

# TC ParksRec Joint Meeting 2026-03-25

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## SUMMARY KEYWORDS

Al Desayer, Moraga Town Council, community service, Moraga Commons Park, public comment, community center, trails, sports fields, dog park, outdoor recreation, indoor recreation, parking, shade, accessibility, master plan., Community center, indoor recreation, Hacienda, St. Mary's College, Moraga Town Center, parking issues, trail access, dog park, joint use agreements, community engagement, outdoor amenities, youth sports, senior programming, public funding, partnership opportunities., innovative solutions, master plan, Wedgewood investment, short term options, voter approval, St Mary's facility, court facilities, tax base, Hacienda building, wedding venue, meeting adjournment

## SPEAKERS

Speaker 10, Speaker 3, Thiel, Mackenzie ParksRec, Speaker 14, Speaker 2, Speaker 5, Speaker 17, Speaker 6, Speaker 1, Town Manager, Speaker 8, Trotter, Woehleke, Scott Bowhay, Speaker 7, Speaker 9, Attorney, Speaker 11, Speaker 13, Speaker 4, Hillis, Maglio, Speaker 15, Speaker 18, Dolan, Speaker 16, Speaker 12



Hillis 00:00

Yes, we were going to we're going to start with an in memo Rheem for former mayor and council member al desayer. And for this, ask council member Woeleke To please read a message.

W

Woehleke 00:13

Thank you, Mayor. I am honored. This is really remembrance of Al greatly written by his family. So I'm humble, humbled. Al to Sayer, age 86 passed away on February 25 2026 in Moraga, California, born in Paris, France, on August, 26 1939, his family immigrated to the United States in 1949 settling in Glendale, California, where he attended junior and senior high schools. He spent a year at UCLA before receiving an NROTC competitive appointment to the US Naval Academy, graduating with the class of 1961 as a member of the 15th company. He served on destroyers on the West Coast. He resigned his commission in 1965 moved to Los Angeles and joined the Pacific telephone company. For the next 36 for the next 31 years, he worked for the company, which became PAC Bell, transferring between southern and northern California several times while progressing and the Accounting and Information Technology portions of the corporate world. He retired in December 1996 he was always very active in volunteer work, this included coaching children's sports at various times, presiding over a local Swim Club, parents club, or working with numerous other volunteer organizations. Al was part of the team of community leaders who achieved Moraga incorporation in 1974 he became the town's first treasurer and thereafter a planning commissioner. Eventually, he successfully sought elected office and served three terms on Moraga Town Council, including Mayor. He was selected as Moraga Citizen of the Year in 1997 in retirement, Al continued his civic involvement, serving on numerous local and regional boards and civic organizations. His community service totaled 47 years. Al always enjoyed sightseeing and traveling, and took every opportunity to tour extensively throughout the United States, visiting all 50 states. In addition, he traveled throughout the world in over 75 countries. He was a bridge life master and enjoyed playing golf, gardening, walking and backpacking. Al is survived by his wife of 63 years, Alice, his two daughters, Janet and Catherine, and eight grandchildren. In remembrance of Al's life, donations may be made toward a special recreational installation at the Moraga Commons Park. Please mail contributions via check payable to the town of Moraga, designate Al to Sayer Memorial and address it to the Moraga Parks and Recreation Department. \$2,100 drive Moraga, California, a private memorial service will be held on March 30 in Moraga, California.

H

Hillis 03:38

And are we taking it back to for our comments? Are opening up to the appropriate

W

Woehleke 03:44

I open it up for public comment. Do you have

H

Hillis 03:47

the cards? Amy, if you

S

Speaker 1 03:48

want to, yes. We have, yes. We have two public comments. The first is Mike McClure,

S

Speaker 2 04:01

thank you, Mr. Mayor and town council. I had the pleasure of knowing Al as a wonderful community leader and advisor for decades in our town and beyond. I sought out his vice advice and historical insight as a resident a TC Council, Town Council candidate, Council Member and Mayor. He is typically known for his financial expertise and guidance, which is a great skill, and yet his leadership, business background and advice and counsel for many organizations was truly amazing. His leadership and helpfulness was a tremendous, tremendous asset to our chameleon beyond he was involved in the Townsend Corporation in 1974 he he proactively encouraged the council to acquire property at a discount, which at the time was just before Commons was even the. Figment of anybody's imagination in the early 80s, 12 years on the council, three time mayor, 34 years as a board member for the county connection, voted Moraga Citizen of the Year, and too many other achievements to list, one story I wanted to mention when I was first joining the council, he said, and by the way, make sure you have a lot of retreats. Never heard of retreat in the council. I said, Oh, you mean we get to go to the beach and hang out or what? What is this? She's no, it's an opportunity for the council to sort of step out of normal situation, public meeting. But different site, different time, and the five of you, possibly more, can actually talk about how things are going, and it's really good after three to six months. And I would encourage it. And he said, By the way, have many retreats. You'll need them. So some wisdom from our three time Mayor Al thank you for your leadership, helping to make Moraga what it is today, and setting us up for an even greater community in the future. God bless. Al to Sayer, thank you.

S

Speaker 1 06:11

The next comment is Kaylee DeLand,

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Speaker 3 06:19

hi everyone. My name is Kaylee DeLand. I'm here on behalf of Congressman Mark DeSaulnier. Well, I didn't have the pleasure of meeting al personally. It's clear to me just how much of an impact he's had in the town and in this community, and so we wanted to take the time to be here to recognize him and his achievements today, and recognize everything that he's done on behalf of the town. We did prepare congressional record on his behalf. I won't read it in its entirety, because I'm sure many of you are already familiar with his many accomplishments and all that he's done for the town, but I do just want to highlight a few things that stood out to me as we were working on this. It's clear to me that he was very invested in this community, having served as the mayor three times and leading what is now today Moraga Commons Park, which is such a big staple here in the town of Moraga, it's evident just how much he cared about this community and was always looking for ways to go above and beyond in serving the public, from leading a local Swim Club to working with a coaching several children's sports leagues, and also serving on county connections for over 34 years, it's clear just how much he cared about the residents of Moraga, and was always looking for ways to give back to this community and improve the lives of people here in Moraga, but also in the broader region. So as I mentioned, we do have this congressional record, and this will be entered into the official house record in order to memorialize his accomplishments. But want to appreciate you for taking the for allowing me to take the time to be here today and to recognize him.

H

Hillis 07:51

Do we have a member of the Sayer family present to accept the record? Thank you so much. Thank you membership

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Hillis 08:02

for you wouldn't mind Amy will take a picture with both

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Speaker 4 08:20

just make a brief

S

Speaker 5 08:24

comment, please. Hello. My name is Catherine desaire Whitaker, and I really appreciate the honors that you guys have bestowed to remember my father. I do remember as a very young child being there while he was working on incorporating the town, and then when he was town Treasurer, and I loved it. He'd go in and sign checks, and I would work with the little stubs that didn't matter, but and then I remember, well, when he was planning commissioner, that was not so exciting of a thing. But I also remember when he ran for the council, he was very he wanted to make sure that those signs that he put up and littered the whole town were taken down, so it was our job to go and take them down that very night. And so anytime I see a campaign sign the day after an election, I'm like, I remember him dedicating the band shelter. I remember controversies all of this town. I remember him really working hard and talking to me about how important purchasing open space was. And I now don't, do not live in this community, but I come back here and I see what a tremendous legacy it is. And I also wanted to say that I used to go to town council meetings and wait for the break so he could help me with my math homework, and that was in walking Moraga auditorium. So you guys have really stepped it up here. So I just wanted to appreciate all that and appreciate you for appreciating him. And moronga will always live in my heart as a very special place in this town. And I think I look at that town seal, I think he had something to with picking that as well. And so I just and bless all of you for your service as well, because this will be. As well your legacy. So thank you so much. On behalf of my family, my mom, my sister, Janet sepul And my mom Alice, to say, we really appreciate it. Thank you.

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Speaker 1 10:13

There are no further public comments further.

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Hillis 10:15

Are there any anyone else that would wish to make a public comment on this item? Please, sir,

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Speaker 6 10:29

Hi, Dave Trotter, president of the town of Moraga since 1988 like our dearly departed albacera, three term council member and three time mayor. And I want to say my condolences to the desayers and Alice in particular. I'm here for another matter, but I do want to say that one of the things I always knew about Al as well is that he was really economical in a lot of different ways. Wasn't, didn't talk that much, but and he also didn't like to spend money. And so even though you've been complimented by his daughter for these lovely chambers, he would have thought he'd have kept it the cheap way and done

H

Hillis 11:15

any other comments, please.

S

Speaker 7 11:19

Thank you. Hello, Council. I remember when I ran the first time, I was told, you have to talk to Al. I didn't know Al. They met over at cc's, and then throughout the years, I would talk to him from time to time. And one thing stuck with me that it was it was so kind. He said he was on the transportation, you know, committee, and he would talk about busses, and at that moment, people were commenting that we didn't have the busses that we needed. And he said, You know what, we don't need them as much as the people over on monument. They're the ones who use the busses, and I'm going to stick with that. I thought, what a good man, so I just thought I'd share that. Thank you. Thank you.

H

Hillis 12:09

Any other comment Seeing none, I'll take it back to the council. Let's start on this side with council member teal.

T

Thiel 12:17

I did not know Al personally, but I really appreciate the family sharing their stories this evening, and that just really helps resonate with his legacy, and I'll very much remember and gravitate towards what you guys were able to share this evening. So thank you for being here tonight.

M

Maglio 12:37

I did not know Al personally, but I would like to say that I appreciate all the work that he did and the dedication that his family and the support that his family gave to him. So I will just say God speed. Council Member Woeleke,

W

Woehleke 12:54

thank you, Mayor. A personal perspective in early 1987 Peggy and I moved to Moraga, and like so many of our friends and acquaintances, we love living in Moraga, and we significantly owe this love to Alda Sayer and his compatriots, who successfully achieved incorporation and then led Moraga in continuing and thriving as a semi rural community. Moraga, semi rural character appeals to so many of our residents. Al's many positive impacts have already been recognized. One I particularly value al identified the opportunity for the town to purchase excess state land. When the plan to create gateway Boulevard through Moraga was halted, this vision resulted in the creation of the commons Park, a centerpiece and main gathering place in Moraga, and the town's acquisition of the land, which is now the back nine of the Moraga Country Club. Imagine Moraga, how we would be without the commons park or the country club without a full 18 holes for golf. I had the pleasure of saying hi to Al and Al saying Al hi to Alan Alice twice at Thursday night concerts this past summer at the commons, those are my last opportunities to interact with him. Thank you, Al for everything.

D

Dolan 14:38

Vice Mayor. I also did not know Al, but I am very impressed and appreciative of the many years of service that he gave his town, this town, and also thank you to the family for allowing him to do that, because we know that it affects. Our family when we're up here doing the things we do. And boy, that was a long time to put up with this stuff. So thank you.

H

Hillis 15:10

Well, we have six mayors in the room tonight, and all can speak to the impact that Mayor to say or had on this town. I would encourage all of you, and I've asked council member Woeleke, while I'm out on a brief medical leave, if he can work with county connection to actually get for the family. The video of which was amazing, of all of the people at county connection that spoke touchingly, personally about Al and his impact. This was from bus drivers on up, just some of the stories to relay that. And unfortunately, this is one of those things where I didn't know him myself. I never met him. And just like with Edie Schwartz, my first day here interviewing for planning commission was the day of her memorial service here in the chambers. Similarly, most of what I found out subsequently about Al have been from the memorials that I've been attending. One example was he loved Moraga. There was an with the GM of county connection, who basically was a kid when he started at county connection, and Alda Sayer helped take him under his arm, and now he's the GM of county connection. This is Bill Churchill. I know you know him well, and they were in Washington, DC, for one of the APTA legislative conferences. It might not have been bill. I can't remember who it was. One of them had an umbrella, but the umbrella had, it was like, oh, Danville. It was, it was somebody from they had a Danville umbrella, and it was pouring down rain. Come stand under my umbrella. And Al refused. He's like, that is not a Moraga umbrella. I am not going to come and stand under that umbrella. Then it started really, really raining, and he then he went under it, but he complained about it being under a Danville umbrella the entire time. There was another story that was shared about a staffer on one of these trips who forgot their lapel pin, and so staff were saying, Don't worry, we'll get you a county connection, and Al said, don't worry about it. Goes into his pocket, gets a Moraga lapel pin, and this is what you should be wearing anyway. So you really got to know a sense of who he was, the impact that he has, and it also shows the impact that all of you have by helping people like me and for many on this council, really know what it is that your father meant to you, what Al meant to our community, and how we can better share that going forward as a legacy. I know for a fact that after what I've been hearing about him, he he and I would probably get along on quite a few things. For example, I work for one of the largest train passenger manufacturers in the country or in the world, and I think he probably have a thing or two to say about that. So to that point, to the family, our deepest condolences. A loss like this can be very difficult. So you're all doing well by being here. Thank you for sharing your father with our community, and thank you for sharing your time with with us and to hear from us.

H

Hillis 18:36

And with that, I think we're moving on to the to the regular agenda. Do we want to do? We'll do the family. Want to do a photograph? Would the family have any interest in taking a photo with the council? Okay, that's where we were chatting about clean to catch but

H

Hillis 19:08

another thing I failed to mention, the Board of Supervisors adjourning in house memory on the 31st want to be there tonight, 30 and the council member, Woeleke will speak on our behalf. And we're also having another adjournment in memory at the mayor's conference on the second.

H

Hillis 19:31

It starts out at nine o'clock as a closed meeting at 9:30pm

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Speaker 4 19:36

I wrote the wrong thing. It's am, and says, you want to be there at 930 is when you there's at 930 when

S

Speaker 8 19:56

you come out of dosage.

S

Speaker 9 20:06

Garden.

S

Speaker 8 20:21

Yeah, that's a great way. Garden.

H

Hillis 20:25

And with that, we will go back to our regular agenda. I think next we have a proclamation for Women's History Month. So before we get started, I don't notice if anyone here recognizes the symbolism of my tie, but this is specifically the colors of the suffragette, and is also the color symbolizing some symbolizing Women's History Month. So with that, I'm going to ask council member malio To please start us in this

M

Maglio 21:00

Thank you. Mayor Hillis a proclamation recognizing March 2026 as Women's History Month. Whereas women have always played a critical role in shaping the economic, cultural and social fabric of our society through their participation in the labor force, labor force working both inside and outside the home, in leadership positions and through creative inspiration and

W

Woehleke 21:27

whereas Women's History Month provides us an opportunity for schools and communities to expand and enhance what our children and our community know about women's roles in history and their contributions to the development of this nation.

T

Thiel 21:45

And whereas the story of American women is the story of women of all ages, races and cultural backgrounds, who led campaigns for equality and civil rights, advanced professional and educational opportunities, founded entirely new enterprises and contributed significantly to the arts, sciences and humanistic causes, and

D

Dolan 22:10

whereas women from every background have long realized that an uneven playing field will never bring equality or justice, and we All need to eliminate bias and discrimin discrimination entirely for our for our lives and institutions, and

H

Hillis 22:27

whereas the 2026 theme for Women's History Month is leading the change women shaping a sustainable future, which celebrates women Who are driving innovation in environmental, economic and social sustainability to create a more resilient, equitable future, and ask you to read the last two

M

Maglio 22:49

whereas Women's History Month is both a call to acknowledge outstanding women we know by name and to pay homage to the dedication of nameless women who contributed to our nation. Now therefore, be it resolved by the town council of the town of Moraga in recognition of the significant role played by women whose courage and vision inspire hope for today's women to make tomorrow's history, we hereby proclaim the month of March 2026 as Women's History Month in the town of Moraga.

H

Hillis 23:27

Did we? Do we need to open this for public comment. I wanted to see if we have any public comments on this item. Seeing none. Do we have any comments from our our colleagues? The only thing I want to say is thank you to all the awesome women in this room who helped keep the town running and in the audience that helped keep everything else running. I know for a fact that I would be lost without the three wonderful ladies in my house. So Happy Women's History Month, thank you so moving on. On the agenda. We are now at public communication this time in the in the agenda is reserved for public comment on items not on the agenda. Anyone commenting on items on the agenda will have the opportunity to do so when those items are called, you will have three minutes. Is there any general public comment? Seeing no general public comment will now move to adoption of the meeting agenda. Do I have a motion? So moved Second Second. All in favor. Aye. Now on to the consent calendar. Do we have any requests to remove any items I see council member Woeleke,

W

Woehleke 24:37

thank you, Mayor. I move that we remove item 6.2 adopt a resolution that accepting the donation of \$20,000 for the pear sculpture, and accept placement of the commission sculpture at Moraga Commons

S

Speaker 10 24:59

second. You any others

H

Hillis 25:04

seeing none? Do I have a motion for the remaining consent items?

**W** Woehleke 25:09  
So moved second, second.

**H** Hillis 25:13  
Okay, all in favor.

**A** Attorney 25:15  
We need public, public

**H** Hillis 25:16  
comment on items, 6.1 6.3 6.4 and 6.5 Seeing none, we can move back to a vote. All in favor. Aye. Opposed the ayes. Have it, we now are to item 6.2 council member Woeleke. Do you want to

**W** Woehleke 25:37  
thank you very much. This is a, I think, a significant achievement for Moraga, the new sculpture promises to be very impactful, enjoyed, loved all the platitudes. But I also wanted to recognize the donors who are funding this and that, being Sue Olsen, who is a significant funder of of works of art and other worthwhile endeavors in Moraga, and that her funding included the mural that's outside of this building, which is a wonderful mural, and also the Moraga Park Foundation, each, each contributed \$10,000 and I want to publicly thank them for that

**H** Hillis 26:28  
wonderful any other, oh, wait, any other presentation or public comment, any public comment? Seeing none. Back to my colleagues for comment, seeing none motion.

**T** Thiel 26:46  
We do have some members from hard and public spaces committee

H

Hillis 26:49

if you want to speak one later on.

S

Speaker 7 26:58

Well, first of all, thank you very much for having this on the agenda. We have worked well, I personally have worked for 10 years for this, and like we talked about before, this is branding our town. This is a sculpture that will kind of highlight who we are and what we stand for. And this sculptor lives in Watsonville, and he is an international sculptor. You can see his work all over California and the world, and I've been talking to him for 10 years, and so he is excited, and he has given us an incredible price, because I've been courting him for so long, and I think everyone will embrace this sculpture. It's gorgeous and it's monumental. So it's something that we the park deserves, especially hearing about AI and how much he had a part of this, you know, I think that this is, you know, part of that legacy that we will be giving the town. So thank you, and thank you to art and public spaces that has embraced this. And of course, Sue Olsen, who is amazing and such a good supporter of the arts and of theater at Campo and lots of different things. And the Park Foundation, because of their 501, 3c, that really helps people who want to donate. And I guess I'm opening this, opening this up for others who want to put their, you know, their little part, add something to the town that will be remembered forever. So we're open to money to do that. So thank you all very much, and thank you for the work that you five people are doing. I appreciate it.

H

Hillis 28:53

Thank you, Madam Mayor. Any other comments? Seeing none? Are we ready for a

W

Woehleke 29:00

motion, Move for approval of consent calendar, item 6.2, as proposed.

T

Thiel 29:09

Happy to second,

H

Hillis 29:11

all in favor. Aye Opposed. None measure passes. So now we're on to item seven, which is council member announcements and reports on activities. Let's start with council member Woeleke. Thank you, Mayor.

W

Woehleke 29:31

I have nothing further to report on these past two weeks.

M

Maglio 29:39

Last week, I attended the meeting of the LA Miranda school bus transportation authority, and three items were considered. One was a rag Wagner ranch route ridership review. And it was determined on that the enrollment has patterns have changed. And it was determined that they would look into a single combined stop. Instead of getting rid of that route, we looked at for the second item, a review and update of the fiscal year 2526 budget, and we approved the parent fee schedule for 2627 school year. And I might add that there was just a modest adjustment this year to it, of course, upward, but it was much more modest than last year. And lastly, we approved a request for the Rheem to Unified School District to process transportation fees for 2627 and they we authorized the subcommittee to look at a memorandum of understanding with regard to that. That's it. Council member teal, yeah.

T

Thiel 30:43

Attended the opening night of the St Mary's gales baseball game under the lights. First Peppertine with council member Woeleke and town manager, Vice Mayor,

D

Dolan 30:59

with the mayor. I attended the first meeting of our two by two committee with the MO F, D board. Went over a lot of background stuff just because it was the first meeting, but the big headline was that Chief Isaacs informed us that the state preparation of the requirements for zone Zero has been postponed indefinitely and very likely through at least the governor Newsom's term. Who knows what will happen after that, but this administration is not going to, apparently, pull or finish that up. So the implication was, maybe localities have some decisions to make on their own, but there won't be anything coming down from the state during the Newsome administration.

H

### Hillis 31:53

The only meeting update that I wanted to give that hasn't already been mentioned is my wife and I were able to attend the MEF gala this weekend was a phenomenal event at the Claremont we the libations were helpful in opening wallets. Is all I'll say the rest of my time I'd like to use for a point of privilege so that I didn't load up staff with with more proclamations. This is a personal one for me today marks the 205th anniversary of the Greek Revolution, which became which began in my family's home region of the Southern Peloponnese we were one of the few regions of the then Roman Empire that actually repulsed the remaining and remained resistant To Ottoman rule following the fall of Constantinople in 1453 we survived as pirates that raided ottoman and Venetian shipping, and in doing so, helped keep the spirit of freedom alive in Greece until 1821 when Kalamata became the first freed Greek community, which sparked the revolution and provided the leadership for it. My family name, Luciza, goes back to the Bronze Age. Our family and and regions. Legend is that we are the direct descendants of the Spartans, a history put into action by my great grandfather and namesake, Kyriakos. Luciza, a Greek world war two hero who survived the sinking of his destroyer the Hydra during the axis invasion of Greece. My uncle, his brother died in front of him. On my mother's side. On the other side, my grandmother's family name is logothetes. Anyone that studies classical Greek knows what this is. It comes from a Roman imperial title held by senior government ministers before the fall of the Empire. Those who have in later years criticized the late Empire's bureaucracy, calling it Byzantine. We're talking about the processes established by, in part, my own family, the logothetes, the name literally means the one who sets the word. When the Empire collapsed, those like mine replaced our family name with logothetes. This was to keep the title for hope alive in the Greek people. My wife's family is also Greek, and they come from eonina, a Romano Jewish community with roots stretching back to the time of Alexander, the great Greek history. Greek history and its values of resilience and freedom run deep in my family. I am proud to share and celebrate my heritage with this community today, Nikki Thanatos, which means Victory or death. And by the way, that's only something we say in the Peloponnese. Everywhere else, they say freedom or victory. We were always free.

W

### Woehleke 34:54

Please. Thank you, Mayor. I council member Theo reminded me that I needed. To say something supplemental about last Friday night, the first night that that St Mary's College were able to light their baseball field, their first nighttime baseball field. And guess who threw out the first pitch? Why I was our town manager. I was there to witness it. Took a movie of it. He threw up, he threw a strike. And he's he was very proud of that, and it was really recognition by the school for the significant support that the town has been providing. And in particular, our town manager has been providing to the to the to support that institution.

D

### Dolan 35:46

Did they let him scoot up close? Or did he throw the full full

W Woehleke 35:51  
he was wearing his

T Town Manager 35:52  
pitch was from the mound. All right, let's be clear about that. Okay.

H Hillis 36:00  
All right, so I think that moves now to town manager updates, unless, for

A Attorney 36:04  
the town manager provides his update, the clerk reminded me that we did not. We did not adopt the meeting agenda. So if we could go back to meeting the Agenda Item five,

T Town Manager 36:15  
we did. Are you saying all this didn't happen? No, no,

H Hillis 36:19  
we are now retroactively asking for a a motion to accept the accept the

A Attorney 36:24  
meeting agenda. I didn't take notes on it, so she believes that

H Hillis 36:29  
all in favor, aye, opposed, none. It's adopted. All right, so now we're on to town manager updates.

**T** Town Manager 36:38  
I'll wait to the very end. I think we're at the very end. Oh, okay, sorry,

**S** Speaker 8 36:49  
Mr. Are we ready already?

**T** Town Manager 36:52  
No no follow up from today, and I realize you're going to be doing this study session in a moment. I think mentally, I was thinking after that the next meeting will be on April 8, and we have a lot of things that are in the works, but we'll have a report on the Moraga school district parcel tax measure. I You were we said we'd come back with a summary, and then you'll decide if you want to endorse that for the school district, and then the town facilities, energy generation contract, the next phase that that's coming up. So there's those are a couple items that we're working on. Thank you.

**H** Hillis 37:31  
All right, we see no public hearings, Department reports, council member requests for future agenda items, informational items, Town Manager follow ups, unless there are more or moving to adjournment. And I think I'm supposed

**A** Attorney 37:45  
to read something, Mr. Mayor. So just confirming, none of the council members have a request for future agenda item.

**H** Hillis 37:52  
Thank you. We're good. All right, so we will now adjourn the regular meeting. There will be or the special meeting. The regular meeting to start the Joint Special meeting. There will be a five to seven minute break while we reset the Rheem. We will broadcast a slide indicating to viewers that we are on a short break. Thank you. You.

S

Speaker 4 45:38

Is this is the public comment. Is on our on feel like I'm wandering to the desert in order

S

Speaker 4 45:52

to go. We can't, all right, can I sit there?

H

Hillis 46:07

I'll point out to the town manager that the the clock on the wall is an hour off. Clock still says it's 520 I was like, Wait a minute.

S

Speaker 4 46:22

I All

H

Hillis 46:25

right, so if we're all ready, we're 20 minutes after the assigned Yeah. All right, so the hour being 619, I call to order this special meeting of the Moraga Town Council and park and recreation board. Okay, I have to say that again, the hour being 620 I call to order this special meeting of the Moraga Town Council and park and recreation board. Do we do the roll call? Do like by body, do ours. And then there's,

H

Hillis 47:10

we can have the chairs do it. So council member teal here, Vice Mayor, council Mario here, Council Member Woeleke here, and if your chair wants to do the same, Commissioner

S

Speaker 11 47:25

Crossley, and I'll let my colleagues introduce themselves,

S

Speaker 12 47:32

Commissioner Saunders, Commissioner Panetta

H

Hillis 47:37

Rob Pearson, all right, so Now we're at the portion of the agenda for public for public comment. This item, this area, is for people talking about general public comment, and anything not on the agenda. Any items on the agenda will be provided separate public comment. Okay? So you can have public comment on items on the agenda. Anyone have public comment on items on the agenda? Go for it, Mr. Former Mayor,

T

Trotter 48:10

thank you, Mayor Hillis and members of the council and also park and rec commissioners, what an august body I have before me tonight, August as and I have a couple things to say. One is actually not, strictly speaking, on the agenda for tonight, but I just want to say that to the mayor that I'm very much hoping that his treatise on Ancient Greek history is not going to be the subject of a future pop quiz. Now, moving on, I hope you had a chance to read the email that I provided to staff, and they were nice enough to not only provide but redact for your your security. I just have a couple of follow up points on that. As you, as you know, the the subject of my email, and I was working with town staff, with Mackenzie Brady, and with your consultants who are putting together the draft of the park and rec and open space Master Plan update was to give them some institutional history on the ways in which the new updated plan should incorporate the park and rec oriented elements of The Marauder center specific plan and and I think it's important that you do keep that in mind, because the last park and rec plan, and this comes back to the point, I guess, of institutional memory. The institutional memory of this town does not reside with town staff, and that's without any I'm not I'm not look saying anything bad about town staff, but town staff are temporary. The folks who are involved in in putting together the Moraga center specific plan are not here as staff anymore. That was a long time ago now, and not only that, the last Moraga park and rec, Park and Recreation master plan was to put together into. 1007 which was about two or three years before the Moraga center specific plan was put together so naturally that old park and rec master plan didn't say anything about the potential opportunities that would come with the adoption of the Moraga center specific plan. When I was elected to the council in 2006 nothing had been really done on that, on the question of finally getting that Marauder center plan put together, even though it was a part of the two South 2002 general plan update, but Mike Metcalf and I decided to make it a goal, and we spent from 2007 to the latter part of 2009 as a subcommittee and held numerous public meetings, put that plan together with the town staff and consultants at that time, and we gave a lot of thought and visioning to the ways in which the center plan should also integrate some recreational opportunities. And I'm not going to repeat all of the opportunities that I laid out in the email. I put that email together when I met with your consultants to give them some of the same perspective I'm trying to give you guys now. So all I can say is there's some opportunities here that I want to focus in particular on two things quickly. One is the community center, the future town of rock community center. There is a place on that map where this can be. I would urge that you give that that that reality, something in the in the update that you're going to be doing for the park and rec and open space master plan, for the fundamental reason that if you, if we don't plan for things, they don't happen. So you got to plan for them, and that plan was not part of the visioning in your 2007 park and rec master plan at that time. Now is the time to make the integration a reality. And the other is, of course, there are trail opportunities right through the the center area. There's a there is a a focal point, a town focal point, and a crossing over into the the village area of the center plan, where you have the possibility for integration of trails on both sides of the creek, a trail that would link back up over the West Commons Park, all sorts of things that we thought deeply about back in 2000 to seven, eight and nine was adopted in January of 2010 and now it's the time to put those pieces together, because with that vision and with that planning, we give that momentum, and we make that something that we can put together and actually make a reality in the not too distant future. Thank you, and I'd be happy to answer any questions, if you have any,

S Speaker 4 52:40  
thank you.

W Woehleke 52:56  
Turn on your microphone. Pardon

S Speaker 6 52:59  
me. Oh, I'm sorry i i had a little difficulty east west, as you go across the creeks and things. And even though I've been in this town forever, right, I was lost there. So I can imagine

S Speaker 6 53:11  
what somebody look at, figure 4.4 dash two of the Marauder center specific plan. I didn't attach that, but you ought to ask staff to maybe give you take these the pagination, I put this together, cited what I think are the most pertinent pages of the the center specific plan, and that will include some graphics, and it'll be much, much clearer if you look at it that way. Any other questions? Seeing none. Thank you very much. I appreciate your attention.

S Speaker 4 53:39  
Thank you. Are there any other public comments on this

S Speaker 1 53:45  
item? Larry Becker,

S

Speaker 13 53:52

thank you, Mr. Mayor, council members and Parson rest commissioners. It's happy to be here. I'm Larry Becker. I live in the camp Leno neighborhood, and I don't have any history that goes back any time, so I can't speak to any of the past, but I would like to thank you all for the efforts that you did to survey and to do all of the research to understand what to do, you know, with our town and and the variety things that we saw, I think last summer, like, well, all the post it notes with different ideas. I thought that was very creative. In order to seek input from the community, I would like to comment on the the idea of a community center. I think you mentioned that as well. I'm fully in support of that. And just by way of an example for us, my oldest son takes hip hop dancing at the Pleasant Hill Senior Center, and it's a drive, and my daughter has taken hip hop dancing at the rhenda Community Center, and it's a drive. And I'd love for an opportunity at some point to have a community center here with with dancing and other types of activities, arts, athletics, that our kids. Kids locally don't have to rely on their parents as chauffeurs to get them out to other parts of the community just to be able to have those opportunities. So I'm much in favor of a community center to the extent that that can happen. That'd be amazing. Open for any questions.

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Speaker 4 55:18

Okay, thank you. Any other public

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Speaker 14 55:27

comment? Okay, hi. My name is William Carmen. I'm a past park and rec Commissioner, past president of the California Association of Park and Recreation commissioners. I've been involved in Moraga and parks and Moraga and trails. One of the things I wanted to talk about is I haven't I haven't seen your current proposal. I got a call just a few hours ago and asked someone asked me to come down here for one of the projects that looks like it's going to get destroyed by this master plan in place of another one. And I used to go to Rancho Laguna park a lot, and I remember when Dave Trotter was mayor, how a large group of people came in and disrupted, I mean, did not disrupt, but legally shared their word with the town council, such that many town councils had to be postponed and created some problems. And then appellate referendum was done in four days in which 20% of the population supported keeping Rancho Laguna as a dog park. Next subject I'd like to talk about is trails. This town, everybody lives within less than 1500 feet of a trail that they cannot access. We also have trails that were planned with various project developments where Rancho Laguna two and I believe it was the Camino palos Colorado's project, there were trails that connected these two together, but then there were trails that went 500 feet and stopped in both directions so that they never joined. There were many trails that are potential for this town to connect, and openings, I believe it was Los Perales. It's been a long time since I've looked at the paperwork, and I didn't have time to do my homework tonight. But that was a plan. I think it's been completed. I'm not sure, because I've been very busy with my current job, about which I'm about to be done with very soon. Anyways, I do hope you consider trails in the master plan, because that is something that, if connected correctly, would benefit every single citizen in this town. And there could be things include where you have private land, when there are many drills that even Greg Crossley Can you access, but those are currently in Mahon, but you have to. They're kind of tough, but there's, there's chances for many people to get up there. But I hope you do consider that as an issue, and I do hope you consider some of the changes you're about to make in the controversy that it may cause if you're planning on raising funds through a \$10 tax. And I do support a community center. I think many people do, because there's many opportunities for that. Thank you and good day. Thank you.

H

Hillis 58:12

Any other public comments? Seeing none, we're a close public comment. And move to Department reports, which is a study session, public comment is closed, so we move now to Department reports, which is a study session, to hold a joint session in order to provide input to the park and recreation and open space master plan needs assessment and next Steps, good

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Mackenzie ParksRec 58:41

evening, Mayor and members of the town council and Parks and Recreation commissioners, thank you all for being here tonight. This is it's not just a special meeting, but it is a very special meeting for us all to be here and for you to be able to give input and hear more about the Parks Recreation and open space master plan. So I'd like to just get started and introduce our two consultants here, with Wallace Roberts and Todd wrt, we have Peter winch and Madison Merrill, and I will let them take it

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Speaker 15 59:11

away. Good evening. Very nice to be here, Council and commission. Yeah, as Mackenzie said, this is a wonderful opportunity for us to share what we've learned and get feedback from all of you who have years and years of experience, lived experience and loved experience. In Moraga, we seek to bring that into the planning process and make sure that it's reflected. I'm Peter Winch with wrt my colleague Madison is here, and we are here to present the needs assessment and in our preliminary ideas, just opportunities. Nothing is settled. This is really a point in the process where we're exploring I also want to acknowledge other members of the consultant team who have played an instrumental role in getting us to where we are. We're working with pros Consulting. Brent, they have helped us understand recreational programming and operations in the department. And we're working with group four. They are architects. They do public public work, a lot of civic and parks work, and they've helped us understand some of the public facilities in the parks. And then finally, etc, Institute managed the statistically valid survey, which I think I heard a reference to. So they have been instrumental, as well as wrt. Today we are here to share the needs assessment and look at individual look at preliminary recommendations, get your feedback and prepare for the next steps. And we'll get into those a little bit more, but the immediate next step will be a community workshop, so an opportunity to take these ideas, or the the evolution of these ideas, out to the community. We will do in the agenda just an overview of the needs assessment and opportunities for outdoor recreation as the first part of this program, and Madison will lead that discussion, and then I'll come back and we'll have an up and we'll have a separate discussion on opportunities for indoor recreation, getting into that issue of the of the potential for Community Center. Moraga has a very unique, distinctive park system, about 69 acres of parks, just a few sites, as we, as you all well know, but also 400 plus 418 I believe it is, acres of public open space up on Mulholland Ridge, six miles of trails and not counted in the town's park system, but but to keep in mind, all of that public land operated by other agencies to the north and the south and the west of town, maybe just Give a little bit more reflection or celebration of what we see on the screen, the variety of experiences that are provided today. We were out before this meeting, just getting sort of reacquainted with with the sites. People out playing sand volleyball, the tennis courts were full at up at St Mary's College, Moraga Park disc golf and kids on bikes were having their nice little overlaps. So we just saw little little slices of park life in Moraga. Why do a parks master plan? This is as we heard just a moment ago, it's been a long time since there's been a parks master plan in the community. A lot of change? Well, some change has happened, some planning work has done to prepare us for additional change. And the community fundamentally has changed in the sense that people have grown. There are new members of the community who have come from elsewhere or been born. And we are also trying to plan for the future, we're trying to look 15 years ahead and understand what the community today needs, and what we understand the recreational experiences that are going to be demanded by this generation and as it grows, as it grows into the future. So really important opportunity to sort of step back from

the day to day work of operating a park system, of running city government, and take a bigger picture view and get ourselves really well set up for making decisions for a longer term. We are at a really kind of great point in the process. You can see we are here is right there in the middle. We have completed this needs assessment component of the process. And I'm not going to go into the detail of all of these pieces of it, which Madison will walk through, but it is this pivot point between understanding, trying to understand holistically the setting that that we have today, and then identify opportunities that will turn into recommendations and policies and actions, specific projects, even for the town, to take on in the years ahead. We are here with a commission and council meeting in March. We will be coming back to you in August or September, is our intention with a draft master plan, and aiming to have that wrapped up mid fall, September, October. So with that, I'll pass it along to medicine, and there will be time we're going to take a break. So we'll have a time for discussion, I think two times for discussion. So thank you.

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#### Speaker 16 1:04:18

Great. Thank you, Peter. All right, so shifting gears a little bit, I'm going to talk about what we learned through our needs assessment. So there's two key components with the needs assessment. The first is existing conditions. This is where we looked at your parks, recreation facilities, programs, both holistically, system wide, and also looked at your specific sites and facilities, along with community demographics and the like. And then the second part is community input. So we have a project website with where project updates are posted, several pop up events and focus groups. We integrated the feedback. From the multi generational Community Center Leadership Committee, a bit of a mouthful, but we integrated their their surveys from the schools that they surveyed, and then we also have our own statistically valid survey. So I'm going to go into just some of the key results from that process. First, just a little bit on demographics. Demographics is really helpful to understand. You know, how the park system is serving your existing population, but also your future population. So the first population growth Moraga is has the past couple decades had very slow population growth, but the 2040 general plan does project that the community will grow about a bit faster pace. And if that is the case, there will be increased demand for Parks and Recreation. Additionally, over time, the community has becoming a little bit older and a little bit more diverse. So we also need to think about that as we plan for parks and facilities and programs. So we looked at access to parks and trails in two ways. The first is through acreage. Level of service. Moraga has 4.2 acres per 1000 residents, which is generally pretty high compared to comparable communities. It's also above the standard of 3.0 acres per 1000 residents, which is established in the general plan. So great there. The second way we look to access is through walkability, which this is this map that you're seeing on the screen. The green areas are Moraga's parks. The yellow areas represent walkable access to parks and trails. So the darker yellow is a half mile walk to a park, and the light yellow is a quarter mile walk to a trail access point. So the red areas are places residential areas that do not have walkable access to those things. One thing to note is that there are schools in a lot of those neighborhoods, so that could help solve some of that gap, especially if there is increased partnership with the school district, we also looked at your amenities and the distribution of amenities. This map is showing different types of amenities with all the little icons the yellow are gathering places, things like picnic areas or like your amphitheater, the orange icons are play areas, the green are sports facilities, and then the pink are kind of these more special use facilities, like disc golf or your butterfly garden or things such like that. So Moraga has a lot of diversity of amenities, a lot of them are more focused on passive recreation or community gathering. There isn't so much, a lot of sports facilities, but it

is. This map also notes that there are sports facilities within the school properties and not St Mary's, so that, again, kind of brings up those properties as potential opportunities. We also looked at amenities, at a amenity per population standpoint, so and compared that with the national median for comparably sized communities, and also the results from the statistically valid survey on priority of level of priority for these amenities. So in general, Moraga falls a bit below the median for several of these amenities, but it is important to note that some of these were indicated as sort of medium priorities, such as multi use pickle ball and tennis courts. So it might make sense to, you know, invest in those where there's some that are below the median that were low priority, like softball fields and baseball fields, and then also basketball courts. And then it's also important to notice, which I'll talk about a bit more, and then when we get to the survey results. But this analysis doesn't capture passive elements that are also really important to Moraga, like walking loops, conservation areas and shade. So we also visited every individual park site and facility and assessed them individually based on a set up criteria. The key categories were access and connectivity, safety and comfort, functionality and condition. Each had its own takeaways, but some of the key strengths were that there really is a variety of experiences, all very scenic, all very well maintained. Brent, really great offerings. Also your extensive pathway and trail network is very unique, very good key strength, areas of weakness or opportunity. There are some sites of aging infrastructure. There are also some sites that are maybe underutilized, that could be house different amenities or be improved. So moving to engagement pop up events. Staff facilitated seven events at various community events as listed here. We received over 1500 dot votes on our boards and over 200 open ended responses, which was great. We also had an online survey going concurrently, and we received 43 responses. There key results. Here was, what's your favorite place to recreate in Moraga, the commons came up on top, followed by the Lafayette Moraga regional trail, Rancho Laguna and Mahlon Ridge open space, we asked what recreation experiences are most important to you. The top results are highlighted there in pink, but they range from things around natural experiences, like going on a hike, feeling immersed in nature, also community gathering, seeing an outdoor movie or concert, and then also play, so playing on a play structure or playing sports. So it really just shows like the balance of both active and passive recreation that people desire. Focus groups. Town staff met with 10 different groups focused on different different topics, from youth to seniors to sports organizations. They all had different ideas and focuses, but some of the key reoccurring themes was an desire for a multi generational Community Center expanded or modernized sports fields, strengthen partnerships and also joint use agreements, improve trails signage and environmental stewardship, including protecting the natural beauty of Moraga. And then finally, reinvigorating arts and cultural programming. And the last aspect of the needs assessment that I'm talking about here today is the statistically valid survey. So this was mailed out to a random sample of Moraga households in the winter months of 2026 in order to reach statistical validity, we needed 400 survey results collected. We got 415 and they are representative of Moraga demographics, so they align to your age and also your the distribution in the community. And so this allows us to get a 95% confidence interval that it is representative of the population. So key results from the survey. There's a lot of great results in there, so I encourage everyone to read it. But for facilities and amenities, some of the key results were, Moraga has both high satisfaction and also really high use, which is very impressive. Key barriers to use were indicated as a lack of parking, lack of shade and a lack of desired amenities. And then this chart here is illustrating the priority investment rating. And so basically what happened is we asked how important and also how much, how needed each of these facilities were. This isn't the full list, actually a longer list. And then combining those two things, the idea that both level of need and importance together kind of indicate how high of a priority it should be placed on that thing. So this shows that combination. So the top investment priorities is a community center, multi use trail system,

indoor fitness equipment, walking trails and parks. And then the medium priorities are around sports. So pickleball, multi use sports, field, tennis courts, shade, open space and conservation and swimming pools, among a few others.

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#### Speaker 16 1:14:18

And then shifting to programs and events, we did the same thing for that, where we asked the level of importance and also the level of unmet need for these various programs. Top things that came out was fitness and wellness programs, community special events, outdoor recreation, in addition to programs for seniors, adult sports leagues, culture enrichment and so on. And then also, similar to facilities, there's high participation in the community, and there's also really high rating of satisfaction. So that's great. So the key themes here, first, number one. So. Yeah, these key themes embody both existing conditions and engagement together. So thinking about the needs holistically, this is what we see as the key themes. Number one, people are generally really satisfied with moronga Parks and Recreation. However, they are still interested in continued investment to make them even better. Two, open space and trails are really a defining characteristic of moronga and should be protected and expanded. Indoor recreation opportunities are pretty limited, and there is an interested in expanding those opportunities. Four, programs and events are a big part of the community life, and most residents attend events. Five people are most interested in investing in existing parks and facilities versus new and and these things include like adding amenities, updating infrastructure and so on. And then lastly, Moraga really sells at passive recreation, but there is limited active recreation facilities such as sports and courts, and there is some demand for that, all right, so that's the end of the needs assessment. And so now that we kind of understand the needs, we're going to be shifting towards opportunities that we see as potentially to meet those needs. We're first starting on outdoor recreation, so we will shift to indoor recreation after so the first topic is multi use sports fields, which came up as a need. First looking at Town owned land, we have the Moraga Commons back 40. It's a little light at this distance, but you can kind of see the red dashed outline that shows what maybe a field would look like in that space. So the image on the left is a U 10 field. So it's a smaller field that could reasonably fit into that space without impacting any of the trees or the pathway, would just need to have some regrading, of course. And then the image to the right is what a full size, size field would look like. It would not really fit into the site without major disturbance, but it could maybe be a potential option. And then moving on to Rancho Laguna. So this is really the only large, flat green space within moraga's park park system, and it can fit a full size field. We do, you know, acknowledge that it's very beloved by the dog community, and we do think that, you know, potentially, it could still serve as a both a dog a dog park and have community programming, it would also, though, probably have somewhat limited and more restricted dog use. So that is definitely something to be considered. And we also will talk about other potential dog off leash dog areas that could help supplement this. I'm I'm switching to multi use field opportunities on both school district and St Mary's College these are great partnership opportunities that we evaluated both Campbell Linda High School and St Mary's College fields, both organizations have expressed an interest in potentially partnering. There's improvements that they want to do to these fields, and they're interested in cost sharing these improvements in exchange for joint use. And they both have expressed that there's, you know, these fields aren't being fully utilized, and there is availability for that next Moraga School District, JM intermediate, is already really heavily used by private sports organizations, so there's less of an opportunity there, without the town displacing people that already use the field. So that may, you know, be maybe a little bit lesser of an opportunity. Los Perales Elementary School. The school district has expressed that, like,

they would like the town to take ownership, essentially, maybe that's the wrong word, but they are interested in the town using this space and maintaining it there. It is a little bit of an awkward shape, like you definitely couldn't fit a full size sports field, but we did go there tonight, and there were little kids playing soccer back there. So it definitely could fit some, you know, practice and also smaller or youth sports activities along. It could also function as a neighborhood park. So there's lots of opportunities with that site, maybe just not a full size sports field. Okay, moving on to pickleball and tennis courts. St Mary's College has expressed an interest in upgrading their tennis courts, including adding pickleball courts, and they are again interested in cost sharing those in exchange for community use. So that's a really exciting opportunity. A potential alternative is there could potentially be room to have pickleball courts at Rancho Laguna. You can see the red courts down, drawn on the aerial there, it would take up some of the parking and relocate the restroom. I Brent. So coming back to the dog park with the idea that maybe some dog use would be a little bit more limited at Rancho Laguna, and that, you know, there is maybe some demand to have a more central, off leash dog area, we looked at opportunities for that. The first is the linear park along Saint Mary's road. So this is on Saint Mary's road where the Lafayette Moraga regional trail goes through. There is some town owned land in there that is significant in size. You can see it in the aerial there. There's 2.5 acres. It's kind of a large hill, so there would have to be probably steps that go up to it and a ramp. Or it could be located on the smaller one acre site. There would probably also need to accommodate some parking within that as well, so that would need to be explored a little bit further. And the next opportunity we see is the back 40 amaraga Commons think that could also be a great fenced dog area. Okay, moving towards paths and trails. So trails were indicated as the most important thing on the survey. Moraga already has a really great trail system. What we've really been looking at is, how can we better connect the trails and just create a more integrated system. The map you see here, the thick orange lines are additional hiking trails that could be introduced, and the dark purple lines are multi use trails. And this does reflect the trails indicated in the Moraga specific plan. Some of these would be on town, on land or within road rights of way. Others are on private property and would need a public easement so and then finally, we did look at some other amenities and ideas to meet needs. Picnic areas were indicated as a moderate need, we propose maybe to having some dispersed, smaller picnic areas in Moraga Commons and Mulholland, conservation and nature experiences. Could have nature trails along the creek area in both West Commons and Commons Park amphitheater and community events, potentially to have a smaller pavilion in West commons that could accommodate smaller events and programs, in addition to also increasing programming of your existing Amphitheater in Morocco Commons Park, multi purpose lawn came up as A need on the survey. One idea to accommodate this is there you could potentially water the central lawn area of West Commons, and that could provide some like flat ground for people to picnic or maybe kick a ball around. Though, recognizing there's still a lot of art around there, outdoor fitness stations, replacing the stations along the Lafayette Moraga regional trail shade and maybe adding a shade structure over the all abilities, playground and additional shade trees where it makes sense. And then finally, walking loops improve loops at Moraga Commons. So that's the conclusion. We have a few discussion questions to superior discussion. The first is, are there any Moraga parks, recreation and open space needs that we did not address today? What do you think of the proposed opportunities, which seem most promising, which don't seem feasible? Are there any potential obstacles, and then also just anything else we should consider

H Hillis 1:24:02  
so to that, I think we should probably go round robin. I'm sorry. What?

S Speaker 16 1:24:13  
Just a reminder that there is a part two that will talk about indoor recreation. So this is just talking about outdoor and we'll get to that after

H Hillis 1:24:21  
so let's start with Rob at the far end and just go along with I think we can go through these questions and then any other thoughts you might have, and what we've heard.

S Speaker 1 1:24:40  
Could you speak it? Could you speak into the mic? I think

S Speaker 17 1:24:43  
it's going to take some time to really take in all of that information, so I'm going to mostly just pass and just continue learning from your findings.

S Speaker 10 1:24:56  
Yeah, one thing I wanted to highlight, and this is related to the kind of public comment about Trails. The palace Colorado area wasn't highlighted on your trail map, and that place is an incredible opportunity for trails, incredible opportunity for trails back in that area, I think they're pegged. I think there's some easements there with East Bay parks, but that was, I guess my main question is, Have you guys had interaction with like East Bay parks or some of the other partner or people have easements as to kind of what type of partnerships we could engage in, as far as shared trail development or maintenance or things like that,

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Mackenzie ParksRec 1:25:36

if I may. Scott, I think that that map was focusing on where there weren't already easements, and where there weren't already future plans for trails. That's a good point that we could maybe add

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Speaker 1 1:25:50

something or do a map. Can you go up to the mic?

M

Mackenzie ParksRec 1:25:53

Sorry, I was just noting that I believe that that map was for places that are not future trails already planned, or future easements that we have. That was a good point that maybe we can address that in the master plan, that we can also know where there are going to be future trails and easements that we know about. Yeah, if you have that information, it would

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Speaker 8 1:26:18

be great to have you double check.

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Speaker 12 1:26:21

So one thing that will probably need to be incorporated in this is lights for evening and how that and doing a survey on the families that live next to those lights. So when you know the time changes, there's that, or if there's going to be a opportunity to rent lights that are portable. And how does that work? I think that should be incorporated in it, because there's a lot of you get people get off work 637, and they might not use it. So we want maximum use of these facilities. Lights would be important, especially if we're going to see a 20% 21% growth. That also means more younger younger couples, and that means that they're going to be wanting to do things after work, and they don't want to have to drive because they got kids. They don't want to find a babysitter because they got kids. So lights will be big. That's going to be a challenge for all of us to figure out how we would implement that, but I think right now, it's just learning, because obviously, like we have great ideas, it's possible, but there's also multiple play, multiple factors that we have to address and players that we have to basically go into discussions. We have to see what's actually feasible. So that's just my two cents on that.

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Hillis 1:27:46

Thank you. Steve,

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Speaker 6 1:27:50

is this on I just have my notes. In a number of cases, when you go to the back 40, when you go to West commons, the parking, there doesn't seem to be any parking. I don't see where you can get parking for any of those because they're inaccessible. So when you put it, put something back there that's got a lot of usage. How they're going to get there. Same thing with when you talked about the dog parks up by the library and such. There's no parking. You have to cross roads, and with dogs going to that wouldn't work. The other piece I saw that was you had pickleball at RLP, the neighbors that live right next to RLP, that are adjacent to the park, they have that piece of land there, that's they wouldn't. They would not, they would not have pickleball courts there. There would be a fight with the town. I don't see that happening again. It goes to parking also at RLP for the sports field. We tried to do that. They tried to do that back in Dave Trotter's era, and that has about a quarter inch foot of slope, 2% grade to it. So any sports you play there, short of re grading, the whole thing is about impossible the way it's used now, where kids go out and play lots of pickup sorts of things, it works well, because you can play in all different directions, but to line it out and try and do it, you're always going to be dealing with that 2% slope. And if you've watched any soccer games, whoever has the ball on the one side the second half, it changes, goes the other way. So you go with that. It's a difficult situation, but I appreciate all the work you put into it. So it does get your mind working on things. But the one thing that pops up my head when you say these things, I just see parking as a you know, that's just a deal breaker. So we can solve that. That would be helpful. I.

S

**Speaker 18 1:30:00**

Supposedly this is on, yes, okay, so I also wanted to thank you all for doing so much work. I think the ideas I was most interested in the trails and connecting them, I think is a really good point. We talk about it constantly in our parks and rec commission meetings, of how we're constantly trying to find more access to the trails, to connecting them, to just putting signage up around them, parking around them, all of those things. So I'm glad that that is on the plan as an important item, and I want to continue to see updates about that. I wasn't expecting the dog park ideas, but I really love them. As somebody with a dog that is more afraid of other dogs, rancher Laguna is not a good place for my dog. So having other options seems like a really cool thing that I wouldn't have even thought possible, I just always have to take her on the leash trails, or, like, drive to Oakland. So yeah, I would love the more dog parks. And also, just to see maybe there are some off leaf off leash trail ideas other than Mulholland. So there's so many trails, but which ones can we take our dogs on that are off leash? And then I also really liked the usage with the schools of the different spaces. I think they're so underused. And I think that was a really good call out. And then finally, and this might be in the indoor section. But you mentioned pools, and, yeah, I don't know what exactly about the pools, if they were outdoor pools or indoor pools. I know we have the Campo pools, and those pools are loud all the time. There's always things happening in those pools. So I don't know if maybe there's just not space anymore in the Campo pool, but there has to be. I know there's other in like the Ompa land. There's more Moraga pools that are probably not being used throughout the year that maybe those like homeowner associations would be open to keeping open all year round, or maybe stretching the hours or stretching the months to have them used like, you know, from March to October or something, instead of just the summer months that they use them. So, yeah, thank you, Greg.

H

**Hillis 1:32:44**

You see the red light at the top?

S

**Speaker 11 1:32:46**

Oh, there's a red light. Yeah. Thank you. I appreciate the work that you put into it. One of the things that I'm obviously interested in is accessibility to what's available in town. It would be appropriate, I think, if you considered some type of communication brochure, whatever, which identified the accessible parts of the town, the park system, the trail system, I can pick out a few, but generally, there's nothing that tells me or anyone else which ones are accessible. Okay? I'm also interested in the shade cover over the All Access playground. It's now, wait. Don't wait. When you take kids there from increasingly earlier in the year to later in the year, they burn, they burn the kids. And that is not an accessible play structure for anybody. And so I'm really in on that one. I'll let it go. Those two, thank you council member, Woeleke,

W

## Woehleke 1:33:57

thank you, Mayor. I've got a number of comments, maybe not exactly matching some of these requests, but is this the time to provide that input? Okay, great. First of all, very much appreciate the what you've done. I find it to be very comprehensive. I find it that it will provide a for what it is at this point, an excellent resource for not only near term, but longer term, and a tool that the the town can use at the appropriate time to prioritize and, you know, sort of do the matching of what it is and and prioritization and funds, and also even maintenance, you know, the cost of maintenance, and also being able to leverage off of other other opportunities in town, and we'll talk about that in just second. I was surprised by the apparent focus on recreation for seniors and. I seniors are generally in better, capable, better position to find recreation that they want than the younger families. So I'm, I almost, even though the percentage population or the town is so, so to speak, aging that may change. And so I'm, more tilted towards recreation for younger folks, even though I'm on the other edge of the spectrum. Unfortunately, you know the question about the trails and six miles of trails? I guess that's the case immediately within the town. But you know, within the immediate area, the number I sometimes see and throw out is about 46 miles, you know, just just taking the the Moraga Lafayette trail down to Lafayette is like, you know, six miles by itself, and I, and that sort of brings a little bit broader question for me, is that I didn't see any reference to, for example, Miramonte High School. Yes, it's an Orinda, but it's right on the border between the two towns, and I can speak from experience that I often play tennis there, if I'm not playing at Camp Olindo, so it's it is a resource for more. I don't know how you include that in the in the computations or assessment, but there are tennis courts in Moraga for both the general public to play at, Via Campo and Mira Monte and also out at St Mary's. Nominal fee out at St Mary's and the general public can play there and moving on to swimming pools for just a second, the soda Aquatic Center at Campo Lindo, as Julie noted, is open to the general public, and it has a somewhat unique capability, that during the day, even though it's on the campus, school property, the outside public can use it, which is unusual, because generally, you know, the campuses are secured during during the day. Otherwise. Let's see Here bicycles, bicycling just just to note, and I don't know how this is going to affect this master plan. It's a developing issue, and that is safety of E bikes and and what can be done to both control them and to provide safer writing for them. And you know, from the town standpoint, the more on the Parks and Rec, not on parks and public works. And as we redo roads, which we're trying to provide better bike lanes, I tennis versus pickleball. Even though I'm a tennis player, pickle ball is a lot easier to to to build and provide opportunities to be it the sound is a real issue. I absolutely agree with Steve that I happen to know that rossmore, they're spending, I think I've heard multiple millions of dollars to put in sound walls to muffle pickleball courts. And I've been to places where the hours of use for pickleball are significantly restricted because of the noise.

W

Woehleke 1:39:01

And you mentioned the Moraga swim and tennis club site. I commend that to get a good feel for what can be done there and cannot be done there is a, is a challenge. It's, it is. It is not flat. It's tiered. You know, the other potentially flat location is Valery VISTA, the staging area, but that's East Bay MUD land, and I don't know whether that's potentially usable or not. Okay. Yes. I mean, I just note that we have very little flat space, flat space in town, so we have to maximize the use of it. And is it lights at night, the neighbor. Years, we've already had a lot of pushback from neighbors of St Mary's College and implementing lights for the baseball field, the men's baseball field, they are now the, finally, they are not the only dev one college that does not have night lights for for baseball, but it's it's been a challenge with the neighbors. I was surprised that a couple of the trails that you noted along Indian ridge and also camp olyndo Ridge are shown as opportunities because they're both in private, private property, to my knowledge, so that that might be a big hurdle to get over, right? Okay,

S

Speaker 1 1:40:55

that's it. Thank you, Council Member, Molly,

M

Maglio 1:41:00

I appreciate, we all appreciate your comprehensive report. It was clear and though voluminous, it was concise and and it was easy to understand the data. And we really appreciate the presentation. Steve made a number of points that council member Woeleke made, a number of points, as did the other Commissioners, and I won't belabor those, but a couple of them, I would like to underscore. First of all, I do see focusing first on the negative and ending with a positive. I do foresee a lot of difficulties with a number of these sites due to parking. And what that says is, and I don't know how to remedy that, because we simply don't have the Rheem for most of these sites to add parking, and if we do add parking, that it impacts the use of the site and and maximization of those so that that is a negative, that's that's One of the obstacles. I'm trying to focus on your questions. There are two sites that I see that provide us with a lot of space, and one of which is the back 40. Recognizing the topography of that can be difficult, but we should be able to make some use of that. I think it's important to look at that. And also, we don't really talk much about the West Commons. And I have some feelings about the West Commons. I think its current use is terrific. I love the cultural aspects of the West commons, I understand it is a park that is supposed to be contemplative in nature. However, I have to say, when I have been there, I I don't feel as though I'm able to enjoy the sculptures, nor the the natural aspects of it, because it is simply way too hot, I think that. And you know, it's, it's, it's often overgrown and weeds. There's a lot of weeds, and I understand it's supposed to be natural. And admittedly, I haven't been there in a while, and it's because of the shade, I think, and it's really hard to get to, and most people don't know it's there, and people are afraid to cross where there's a crossing from the commons Park, and people really don't know how to get there along the back way. So that leads to trail access and signage and wayfaring. It would be very important if we do utilize that in additional for additional purposes. I think that would be very, very important and a great thing to connect up if we ever get the Moraga Town Center village area developed back to that. One of the things that I understand about landscape architecture, even though I know that grass is frowned upon because of the conservation of water, grass promotes a feeling of coolness, a feeling of relaxation. And I think getting back to the west commons, perhaps some grassy area would be important, and maybe even with some kind of pavilion structure, which would provide some shade, which would, I think it would bring people to see the art that's currently there, and hopefully the art that will be there in the future. Somehow, I would like to see that space as a really good gathering community space where there can be some recreation and some cultural opportunities. I don't even know how to get into the Hacienda that is a sticky wicket, and it's difficult, but we can do that. You know, at another point I think that's. All I have to say,

T

Thiel 1:45:01

Council Member teal, sure. First off, thank you, McKenzie and Parks and Rec commission and

T

Thiel 1:45:16

thank you looking for the initials on my scribble of notes, but thank you for putting together both the research and the community engagement and the really concise presentation this evening. Really great to see everything put together. And I really appreciate the discussion we have with with the various members in this joint session here, a lot of great points that are

already brought forth, so to the extent that you've captured them, and perhaps I touch on some of my own thoughts and interpretations of what may already have been communicated or will be so by fellow council, Vice Mayor and Mayor and some following comments. Would love to see something kind of cohesively come back to the group that just kind of summarizes some of the points that we hit on, especially if we are able to answer some of these questions for you. So starting from the top, things that were not addressed, I think we touched on a couple so far. I know you called one out specifically which was indoor spaces or enclosed spaces. So we'll kind of put a pause on that and come back to that when we see you guys next time. Because that, oh, we're going to get to that after. Okay, wonderful. Okay, so I'll probably hold some comments on safety around that, on access. Would love to see, and to the extent that we have it, I know we talked about parking as access, but as far as proximity, we have that as well too. We'll be curious to see if in our understanding of proximity, where, say, our trails or Parks and Rec meets public works. And perhaps what can be done to say close that gap in public works, either through sidewalk improvements or other bike or trail or road improvements, to aid in kind of connecting that that access, not necessarily connecting the trails in in addition where Parks and Rec could meet future planning department and planned either commercial or community development to help kind of close that gap. And if there's opportunities that this group could collaborate with our other departments on to see where we could perhaps fill in some of those gaps in kind of the the bigger picture community access, as far as ADA and accessibility access, and we brought up parking, and furthermore, ADA accessible parking. Would love to see if there's some sort of a metric or data point in which we could understand how accessible our current parks are, and shy of understanding costs, but what the general scope of work would need to be to truly make them accessible and compliant, and perhaps have that tiered or graded in some manner prioritization, so we could understand that better, and to the extent, as was mentioned, that there's signage to clearly communicate to folks the level of Access how far one could go on a trail from, say, if we have an ADA parking space, wonderful that they can get out of their vehicle and access the park. But truly, how far can they explore and take their experience along it before having to say, Turn back around on the safety side of things, I know there was a mention on E bike and trail, I think that's that's kind of a broader discussion on on use, signage, code enforcement and restrictions, but in the general sphere of what safety can be, would love to learn more about what safety looks like currently in our parks, and Perhaps it's some combination of a conversation with law enforcement to understand the history of safety in our parks and get some insight for what our law enforcement partners in the community could make for suggestions to aid in enhanced safety. The other things I would simply mention are, does that mean lighting, time of use. Does that mean shade structure, specifically around creating shade over structures in which smaller children might play and risk hazardous conditions and high temperature surfaces? Does that go so far as to provide cooling stations or hydration stations? And perhaps that's where there's an element of that indoor facility for said community cooling location. But are there, say, hydration stations along the way, not necessarily along the lines with safety? But John mentioned a great point about infrastructure, EV charging as a whole, and. One thing to connect the dots with trails. But what does our current utility infrastructure look like, and is there a need to enhance that, to provide aspects of safety or other aspects like amenities, in which, if we are expanding parking and incorporating EV charging and lighting, what does that look like from a utility infrastructure standpoint for the exterior spaces as well as what might be some indoor facilities to be constructed and presented this evening, really appreciated the statistics on what is say, low or underserved, especially around organized courts or sports that we have both existing. I know they get a lot of use, especially the ones over at Morag Commons. So we'd love to see what either adjacency or expansion to those existing courts could look like to satisfy or at least bring us up from, say, a low to a medium versus, instead of concentrating that in one location, versus spreading that out across multiple locations. So for example, we've got sand beach

volleyball courts. My daughter plays for camp Leo High School, very busy there. What does expansion look like at that footprint, for example, to say, bring that up from a low to a medium versus locating on beach volleyball courts and other areas, for an example, sorry, to bring that up to my kiddo, dog park, kind of similar point. Obviously, we've got a larger dog park in an area that's on one of the parcels in which we identified that could actually fit a larger pitch, type, rectangular, type sports field. As a former dog owner, I know that sometimes you didn't quite always pick up everything, and it was no fun to leave anything out there in the field where kids might be running past. So we just love some sensitivity in both from a safety standpoint, and just not necessarily, having, say, a dual use of an open field where dogs can run free. And yet, you know that very next morning, kids are running around playing soccer, getting different kind of stuff stuck in their cleats, if you know where I'm going with that. So we'd love to see dog parks similarly thought of if those could also be spread out around multiple locations, versus trying to maintain something in an area where as what's brought up by other council members, one of our only flat locations for consideration, in addition to West commons, what else did I want to bring up as quickly as I possibly can here? Talked about trails. We talked about connection, similarly to the ADA would be curious about condition assessment. So what is the current condition of our trails from a surface standpoint, a drainage, a width, or a slide, or stability from a geotechnical standpoint, and in advance of creating more trails, is there a need to address the current conditions of existing trails, and if that's already covered in our parks and recs and maintenance, if we're going to start touching significant aspects of our park, just want us to be conscious of our ability to understand and upgrade the conditions of our current facilities as we consider expansion beyond that other amenities I really do like the suggestion for Amphitheater in West Commons. Kind of pairs off of our band shell across the street. So that would be something we'd love to see, just a conceptual site plan on, and then big picture. I know there's a lot of ideas here, and that's kind of the fun, but if we could be assisted in understanding how to think through all that, in both a prioritization, which I think you've outlined quite well, but would love to understand the priority in the context of cost in a rough order of magnitude. It can be, you know, big numbers and broad brushes, and also a timeline. What is, what is, say, a near term versus a long term. So we can look at some understanding of cost, some understanding of timeline, and obviously an understanding of higher priority and utilization. I'll stop there. Thank you.

D

Dolan 1:54:38

Let's see, like everyone else, great job on the report. There's just a ton of information, and all of it's good. I'm assuming you guys are from the San Francisco office. Have you put Steve Hammond out to pasture yet?

D

Dolan 1:54:56

Oh, so he is out to pasture. Okay, good. Do. Feel better. He's my age. So first thing we heard from former council member, Mr. Trotter talking about the Moraga center specific plan, and I'm not familiar with that document at the level that he was talking about, but I do urge you to take a look at it, because that is an official town document, and I'd hate this one to come out and not be consistent with it. And if there's something dramatic that we need to change, well, we need to talk about it. But the types of things he was talking about. I remember sort of vaguely from the discussions way back when, and a lot of them made a lot of good sense. And I don't want to show up when we finally get the property owners in that area to do something. If we have conflicting documents, it's just going to be it's hard enough without that problem. The other thing is, there's identified a need for new fields, and I'm wondering who the new fields are for. Are they to accommodate increased programming by the city, or are they available to all the private groups that everybody's kids use? LMA, MBA, flag football. So is it for, I guess that's a question for, is it for, for more town programs, or just to facilitate those that exist already.

S

Speaker 16 1:56:45

I think it's for both. I think we've heard from sports organizations through focus groups that there is an interest in more fields, and I think some of them are going to other cities, and they would like to be located in Moraga. And then I also think it's for town programming as well to be able to actually have programs that need fields. So I think it's a little bit of both.

D

Dolan 1:57:09

So I mean, from my perspective, those are really solid organizations, and I'm not sure we need to duplicate what they're doing, just because we don't have the staff to do it, we don't have the places to do it. And so the other thing is that people made reference to somebody made reference to the fact that schools aren't accessible. And my, I mean, back when my kids were going to school, you could go on any playground after school on the weekend, and so that seems to that, in effect, is your neighborhood park, and so your map about the the neighbor neighborhoods that don't have access to a park, I think that's a little misleading. If you've got a school with a big field and a basketball court and a play structure, you've got a park and so sticking with the fields thing. They are the school fields are underutilized. I mean, JM is not underutilized. It's, it's a madhouse there all the time, on the weekend in particular. But the others are not very well used and played or watched many a soccer game on that weird shape field at LP for the little ones, it works fine. So I think we should concentrate on the relationship with the schools and the maintenance of the facilities that exist, because there's huge expense in creating new big, flat fields, and they're just sitting there. They just need to be better maintained. And that, to me, is the obvious solution to lack of fields. I was really encouraged by that the community came out and identified trails as such a high priority. You know, we have a lot, but there are. There seems to be some low hanging fruit, with some missing opportunities that wouldn't, wouldn't really require that much investment, but expand the system quite a bit. And you know that's, it's great for the little ones to learn how to ride their bike. It's great for, you know, older people to walk on and talk with their friends. And it just seems like it's a it's a good, cheap way to to get more facilities. The last thing I'll comment on on the exterior. Well, one pet peeve. I'm probably past my ability to use it now, but the fact that we have no full court basketball in the entire town, I don't think I can run full court anymore, but 1015, years ago, really kind of annoyed. Me Rancho Laguna, I am not willing to go through the kind of brain damage it will take to change the dog park situation there. We will spend meeting after meeting after meeting. And yes, there's a million reasons why it's flat. It's got parking it seems to be a little underutilized. But we also, in the same time say we need more flexible fields. Well, it's a flexible field, and, yeah, there might be some poop. That's I acknowledge that, but you guys probably aren't familiar with the history of that, but you know, elections were won and lost over the dog park, and I don't want to go there. We're going to waste the whole time that we have with you and the entire budget. So let's not do it. That's it. Thank you. Great job so far.

H

Hillis 2:01:01

Thank you. I'll try to be brief, but we'll see how that goes first. First, I'd like to say that the survey data was was genuinely impressive to see that three out of four folks in Moraga were willing to pay up to \$10 more a month, \$120 a year, about \$2 million annually in additional use fees to be able to do something. It doesn't mean that they're necessarily going to have to pay that, but it shows how committed they definitely are to seeing something more, even if they don't have all that critical of a thing to say with what we currently have in terms of things that are not feasible, I'll just say flat out, from my perspective, I don't think it's feasible to tear down the hacienda. I'm not supposed to talk about that because I live close to it. So that's all I'll say. On it interior, yeah, the on potential obstacles. I think one that was mentioned by council member Dolan is a good one to flag. I would also say it depends on how we frame it. If this is a zero sum game where people that believe that they have access to a dog park are losing a dog park, then yes, it's going to become world war three. I have a dog that, if you stood here is about that tall. He is very friendly, but you wouldn't know when he's running at you at 1520,

miles an hour, and he does. He is a rescue, so he runs out of places. So like was mentioned by one of the park and rec commissioners, my dog and my family can't enjoy Rancho Laguna park for that purpose, because my dog will run away, and we don't want him to run away. We love him also. One of the things that my family has noted separately, well, let me stay on that one for the moment, there are multiple different options for a dedicated dog park is that we've also received feedback that there's complaints about the irregular hours, and also no one remembers when we do the camp out in the park. So everyone gets upset when they arrive there the morning and they see all of our kids there having a great time, but they wanted to have time with their dog. Well, I again, this doesn't need to be a zero sum game, and there's a question here too. One of the options that I think I'd heard in the past was also being considered for a standalone dog park is at the back of the library parking lot. I don't I don't know whether or not that was assessed. One thing I can say, though, is that has to happen first before there can be any conversation about changing the use at Rancho Laguna Park. Also, I'll tell you, as a dog owner and a father of three, I find it personally offensive that the dog that the dogs aren't fenced in, but our kids are like I think that there's ways that we can accommodate everyone, keep everyone safe, and give everyone the recreational needs they love. So I definitely think Rancho Laguna Park has some highlighted options, community centers, next, the trail network, both sides of Laguna Creek, over where we have the West Commons Park. Would this be something I would any of the options that we're talking about on property at the moronga Center, none of that will happen in my mind, in like, the next five years. There are other things that could happen much sooner. So as we're staking through these options, and we should really get a like, a general comfort level from y'all, how long you think it would take to achieve each one of these options as part of the cost benefit analysis, also what additional resources we need in terms of capital or operating because if you if we just look at the town's budget, we have a. Um, about this much money left in the polis, Colorado's fund. We're not going to spend all of that on recreation that we have this amount of money that's in our reserve. We're not going to spend all that on recreation. What is a reasonable estimate for how much capital cost we would be required to come up with for each one of these items so that we can determine, like, I may think, that a dog park at at the the what do you call it? The linear strip, is a terrible idea, but maybe it's the only thing we can afford. And like, when you own the land already, and this is one of the things I was talking to Mackenzie about before, it's not all that expensive to set up a dog park. You can set it up probably in a weekend, and it has all the amenities you would need to have a dog park, and we have multiple spaces of land everywhere. Plus I would be great if we had separation for the littles and the bigs, so that mine doesn't run over somebody. Apparently, it happened over at the Walnut Creek dog park and a dog died. So just to avoid something like that, talked about the rancho Laguna so the joint use agreements, they completely agree with the comments that were raised, other than, for example, Rancho Laguna Park, and other than the somewhat more difficult fields options at the commons, the only other existing fields in town that we could do anything with are the schools. One thing I will say is, yes, we go play over at Rancho Laguna Park, and we usually get to stay for five minutes. And the reason is because one of my three kids always needs to pee the second we show up, and all the restrooms are locked. So it's not a functional Park yet, unless you all want the kids to go out and pee in the lawn, which some of them do, so part of a joint use agreement allows for the facility to be opened when the community allow wants it to be utilized. Another piece on this is that St Mary's has a whole lot of land. I mentioned when the vice mayor and I were meeting with their their staff, that the Moraga tennis and swim club was vacant, and apparently no one had done anything with it yet, and I'm glad that they're considering that as an option. I think there's a lot of different amenities that have been raised and we should look at what we can accomplish now, meaning in the next two to three years, because clearly there is a demand, and what we can do that affordably. Then longer term, what are the other big ticket items that we can't afford to do right now that then we need to consider

whether or not we want to come up with a revenue enhancement option, which probably is going to be very difficult for us to get here. And if that's not going to happen, are we going to have to say no. The other piece on the joint use agreements that I heard from the school districts in MEF so Orinda pays. The city of Orinda pays for the maintenance and operation of all of the sports fields connected to the schools. That's the reason why Orinda sports fields at their schools look better than ours. Ours are maintained by our school districts, and our school districts don't have enough money to maintain them properly, especially when my kids are using it after hours, and they're not accommodating that in the use so what would it cost in a joint use agreement with the school districts, for example, to jointly utilize those fields, to jointly invest I'll tell you, the LP Field my son fell and got his first fat lip on the Hill getting down to it. Yeah, it may be a big field, but it has some accessibility issues. Generally. The the the Rheem field, absolutely not, and it's never utilized. It's just this big open space with some Conex boxes at the end, and it's in terrible shape. And when you're there, the kids are playing on the playground and the deer are eating in the lawn. That's how few people are actually out there. So I would look at accessibility cost as the main things that we really do when we come through this. And I have a few questions. I'm going to see which ones of them are actually relevant anymore, not asking about that one. We own the property behind the library, right? Mackenzie, yeah. And is that, has that been lined out as an option for the dog park, or is it still open?

M

Mackenzie ParksRec 2:09:12

Yes, that was evaluated. But, uh, that is now part of the energy generation project, and so the solar panels will be used on that space.

H

Hillis 2:09:19

But those other spaces look like, I think at least one of those that was along the Lafayette Moraga trail is somewhat near to little parking area that we have just past the St Mary's entrance. And also, what does St Mary's mean when they're looking for shared capital costs for these things? What does it mean when they're saying that they'd be open to allowing our kids to use their brand new baseball stadium, like all of those kinds of things, in addition for outdoor recreation. I know that I think it's either informal or on their website, but I've never been able to find it like we own. Was it 80 or 90 acres of the country club back nine? And what are the existing I mean, this is essentially a municipal golf field, but it's to the benefit of our community that's there, but the community also can have there was a desire for walkable trails most other golf courses, like when I go to the Ritz in Half Moon Bay, I get to go walk around the whole area that's the as the golf course. Why can't can we, I don't know if we can utilization of the driving range. I think there's at least one day a week where it's open putting green. So it would just be good to know what those things are, and have those included as part of the options that people have available. And when we get to the end of this that we have a one stop shop where people can come and actually see and if I didn't say it already, some of these things require people, more people. It's very hard for us to do. So in the evaluation, we need to know also what the additional staff burden would be to be able to realize these things, so that we can make a really informed decision over whether or not we maybe it's cheap, maybe we already own the land, but maybe it requires 10 staff, and then we can't do it anyway. Those are my comments. All right, with that, maybe we should break for public comment. There's a few new people in the room. I just wanted to see if there's any public comment before we go on to indoor recreation, please come up.

S

Speaker 14 2:11:36

Bill Carmen in 2016 IGI asked all the trails in the town of Moraga, plus, I went through and we did an extensive study of potential trails as well as immediate trails that were be going to immediately open, that included all East Bay Regional Park trails outside of the community of Moraga, The car ranch before it opened to the public, the lost the trails from some of the new development that has occurred, and a trail map was made up. But East may Regional Park got upset because they had some trails that were listed that weren't currently open to the public, so that some of that stuff came down, but the issue is still GIS and available for some of the study if you need it. Second one is on there was a question on Q on one of the pamphlets. It was called Q 12 B, estimated number of households who need amenity facilities. I wanted to get a understanding of how that information was developed. Was that from the survey, or was that from some standard block of

H

Hillis 2:12:47

it, from the way public comments works, you can ask the question, yeah, okay, John, we can direct

S

Speaker 14 2:12:51

things, okay? And on the third we also did an extensive study into the dog park areas in the community of Moraga. One of the problems, like for Julie Sanders mentioned that her dog doesn't do well at Rancho Laguna. If you have a one acre dog park or less, guarantee you're going to have problems. Those are the most hazardous places to bring your dog. UC Davis did medical school? Did one of the best studies on dog parks, three acres minimum. AKC rules create hazards for people and dogs, and that's been listed. You can have large and small, but you need at least one side to be three acres, minimum, anything less, you're going to have problems. Those are just some of the comments I wanted to make.

H

Hillis 2:13:44

And thank you. And I think, Mackenzie, I saw you shaking your head to some of those things, especially the GIS, if you wouldn't mind having you or your staff follow up with them later. Yes. And I saw Scott Bowie if you want to come up restate your name and provide your comment.

S

Scott Bowhay 2:14:03

Hi there. Scott Bowie, 1671 Camino Pablo and an interested moragon. In many respects, first, I want to thank you all. I know the council in particular, you've had a very long day. You've had early meetings and more now and and so I thank you for your volunteerism. I may not always agree with what you say, but I do appreciate the work that you're putting in. You guys. Yeah, thank you too. Fortunately, you've got a shorter meeting in no particular order, but there are three of us here that are former members of the Hacienda foundation of Moraga, and I'd like to say, I want our Hacienda back. I don't know if we're ever going to get it back. It's been turned into a money machine for the town. But you know what? Those those food truck nights are great. We used to have a wonderful Cinco de Mayo. There was a. Wonderful Oktoberfest that we had actually raised some money. I think that the residents deserve a lot more out of their hacienda. We're essentially locked out. I hope we can fix that number two, leave Rancho Laguna Park alone, I think, as the Vice Mayor pointed out, and I guarantee you will have World War Three over that. And elections have been changed and and they will be changed, as a matter of fact, measure K passed largely because the town council reversed its decision to remove the off leash dog privileges. So at any rate, the library leave those trees there. I know we need auxiliary power. I know it'd be nice to have some great looking solar panels up there, and the dogs could run under there. It ain't gonna work. It's too small. It's a bad space. Save those redwood trees. And I know you say that you planted some, and I've got a bunch of redwood trees. That's wonderful, but don't, don't start tearing things down for, I think, minimal improvement in the town, also regarding kids and the problem of them having to go out of town for soccer games and all that stuff. I'm old, but I had kids, and they loved it when we went to Orenda, or we, or we get, get to go to over to Walnut Creek, it's like, Man, this is a big event. It's not just playing in our backyard. So yes, it'd be wonderful. We had a lot more fields, but it's also nice. And one other thing I know it's is that as far as the question of fencing the kids in and letting the dogs loose, the kids are fenced, fenced in for their safety. It's actually a state law you know that you need to have, have have them in an enclosed area. So I think it's better for all. Would that be? So I thank you for your time again.

H

Hillis 2:17:02

Thank you any other public comment then, do we all need a break before we move on to the indoor? Do we want to keep going? Break five minutes, all right, five minute recess. Do.

D

Dolan 2:23:17

Like her car is Craig back? Oh, sorry I'm no

H

Hillis 2:23:28

we're still waiting for one person to come back.

W

Woehleke 2:23:37

There's a meeting in here. I it. There's a meeting in here. Okay, everybody, that's all said. We've been waiting

H

Hillis 2:23:48

for you. Thank you. And with all members here, we'll come back. And I just want to start this by making one statement before I hand off to our vice mayor. One is, I'm going to be recusing from this item, because the Hacienda property itself is within 500 feet of my house, but I want to make general comments, since this is only one piece of it, and it's in a line regarding the community center, clearly this is a Need. It was identified as the top need. I again, my comments for this remain, all right. Thank you. I'm not going to re say all that, but I think you guys heard me. My comments on this remain. Where is this going to be the most cost effective for us to do it? That includes in terms of adding parking amenities? Are there existing buildings are, and then what also would, based on what you there's a lot of different things that can be a community center. Like, if you look at what community centers are in San Francisco, they're a lot different than what they are in Lafayette. So what are we talking about when we say this? What What sport needs are we. Looking to have handled here what community needs, and then also, what is the staff manpower that is required for these things? Again, the ones in San Francisco, they have a dedicated, dedicated community center manager for each one of them, and then that manager has a full team. So if we're talking about community centers, what are we talking about? Again, though, my interest is on low expense, and this is clearly the top priority. So also, how capital operating? How do we figure out how to pay for this? And this is one I think that the community wants quickly. With that, I recuse myself, and I'm going to sit in the room and not speak applause. Brent,

D

Dolan 2:25:44

okay, we get a second half of the presentation on interior needs.

S

Speaker 15 2:25:50

Excellent. Is it still on? I think it's still on. Yeah, great conversation. Just maybe briefly to respond while it's on my mind, the plan will get to respond to some of the comments that we heard. Really important, the plan will get into understanding rough order of magnitude costs, phasing and implementation strategy. So that's all coming. We're not there yet. So this is still, we're still at that needs assessment and preliminary ideation, but we will be getting to implementation. So I want to make sure that that's out there, so that I think that's that's been mentioned in various places. So thank you for that. We will be moving on now to indoor recreation, as the mayor just said, this did emerge in the community survey as a top priority, both stated in terms of community center and also in terms of indoor fitness, and to a somewhat lesser degree, I believe I have to go back and look at the report swimming and indoor court space. So all of those things were kind of in that constellation of needs the actual way we satisfy those in a community center and or related spaces as part of this presentation

here. And we look forward to hearing your comments and continuing to problem solve this. We looked at seven potential sites where indoor recreation could be accommodated in Moraga, the seven sites we that that kind of rose the top here did so because either they were public sites, mostly town owned, but in some cases, owned by the school district or by St Mary's College. In one case, it's a private property that was identified in the in the in the and the Moraga Commons specific sorry, Moraga center specific plan. And in one case, the Moraga swim and swim and tennis club, because it's, it's private property, but it's available, potentially available, because it's, it's not currently being used. So those sites, Hacienda dos Flores, which is the current Community Center, the linear park on St Mary's road, we looked at that site in the context of thinking about it for a potential dog park, the Public Works staging area, which is at the far south end of Canyon Road as it goes into the hills, St Mary's College, Joaquin Moraga Intermediate School, and then Moraga Town Center, and the swim and swim in tennis club, the evaluation. And I want to say this work was done by our partner group four. They're not here tonight, but I hope we'll be able to adequately represent it. It certainly is in the report that you've read, and I really appreciate, I think I got a good sense that the report you all looked at it closely, the evaluation process for these sites, these top criteria that are outlined in blue, these were the ones that were kind of non negotiable. They were essential. The sites had to really hit those, those those characteristics of reasonably available enough capacity zoning wasn't going to be a huge obstacle. And and cost is just it's going to be, there's going to be cost to developing this. And in all but one of these cases, we're seeing this as a pretty significant cost. The other characteristics, accessibility, really important, really interesting, multi layered. And I was hearing from some of you, different ways of talking about accessibility, or access, driving and parking, biking and walking, public transit. Think that's important to as we especially as we hear about the trail system and the way people want more walking and biking opportunities. That integration of the trail system into town, I think comes into play here too in terms of how it interfaces with indoor and outdoor recreation opportunities, partnership opportunities. Some of these sites are explicitly relying on partners, if they are done in partnership with the school district or with St Mary's College. Another one, in the case of the hacienda, it currently has an operator who is who Wedgewood that uses that site for weddings and events. So that's another sort of partnership opportunity, synergy and connectivity, a. Um, this is one where we want to think about, how would an indoor recreation center, which brings members of the community together in a hub? It's a place where people would be gathering together. What? How does that connect with other aspects of town life, commercial areas, schools, areas where people are already gathering and then finally, outdoor amenities. Is there an opportunity for the indoor recreation site to be connected to outdoor recreation opportunities so there can be synergy in that way? Our preliminary recommendation is that the town explore as a as a top priority, get into, get further into discussion with St Mary's about joint use of their recreation center. And I want to look at that sort of comprehensively. I know that this session is specifically about indoor recreation, but in this case, there really is an opportunity to look at that site in a little bit more of a complete holistic way, including actually off this page is the joint use rectangular fields that we talked about in the last conversation, the tennis courts and then, of course, the gym and Recreation Center and pool. And it just has a lot of amenities. A whole variety of amenities could be cost effective because it's already built. It's already there. That's really important. We don't yet know the details of what the town contributions would be with a more robust joint use agreement. There would be a town, there would be an expectation, I think, of town financial contribution, but probably going to be more cost, probably going to be pretty cost effective. Cons, there may be some constraints on community use. There's not going to be as much control over the site as you would have if it were a town owned site. So that's our first recommendation. Then we want to think about another aspect of community center use, which may not be about recreation facilities so much, but maybe more about flexible classroom space, rentable space for event for community

events that we are thinking may be a need for something like a 15 or 20,000 square feet of gathering space, flexible use classrooms. And so we're we're talking about potentially carving that off from the other recreation needs, and thinking about it separately. And in that context, we are focusing our attention on these four sites. So you say we had seven before one of them is St Mary's, then here's, here's the four that we think are the best fit, best suited for potential Community Center use. The first one is hacienda. These are not in any order of our prioritization. These are so I want to make that clear, but Hacienda de los Flores, it's town owned. It's a large enough site. It's 10 acres, almost. It's got potential for outdoor recreation right now. It's got, like a nice kind of landscape setting, but it's not exactly outdoor recreation potential to cost share improvements with a private operator, if that, if that arrangement were to continue, on the other hand, working in tandem with that private operator has challenges. It's hard to optimize for community use, and I think we're all seeing that now. It doesn't necessarily feel like a community building and doesn't have full community use. It's often used by Wedgwood linear park at St Mary's road. This you can see those same two disconnected, but adjacent pieces of undeveloped land along the trail. It's town owned, so that's good. It's directly across St Mary's road from the college, so that's potential. There's maybe some synergy there. Cons, challenging topography, probably somewhat challenging to get access to a community center on that site could be pretty challenging, politically, I might imagine, because it's kind of a high visibility site. So you'd have talked about buildings on that slope that's going to be challenged, a challenging conversation. JM, Intermediate School. This is an interesting one. It's a pretty small site, so that's a challenge, but it's got a great kind of level of visibility. It's that orchard site on the corner that undeveloped orchard school district is potentially open to a partnership. They're also looking for some some, I think, some staff space, so there could be some synergy there, in terms of both town and the school district looking for staff space in addition to recreation space, there's an opportunity to supplement that building with joint use of the recreation of their fields, although I think, as we've said, those fields are already in pretty high use, so maybe there's not a lot of room for growth there, they may be kind of maxed out. And then finally, the Moraga Town Center site. You can see that we've drawn a red

S

#### Speaker 15 2:34:49

we've drawn red shapes on the map there on both sides of that riparian corridor. This is a site. It's privately owned land. It's directly across Moraga Road from. The Commons, and it's part of that Moraga Town Center plan, and in that plan was actually identified as a site for a potential community center. So that's really important, because it's already there. There has been that community conversation around providing this recreation amenity at that location, potentially really strong synergy with Moraga Commons Park, potentially really strong synergy with West Commons Park, where potentially there's the idea that parking and other and the sort of convergence of trails, the potential for parking to be done on, let's say, one of those parcels and the community center on the other could support both as a trailhead, could support West Commons Park, and then potentially synergy with what develops in in Moraga Town Center, as that area becomes a village core for Moraga in the future, that's the vision. Cons, obviously, is that it's privately owned. We don't know when that property might become available, when Moraga Town Center will be built and and there's so there's a question mark there. How do you think about a high priority community need when there's a uncertainty around when, when you could deliver it at that location? We then wanted to shift attention to sort of look at it in another way. So that was about like looking at multiple sites for the community center. Now we're shifting to, well, now let's look at the Hacienda and look at different options. So sort of toggle. Instead of toggling the site, we're toggling the use future of that site, of that particular site,

because it's, as I heard earlier, it's been a conundrum for a while. We're showing three concepts here. These are high level, so these are not worked out. Any of these concepts could be explored much more richly. This is just the first, sort of first pass, but the first option this was, I think, what was recommended in the study that was done about 10 years ago, there was a sort of a feasibility study looking for the name of the consultant that worked on that, but I'm not seeing it right now, but I'll get back to it. This recommendation was to emphasize, lean into the venue, the event, the event function of that site, and optimize it for that still, there would be community use, but the site would really be improved for better functioning as an event center. It functions probably pretty well, but it's also got a lot of issues, condition wise, both in the building and the site that are that are probably holding it back. So there'd be an opportunity to invest, but invest in it in a direction of supporting that event use. Option two would be to recognize that it is both, or position it both for that event use and for community use. That would require some additional investment in dedicated community space, which doesn't exist right now, to try to make sure that the community could use it really full time, and that wouldn't be as that wouldn't, wouldn't just have sort of back seat use when there aren't events in session, there's challenges there, because there are potential use conflicts. If community use and events were happening at the same time, that's a little shaky, a little bit hard to imagine. There's only so much parking on that site, and it's sort of a challenging site, topographically and in terms of vegetation. So it's got its challenges. And then option three would be to lean the other direction and focus on it as a community center, and be able to let go as the lease expires, let's say of that partner, and of the revenue stream that comes with that with that partner, that Wedgwood, and instead prepare to reinvest in the Hacienda as a community, really, as a community oriented space. And we're not necessarily saying this would be a new building or the existing building. We do recognize the existing building is not optimal for the community, for sort of, like, sort of a flexible community use program. So you might want to think about a new a new building in that in that way. But I don't think that should necessarily, like I said, this is very high level, so it's, it's much more about the the user focus than about the actual buildings. So that's what we have. And again, we have some, some prompts for you. What do you think about the indoor recreation opportunities, which seem the most promising? Are they any that don't seem feasible, any potential obstacles, and then what is your vision for the future of the hacienda, and anything else that you'd like to share with us? Thank you.

D

Dolan 2:39:49

All right. Thank you very much. Do the same order. I think Rob anything

S

Speaker 17 2:39:57

I've got a little more this time. So.

S

**Speaker 17 2:40:04**

Yes, one question I have is, with the change in demographics in the town an increase in the number of teenagers and an increase in the elderly population, what does that mean, and how should our orientation towards recreation change as a result of that? One other question I have that wasn't addressed just then. I don't know if we'll be talking about programming later. Okay, so one comment I guess I'll make now is that I feel like it's important to have more multicultural programming in town where we have a 40% of our population is non white, but we have primarily, you know, the Santa Claus holiday tree, Easter Egg Hunt. So I think it's important to have more multicultural programming Lunar New Year as an example, and there's staffing constraints on that, but I wanted to raise that as an issue to consider. One other item that's worth discussing or considering is the amount of awareness of public programming and how we can better make the town aware of all the great stuff that the town is doing regarding the community center. It's incredibly complex item, but a few notes. One is that St Mary's is kind of far from the center of town, and then you contrast that to the Safeway Center, which you know undoubtedly has some complications to it. But one of the great things about the Moraga center specific plan is that it really cemented the Safeway center as like a really strong downtown between all the shopping there, as well as Morocco Commons, and having that community center at that location would help to unify those two regions. One other question about the St Mary's joint use agreement is how well that typically works in practice? Maybe it's great. It's a really interesting idea. You know, some downside to it as well, but cost benefits are humongous, so it's really intriguing, but the questions about how well it works in practice with two competing audiences is one that I'd be curious about. Thank you.

S

**Speaker 10 2:42:41**

Yeah, just one quick comment. I just make this because my mom's at assisted living at Moraga Royale. I was just wondering if we'd considered, and I think we may be doing this anyhow, but considered with the elderly community how resources like those assisted living facilities could be utilized for, like, shared spaces. Because I would say, like, you know, I've always thought with my mom, like, how do I take her somewhere for activities? And I'm like, Well, maybe activities could actually come there, like people come to play bridge there, in a shared space, as opposed to trying to send her out to find a place to play bridge somewhere else. And so we're just kind of curious in other communities where you've kind of thought about bringing in those type of spaces is almost like a shared resource, because morongorod has space there that they do run out or utilize for other community groups at times when it's not being utilized.

D

**Dolan 2:43:40**

Mackenzie, you want to just think about that? Or do you have any response?

M

Mackenzie ParksRec 2:43:56

Thank you, Scott, that was a great idea. I was writing it down.

D

Dolan 2:44:00

Commissioner Panetta,

S

Speaker 12 2:44:02

one of the things that I have is, I think Hacienda is also utilized by the schools, isn't it? Currently? Do we have a commissioning on that? So, like, if we what would be the plan that after care plans that happen there? So I think that would be a issue of, where do they go during the building? And how is that, if that's tied to Wedgewood, or how is that tied to you know, how we can accommodate them if we decide to move forward with that? But that's something that is currently being utilized by not only Moraga kids, but there are some Lafayette kids that go to that aftercare program. So that would be the big concern that I have with that being a location.

S

Speaker 6 2:44:49

Steve, don't have a lot to say about many of the places that you've gone into. What I look at is care. Period said, we have this much money, and this much money, and so to build one of these, or to redo the hacienda, is that much money? In my eye, where's the money going to come if you decide on one of these, is, is there that much money the town in this Colorado thing, or the any, where the funds are going to come from. Study, I think the town in the past has done some studies going way back. And one of the studies was what the problem was. They had a spending problem. They didn't have a problem. And these things all sound great, and I was living through with the with my kids is going through, and I was president of Illinois, and all these things and all these issues were up there, and always came down to, where are you going to get the land? Is he going to give it to us, that piece that we're talking about, across from st Monica's? That would never happen. And then when we tried to raise money for it, one guy wrote a check, one guy, and that was the end of that. And that was about somewhere around, oh, early middle 2000s anyhow, that's where I'd want to know where the money was for. You could even think about these

D

Dolan 2:46:12

Commissioner Sanders on No, I think it was okay.

S

Speaker 18 2:46:20

I had questions around when you were doing the the needs assessment and apologies if I missed this. But was the vision for the community center of what people wanted more like smaller or mid size rooms that were broken up to do different activities. Or was it like a larger gym space that then becomes a it has a court. You could put up the volleyball nets, you could have the basketball court. You could have a graduation in there. You can set up chairs for an event. You could have a market stall. Thing like, was it that kind of community center? Or more similar to what the Hacienda kind of is, where it has these, like segmented rooms,

S

Speaker 16 2:47:10

I would have to pull up the results to specifically look, but I think it was a little bit more towards community space and also indoor fitness equipment came up near the top, and then, like the sort of like gym, indoor gymnasium sorts was, like more mid tier, so maybe a little less of a priority than just like community event space and indoor fitness.

S

Speaker 18 2:47:35

Okay, because that's interesting to me, because I feel like you, that feels like maybe a slightly easier problem to fix, because you already have the hacienda, like, parceled in that way, and so it's just maybe a matter of, like, fixing up the current, like design of it, versus, like trying to create a whole new building That's like just one large space. But I also think, have we not looked into and could we look into the Joint School usage for that same thing? Because you already have like these classrooms, and could they get used after hours, the indoor spaces in the same way that we'd be using like the outdoor spaces? You don't

S

Speaker 16 2:48:20

have to respond, but those, well, just just to that point, we have talked to the schools about using in their indoor space, and especially, like their gymnasiums are heavily programmed, like at the high school, so that's a little challenging. I think some of like, the multi purpose rooms at the schools that, like, aren't a full gymnasium, maybe there's some potential there.

S

Speaker 18 2:48:41

Yeah, those were just my kind of questions, just trying to understand more about the space to make sure that whatever we're building is actually the need that was being requested. Thank you. Commissioner Crossley,

S

Speaker 11 2:49:00

this question has been around for decades, and one of the keys is, who's going to pay? Where's the money come from? And looking at the Moraga budget over the last few decades, we have not found that pot of gold. And to ask the citizens to pony up the money to call for its cost, not likely to happen when it takes several votes to get a school bond through you're asking for a public space. Well, let's see. We've got the school gyms, we've got this, we've got that, and you want to tax us more? Not likely. Okay, possible, but not likely. Okay. So what are the alternatives? Can we work with schools? Where are you going to put it if you put it someplace? Well, across from the Commons is probably the least offensive for the community. Opportunity for the residents. Okay, then you have to deal with the property owner. Property owner is a unique individual or set of individuals, okay? That offers its own challenge. I don't see an easy solution to this particular item, and if you can come up with a recommended solution, which includes financing and property ownership, more power to you.

D

Dolan 2:50:38

Council member, Woeleke, you're looking at me, but you're not saying, I know,

W

Woehleke 2:50:43

wow, oh, it's Steve. So I look fondly back when we had the Hacienda Foundation, and Greg and Scott and I and others, we put together a strategic plan for the hacienda, and we ultimately called it, I think, something like organic growth, or, you know, you know, as as the opportunities arose, we were going to advocate for, you know, making the changes to the hacienda. That's totally an aside at this point. You know, when I, when I look at this, and I look at these options and and again, this, this work is being bringing to me, and I hope everyone clarity as to some options that we can consider my if I, if I look at risk management, if I look at Risk Management, the the option that is clearly the front runner is St Mary's College. And in fact, there are other colleges in the United States and maybe worldwide that are combination colleges and senior living facilities where there are, like, you know, some of the dorms have been converted into condos for the elderly and the and they, they are required to take courses at the school. And, you know, actually, Greg and I know,

S

Speaker 11 2:52:16

Don't point at me when you say,

W

## Woehleke 2:52:19

Well, I was, I was simply going to say that we, for those of you who remember the name Bob Reynolds, or remember Bob, that is where he's living now, outside of Boston, is in a college that is a combined college and senior living facility, and and they're doing just great. He's in charge of the wood shop. So you know, if, if, if, Saint, Saint Mary's is willing to to play, and we can do this on a pay as you go basis, or you know, you know, would have to be pursued. And you know, you come up with a scope and, and, and, and work something out, not not likely, but potentially the especially if they're going to be have surplus facilities, another option, which there was a Lutheran Church across, basically, where a canyon club now is up in that area, and they went out, they combined with the Lutheran church in orino. Well, that that building has become a childcare center. There are large churches that are no longer viable and could serve that dysfunction for us. Unfortunately, I don't know of any in Moraga that are in that kind of situation. So I I've got a really advocate for for, like, a piecemeal type of approach, because that capital investment for a unified A to Z Community Center is is daunting to me, especially when we can't take care of, for example, storm drains in town. You guys are going to just when I'm old, die, you know, after I age out, die and buried, you're still going to remind me, remember me over storm drains. Yes? Yeah. Okay, Lisa,

M

Maglio 2:54:41

as I think through this issue, I don't want to call it a problem. It is a very difficult issue, but it is one that for decades, decades and decades, the community has been dealing with, and it has been a desire for the community, how. Have some kind of community, indoor community center. Yes, we live in California. Yes, we're very centered on our outdoor life, and it's a big part of Moraga. And we're so lucky to live here, where we do have the outdoor amenities. But there's a big part of the year where it's raining, it's cold and it's it would. It's more difficult for seniors to be outdoors, for little kids to be outdoors. We just can't do we have to be honest with ourselves and say we can't do everything outdoors. But I see the needs as kind of two separate needs which you've which you have identified. There are the recreational needs, which I put in one bucket, and then there are the, I'll just call it the community needs, if you will. So our recreational needs, I think that, I think that Steve has a good idea in using St Mary's. If that is all feasible, if it's possible, the amenities there are in good shape. They seem to be plentiful. But there is the big con, and that is the limitation on youth based on their needs. So that is a big con. But I really think they are continually improving their sports fields. They will be continuing to improve dorms. And if we can partner with them, as we are trying to do, and it's one of the town goals, I think it would be great if we could continue on building that relationship with St Mary's for our outdoor needs. We do use them the soda center, obviously, for indoor needs, but I also see a real need to build a separate structure for our indoor needs. And those needs, to me, would include more rooms to use for community service groups, rooms to use for clubs, rooms to use for even small events, and not to mention government needs we've talked about we're very lucky to not be at nothing wrong with JM, but not be at JM, and we have our own council chambers here. But as some of you may know, this council chambers is really inadequate for when we have joint meetings, when we have large meetings, when we have crowds. And I really think when I think of a community center, I really think of the center of the town being the government, where people come and gather around a town hall, if you will. If I could wave a magic wand, I would certainly put that center right in the heart of the Moraga center. And it has every single advantage being the heart of the town. It's in the Moraga center specific plan. It hooks up with trails. It hooks up parks. It hooks up the two centers of towns. There's space there, there's parking there. It is the spot, as far as I'm concerned, hands down. Big problem. We don't own it, so that's where I'd like to see it. But I I get the sense that what's missing in this community is a sense of there and a sense of space that is connected in one you should take it out, because it's not feasible at this point. I don't think we should take it out of the thought process. Hacienda I understand when people say they want their Hacienda back right now, we need money to just keep it open, keep it going and keep the building from falling apart. So our contract with that outside service provider does make sense until we figure out what the heck to do with it, and at some point we're going to have to figure out what the heck to do with it. It is a jewel. It's beautiful. I'd like to see some use of that building completely modernized, maybe even keeping the outside structure of it, but making it a modern center. This has been visited so many times over the years, and I don't really want to get into specifics about that, but I would like to see some use for that building. But right now, I think that's probably the least feasible option. That's all I'll say. Graeme.

T

Thiel 3:00:01

I Okay, I'll do last thing first and hopefully keep it brief, as opposed to my last statement. So with Hacienda Commissioner magalu, really liked your point about, say, a near term and long term, I think, to the town's benefit, we currently have a tenant who is competently operating the space. So I would actually love if we would consider engaging with them and understand their potential needs and what they felt comfortable operating and potentially expanding or enhancing, to say, potentially further generate their revenue. And just think of that as a near term strategy to engage with the current operator to see again what insights they might have to expand or enhance their use to generate revenue, which would then further benefit the town. Beyond that, if there is a long term redevelopment, I know there's a long history here, and I think what might be beneficial to the group, and I know I've seen it summarized in a few different places, but just when this comes back to us, would just love it if we did justice to the decades of work that have been done to analyze the potential options for the hacienda. Just so we know that some of our ideas, new ideas, or actually old ideas, so and then we just look at that through the lens of a long term plan. Similarly with with Lisa, I think, to your point of there and our community center, that we think a bit more broadly about what a community center is to a town that both has a need for a community center, a need for their and truly a need for place making. I think if we look at the the map that was brought up and the potential site locations, there is a central aspect to locating it in close proximity to although we've got some some wonderful attractions in the town of Moraga. It's really centered around Moraga commons, in my opinion, from a from a community aspect, that's where we host some of the more broader, well attended community events and some of the obviously privately owned commercial parcels in close proximity would be, I would think, an ideal opportunity for a purpose built community center. But beyond that, what is that broader place making exercise? Whereas it's not just a community center, which comes at both a cost to acquire land, a cost to develop and a cost to operate, but we look at it with the potential of, how can we leverage it to generate revenue for perhaps some of the things that we see that in the previous presentation, our community is asking for we have a really high participation in youth sports, where there is travel to Other areas outside this community, where there's multi sport complexes or other types of recreational and entertainment facilities that can also serve as at that similar community and perhaps even governmental location. So I'll leave it at that for now.

D

Dolan 3:03:21

So a lot of people have mentioned the things that I want to but I wanted to reiterate something that the mayor said we, you know, to this idea of a community center very expensive. I actually don't know that the capital cost is really the biggest hurdle. It's the ongoing operating costs. There is some money in Paulos, Colorado's fund. It's not that much. There's more to come if they ever actually build it. But even with that, it's still not enough. There's no way this happens without a revenue. And you know, if it's if, if you put something on the ballot that's specifically for this, and they don't think we're going to squirrel it away and do something funky with it, it might pass, but it's still, it's, I agree that that's a long shot. So one of the things that I would just tell you, if, if, if we ever do get to the point where we are pursuing a community center, I don't think that the JM pear orchard is feasible. It's not big enough. You also have a political battle. It's the last pairs in town, and we're putting this statue of a pair on right on our number one corner to, you know, celebrate our our history, to the with the pair. I just don't see that happening. I also don't think the school district didn't make any sense for them to give up land because. Is, who knows what, what they might need that linear park site on St Mary's. It's also there's no access. It's got bad topography. I just don't see that happening. I would just drop those two Moraga Town Center. People have said it, it's probably the ideal location. But, you know, the property owner is an issue. We don't own it, and we could take steps to acquire it, be very expensive, controversial, maybe when in conjunction with some development there. But we're not years away from that. We're probably decades away from that. And so I do see that a community center, a true community center at any location, is probably a really long term goal, but there are some things the needs also say that we need smaller spaces for, you know, indoor classes, and there are, my observation of The commercial real estate in town is that it's plentiful and it's vacant, and it seems to me that in the short term, we could address needs that we have right now, even with leases, there's some little gym spaces that seem to go out of business all the time, And I don't know, it seems like there's an opportunity to fulfill some of those shorter term needs in a commercial space. And possibly Steve brought up the church's thing, and I've been thinking about that. You know, are there any churches that want to downsize or move to another community, because they would have, you know, some rooms that would be really usable for some of the things that we need, but there, but there also might be, if we found the right commercial space, it could fulfill at least some of those needs. You know, I don't think we're headed towards any closed schools, but there's a lot of closed schools out there that are community centers these days and that that's almost perfect, just because they've got the classrooms, they've got the multi purpose space gyms, I don't think we're there yet. One little minor point on the St Mary's pool. I'm sure you guys have been made aware that they just added a water sports swim teams and water polo. So oddly, they're looking to us or soda center because their pool is not big enough. Now, I don't know if that's a positive or a negative for us to use their pool. They might need it more for practice and are willing to practice in a small pool, but they might say, you know, I don't know if that makes it more available or less available. It's just a question I had when you brought that up. I do think pursuing something with St Mary's is great, if we can, we the soda center, to me, seems underutilized. I mean, it's available for a lot of things. We just need to negotiate a good deal, and I will. I mean, I don't know if people know this, but the relationship between the town in St Mary's right now is the best it's ever been, thanks to our town manager, Scott and then the new president. So you know, that's an opportunity. That's all I have. Have you gotten what you need? I

S

Speaker 4 3:08:48

Scott,

T

Town Manager 3:08:54

Mr. Vice Mayor, Members of the Council and parks and recreation. So this has been a very good discussion, and I have some comments I think might be helpful, help with the bigger picture. The consultants and staff need to be commended for doing this. And we did this because this has been a goal of the council's for a while, to look at identifying the needs and in the community, and to listen to the community what their their desires are. So it's important to when you're a community like maragas At this stage in our evolution, to look at what what the needs are and what could be done, and not focus so much on how we're going to pay for it, because you have to start first by identifying what is, what are the needs, right? So I think everybody understands that, and we tried really hard not to be driven by all the obstacles that will be put in front of us. And I thought it was really revealing what we learned from the community. And the methodology is solid, and the. The response rates are really high. So it's, it's accurate, the sentiment you heard, it's, it's accurate. So and also, the town was really incorporated. The council members have heard me say this over and over, we were set up to stop things, not so much set up to build a community, but to prevent over what was viewed as over development. So we weren't set up by design to be able to accommodate Recreation, Parks and Recreation, that type of stuff. So now we're trying to figure out, well, how do we do it in almost a retroactive way? So it's a very good thing we've done. So I would encourage all of you focus on, what do you want? What do you think the community wants what would be ideal, and then we could figure out, well, how do you pay for it? Because if we have a good vision and a good plan, then the heavy lifting starts in terms of convincing those who would pay for it to pay for it. And we like to look at OPM other people's money to do things and the municipality space, and there are grants, there's funds that are out there. And if you're a growing community and you have development, you can use that development to pay for community benefits. So if you have more density, that's a downside, perhaps, but the upside is you have revenue to pay for things for the people in your community. So having said all that, I will tell you things that you've talked about, a number of them could be delivered to the community over time. Reference was made to the college, St Mary's College would like to partner with the town and the community with their facilities and their assets. I'll give you an example, the softball field. So the college president and athletic director have come to me on a couple occasions and said, Hey, we went through this process. We have the entitlement to put lights on the field. What we're short in fundraising, the town put in a few \$100,000 this. This is discussion, right? I'm not advocating this, but in exchange, they would make that field because it would be the lights, and then ultimately, they want to put artificial turf. Then we could run programming there. They would say, hey, when the college softball team isn't using the field, we can make it available to the community for organized sports. So there are partnerships that can be done. See The point I'm making there, that if we said, oh, we can't build softball fields, they're too expensive, but we could probably partner with the college and work out a win win. That's one example over at the hacienda. I know there was litigation that's behind us, but when I came to the town, I had boxes in my office, and some of the council members have heard me talk about this, and in several the boxes were all these studies and reports and analytics for the Hacienda over the years, some of you know what I'm talking about, right? You had committees and foundations. I'm not being humorous. I'm not criticizing anything, but this town has thoroughly studied many different possibilities there, from Convention Center, BNB, hotel,

restaurant, all kinds of things. And we ended up with the use now because it started out, we thought it could be a restaurant, right? And there were soliciting bids. And so we have a really good use, whether some of the neighbors like it or don't like us. People don't like it or not. It's an asset that is in the municipality's portfolio, and we can't maintain it. We don't have the revenues to maintain it. In fact, it's got a lot of liability. The the building needs a few million dollars just to be made, correct, right? I do get nervous that we have employees out there and sometimes, but Wedgwood is an operator providing a service that the community wants and others want, and we make we don't really make money. We get revenue, but it's used largely to cover the cost of part of the building. So one option is, and we, and I've been involved with the discussions with their CEO and the council members. Council's aware of this. I don't think the Parks and Rec commissioners are aware. We could do a joint venture with them, and instead of them having to use tents in the winter, we could have a permanent building there that Wedgwood uses 2345, times a week, and then we have access to the access to it the other days. And then during the day, when they're not using it, they're still programming that takes place out there. But think about that. We would put in 20% or 30% bless you, they would put in the rest. So if it was 10 million or 20 million, let's just say, worst case, 20 million, we can't come up with 20 million, but maybe we can come up with with 4 million or 5 million, and then we can have a beautiful facility. They use it most of. Time, but we get it part of the time, and so we get it two or three days a week. What is that? Six you can have 10, you can have 120 uses a year. And we didn't have to pay for the whole thing. So there's, there's interesting and very creative ways to do things. And Wedgewood has said, hey, if I can, it's a company. They can have certainty for 30 years. They'll invest a lot of money, but if they have to keep living off of short term time frames with options, they're hesitant to invest. So I would tell you, there's lots of innovative, creative ways to skin the cat. That's an appropriate saying. There are different ways to approach this, but it starts by having the master plan. So I would encourage you, don't be intimidated by that. And if we have something that's really cool and really good, and we need to go to the voters, you go to them, let them tell you yes or no, that's I just wanted to share. I think this is the glass is half full. There's all kinds of possibilities.

D

Dolan 3:15:54

So once again, Mackenzie, did you get what you needed? Okay, Mr.

S

Speaker 11 3:16:01

Vice President, Yes. May I interject something that has occurred, that has occurred to me sitting here, yes, and that is about four or five doors down. We have this very large facility that St Mary's uses and is trying to get rid of, and the size of it inside would facilitate a number of courts. I'd like to put that out in the mix.

**D** Dolan 3:16:26

I was thinking about that this evening, actually, one since

**T** Town Manager 3:16:32

you don't mess with the tax base of the town,

**D** Dolan 3:16:39

one last thought on the hacienda, the building is not usable as it is. If we do anything there, it's a beautiful backdrop for a photograph. The grounds are gorgeous. The building itself, it's really difficult to use when, when Westwood has a contract for a wedding. Nobody wants to be in the building. They stay out in the tent. It's that. It's so unfortunately, if we did do something there to me, you got to start over anyway. Do you want to officially close this meeting? We are adjourned, ladies.