sports Center (OSC) and was purchased for additional parking and potential recreation facilities.

In July 2015, after numerous years of effort, the City Council authorized the purchase of 25.8 acres for a future baseball/softball field facility (Ball Field Property). The property is located south of the intersection of Condit Road and Tennant Avenue, adjacent to Highway 101. The Ball Field Property and the Recreation Property is within the County but within the City's Urban Growth Boundary (UGB). The purchase was made to "land bank" the property until a time when the City would have funding to develop the property. At the time of purchase for both properties, it was believed that future annexation would bring the properties within the City limits, but it was also understood that if the properties were not annexed that they could be developed by the City, in the County.

On February 6, 2019, the City Council reviewed and discussed policy implications for Recreation and Ball Field sites. Multiple regional partner organizations expressed concern via letters regarding the City's future development within the County. At the meeting the City Council provided direction to continue to work with regional partners on the development of the Recreation Property. The City Council expressed a preference to land bank the Ball Field Property and look at alternate development options, while continuing to lease the Ball Field Property for agricultural purposes.

In early November 2019, the City was approached by a realtor representing multiple properties within the area and near the AC, OSC, and Recreation Property. The City worked to conduct an appraisal of these properties, including the property located directly south of the Aquatics Center on Condit Road (See Attachment 1 for Project Location). The seller has offered to sell the property for \$1,199,000, which is 10% above the appraisal price of \$1,090,000. City staff believe this property provides an excellent opportunity to provide future sports recreational opportunities and their associated amenities. The property is outside the City limits within the County, but has a state agriculture designation as grazing land, is not prime farmland, and has not been farmed in decades. The City has brought the property forward quickly due to the seller's requirement to sell prior to December 31, 2019.

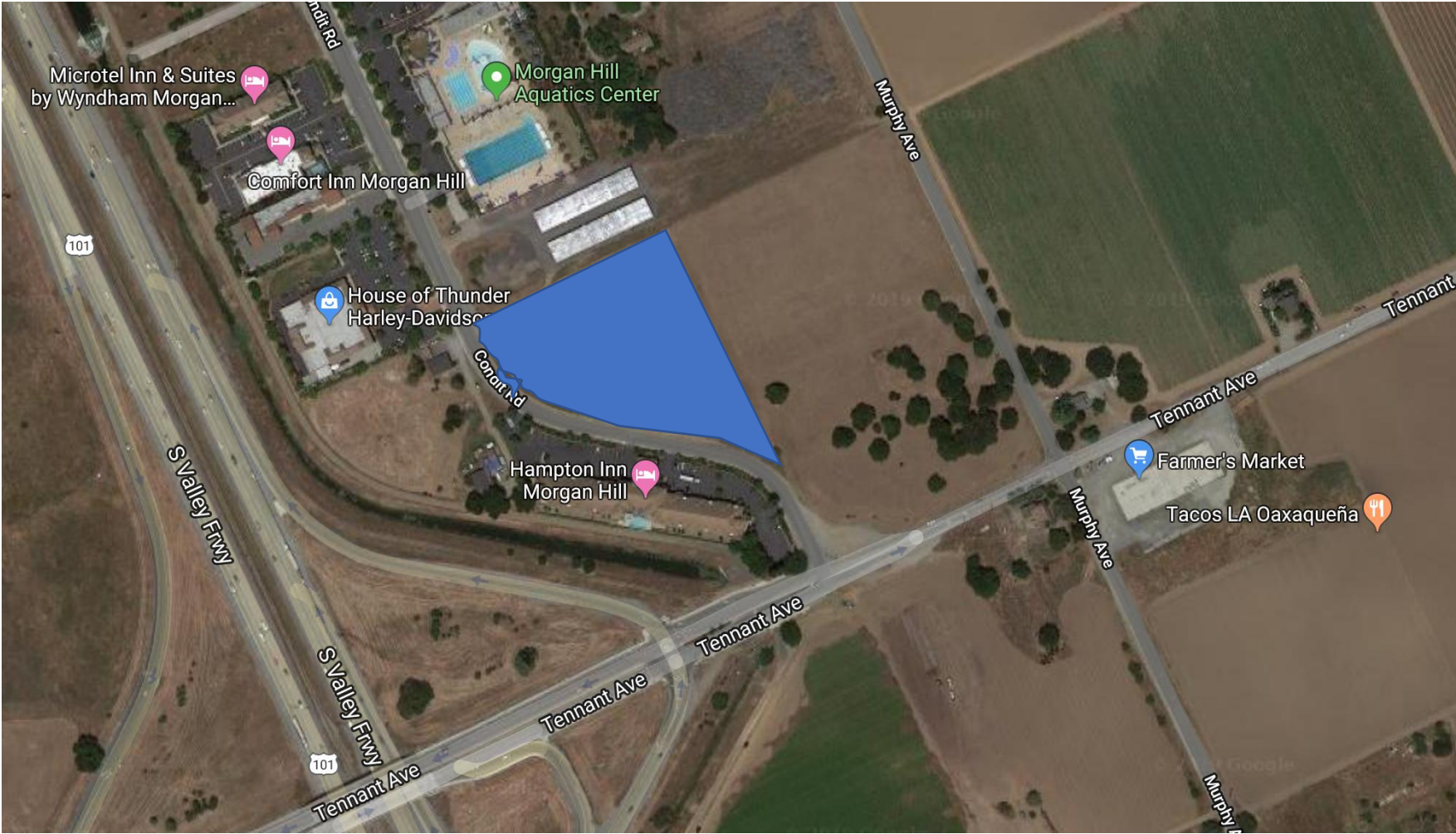
The City has begun the process of conducting due diligence for the purchase of the property, including an environmental analysis which will be conducted before closing on the property, should the City Council direct staff to move forward. The Commission recommendation will be presented to the Council on December 18 with the Council's review of the purchase.

There are adequate funds in the Park Impact Fund (301) to appropriate for the purchase of this property. A resolution amending the FY 2019-20 budget to appropriate \$1,250,000 is included as Attachment 2. The purchase price of the property will be \$1,199,000, and the remainder \$51,000 would be required to pay for the related closing costs. This expenditure of Park Impact Funds could affect the timing of future park projects, but with the exception of the Magical Bridge Playground the timing of other projects is not yet determined, and therefore staff is recommending this opportunity be taken advantage of to acquire this property while the opportunity exists.

LINKS/ATTACHMENTS:

1. Location Map

Location Map



Attachment: Location Map (2607 : Sports Facility Land Acquisition)



PARKS AND RECREATION COMMISSION STAFF REPORT

MEETING DATE: December 17, 2019

PREPARED BY: Chris Ghione, Public Services Director

APPROVED BY: Chris Ghione, Public Services Director

COMMISSION WORK PLAN UPDATES

RECOMMENDATION(S)

Review Fiscal Year 2019-20 Work Plan and provide updates on items.

REPORT NARRATIVE:

The Commission develops its Work Plan annually each fiscal year. The Commission Fiscal Year 2019-20 Work Plan was approved by the City Council on June 26, 2019. The Council also requested the Commission place emphasis on potential sand volleyball development and including youth engagement as it relates to bicycling and bike infrastructure.

Commissioners may use this item to provide updates on their Work Plan items.

LINKS/ATTACHMENTS:

1. PRC Workplan 1920 Final

Parks & Recreation Commission

FY 2019-20 Work Plan – Approved by City Council 6.26.19

Project (Commissioner Responsible)	City Council Priority Supported	Staff Resources Required	Desired Outcome
1. Get Youth More Active in Parks and Recreation	Supporting Our Youth, Seniors & Entire Community	Recreation Manager (Minimal)	Review program opportunities for new youth programming. (Locicero)
2. Support Bicycle and Trails Development Efforts	Supporting Our Youth, Seniors & Entire Community	PS Director (Minimal)	1. Support the VTA Bicycle and Pedestrian Advisory Committee. (Berman) 2. Work to coordinate with community members on bicycle and trails issues with volunteer Bicycle and Pedestrian Advocacy Group. (Seehaffer)
3. Support efforts to create an inclusive playground	Supporting Our Youth, Seniors & Entire Community	PS Director (Significant) CS Coordinator (Moderate)	Support the group that has formed for the creation of an inclusive playground in Morgan Hill. Support in the planning and fundraising efforts. (Locicero/Wendt/Scott)
4. Support planning for updated sports facilities and partnerships	Supporting Our Youth, Seniors & Entire Community Economic Development	PS Director (Moderate) CS Supervisor (Moderate)	1. Evaluate opportunities to construct sand volleyball facilities in partnership with a facility operator, including support for upcoming feasibility study. (Wendt/Berman) 2. Monitor Outdoor Sports Center transition to new operator. (van Keulen) 3. Monitor Centennial Recreation Center Expansion Project progress. (van Keulen)
5. Support City in Grant Opportunities	Supporting Our Youth, Seniors & Entire Community	PS Director (Significant) Mngt Analyst (Significant)	Support City staff in identifying and evaluating grant opportunities and associated projects. (Scott/Berman)
6. Increase volunteer Adopt a Park Program participation	Supporting Our Youth, Seniors & Entire Community Maintaining Fiscal Responsibility	PS Director (Minimal) CS Coordinator (Minimal)	As an exploratory committee, evaluate the opportunity to recreate ongoing volunteer groups to support park maintenance. (Scott/Grzan-Pieracci)

Attachment: PRC Workplan 1920 Final (2608 : PRC Work Plan Updates)

Project (Commissioner Responsible)	City Council Priority Supported	Staff Resources Required	Desired Outcome
7. Evaluate opportunities to increase Youth involvement in Park Planning	Supporting Our Youth, Seniors & Entire Community	PS Director (Minimal) Rec Coord (Minimal)	Work with City staff to review opportunities to more formally include youth in park planning projects. (Grzan-Pieracci)
8. Support City Park Planning Efforts	Supporting Our Youth, Seniors & Entire Community	PS Director (Minimal)	Evaluate future opportunities for parkland acquisition and development. (van Keulen)
<u>Staff Resources Required:</u> 0-50 hours = Minimal 51-100 hours = Moderate 100+ hours = Significant			