

agenda



DATE: May 9, 2018
TIME: 6:00pm – 8:00pm
PROJECT: Fircrest Community Pool and Community Center
SUBJECT: Steering Committee Start-Up Meeting
ATTENDEES: Steering Committee;
Andreas Schonger
Blake Surina
Bonney Blair
Bonnie Viafore
Brett Wittner
Brian Rybolt
Charelene Laymon
Greg Vigoran
Jeff Grover
Joe Barrentine
Karen Reynolds
Kate Owens
Mary Ruth Pape
Rick Price
Sarah Viafore
Scott Pingel
Shannon Reynolds

Other:
Jim Nelson / DA Davidson
Emily Wheeler / ARC
Matthew Philbrook / ARC
Stan Lokting / ARC

MINUTE TAKER: Jeff Grover and Stan Lokting

OPENING

1. Committee Chair Brett W. opened meeting at 6PM
2. Jeff reviewed issues associated with pool leak situation. It continues to leak. On-going investigation of leak location. Should know if the leak is fixed within two weeks.
3. Stan asked whether there were comments to last meeting's notes. No corrections needed.

BOND FINANCING

1. Jim nelson, with DA Davidson & Co. provided an overview of bond financing options to help fund the project. Key points of discussion:
 - a. 20-year vs 10-year, 30-year vs 20 year. The 20 & 30-year bonds achieve a lower levy rate and lower monthly cost to the taxpayer.

- b. Bank qualified bonds are \$10 million or less (in a fiscal year) and usually achieve a lower interest rate compared to non-bank qualified bonds (over \$10 million in a fiscal year).
 - c. Explored the possibility of a phased project. To do this you would put both the pool and new community center on the ballot with the plan to first issue the bonds for the pool on a short term 10-year term, then issue the second phase community center on a 20 to 30-year term.
 - d. The first phase pool bonds would be about \$4,000,000 with a possible addition of \$500,000 for major maintenance until such time that bonds for the community center kicked in or were approved.
 - e. The second phase community center bonds would be about \$8m - \$9m
 - f. There was discussion about a single-phase project of \$13m - \$14m
2. The committee had lots of interest in the structure for the bonds. In general, they were interested in a bond structure that would have greater likelihood of support by having an acceptable increase in property taxes.
 3. Concern was voiced regarding Senior Citizens and those with disabilities being unfairly burdened by the property tax increase. Without specifics the Committee was told certain exceptions do exist for those in need.

SITE ORGANIZATION OPTIONS

1. ARC presented 3 options along with images that related to ideas associated with each.
 - Street Edge – pool bathhouse and community center along Contra Costa, forming a building edge at street. ARC noted that the bathhouse could be treated as part of the landscape.
 - Gateway – community center along Contra Costa and pool and bathhouse to the east. The idea of procession was mentioned along with a “gateway” between the buildings that framed views of the park.
 - Woonerf – pool and community center along Contra Costa with parking area at intersection that could be multi-use: parking, events, farmer’s market, etc
2. Phasing and Pool Location. All options had the pool built outside of the footprint of the existing pool, to assure no lost swimming season. The committee felt strongly this strategy took too much park area. They were interested in options that located the new pool in the location of the existing one and building the pool and bathhouse between swim seasons. ARC indicated that there should be time for this but that there could be weather-related soils issues during construction. Specifications can be written to require the contractor to meet a schedule like this.
3. Pool. The committee is interested in investigating a design that keeps young kids’ swimming areas separate from the lap pool – i.e., two separate tanks. The issue is fecal matter and urine contaminating the entire pool. ARC indicated that there are construction costs associated two tanks.
4. Pool Bathhouse. The committee was interested in adding a party room that served the park and the pool area. This can generate income (from fees) and improve use. Also, the locker rooms should be

accessible to pool and park, with necessary measures to control access (safety to keep people out of pool area, no avoiding paying pool fees, etc.)

5. Parking. The committee would like to minimize the amount of on-site parking, to preserve open space. After the last meeting, Scott and Jeff talked with city staff about angled parking on both sides of Electron Way – the city is open to this. The committee felt angled parking should be considered on the north end of the block along Contra Costa and on the Fox site. The Fox site parking should have basketball. Angled parking should be head-in, not back-in.

6. Shading. Blake mentioned accommodating a future covering to protect from rain and sun. It was noted that this is a “covering” rather than a building with its attendant HVAC and construction costs.

PUBLIC MEETING

1. ARC reviewed the basic structure of the meeting: The meeting is more workshop and open-house, rather than presentation: introductory comments (process, schedule, history of Fircrest, bonding) followed by the public going to stations where they can offer input. The committee agreed with the structure of the meeting.

2. The committee would like to review the development of the site concept options before the meeting.

3. Bond financing, and \$500,000 major maintenance feature for the bonds, should be presented.

END