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# Joint Facilities Planning Committee

Notes of Meeting Held on  
April 7, 2014

Lafayette Room/Soda Center,  
St Mary's College, Moraga

## Attendees

### **Members Present**

- Moraga Sports Alliance (MSA): Chris Maher, Judy McNeil, Ken Towers
- Campolindo High School (CHS): John Walker
- St. Mary's College (SMC): Elizabeth Smith
- Moraga School District (MSD): Charles MacNulty, Shari Simon
- Town of Moraga (TOM): Phil Crosby, Mike Metcalf, Dave Trotter

### **Staff Present**

- Town of Moraga: Jill Keimach, Jay Ingram

### **Members Absent**

- Moraga Sports Alliance: Harry Crouch
- St Mary's College: Jim Donahue

## Meeting Notes Approval

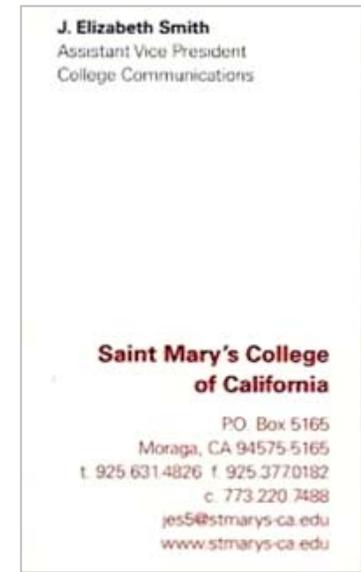
- The meeting notes for the February 10<sup>th</sup> meeting were approved, with the deletion of phone numbers for those committee members so requesting. The approved notes contain all information and revisions provided as of April 7<sup>th</sup>.
- The meeting notes of the May 3<sup>rd</sup> meeting were approved, with the addition of Moraga School District members, which had been inadvertently omitted from the attendance list.

## Review of Committee Member Expectations

Jay Ingram asked each committee member to restate their personal expectations for the committee's work. He recorded the following points, grouped by organization:

### **Moraga Sports Alliance**

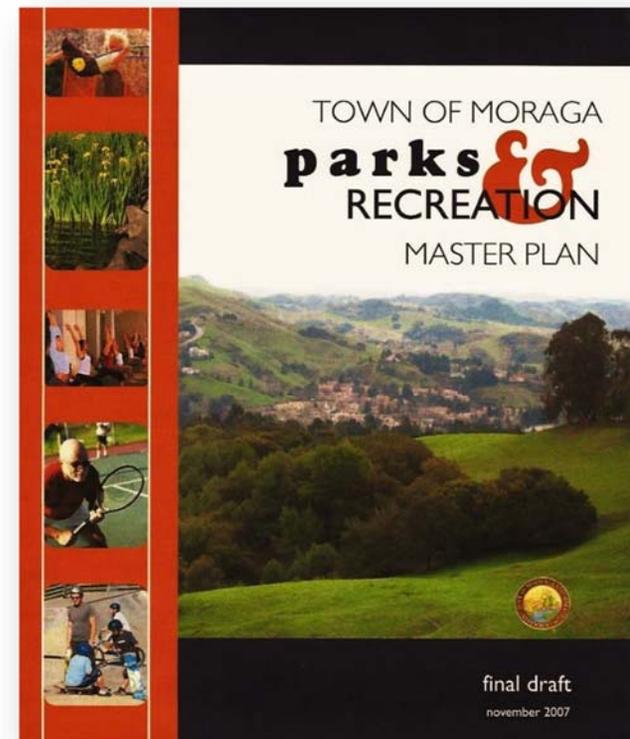
- A focus on use of facilities belonging to MSD: Increased availability, and more effective usage.
- There is a need for more sports fields, particularly a full-size soccer field.



- An additional gymnasium is needed (for basketball and volleyball). A facility at JM was mentioned as a logical site.
- Some level of refurbishment of the existing fields at JM. Special attention to anti-gopher measures is needed.
- Access to the new Alioto Rec Center at SMC. This would help with programs for youth basketball (ages 8-12).

## ***Town of Moraga***

- The work of this Joint Facilities Planning Committee should be consistent with the findings and recommendations of the Master Plan. The Parks & Recreation Master Plan (November 2007) was a comprehensive study of the parks and recreation needs of the community<sup>1</sup>. The study analyzed Moraga in comparison to peer communities in the area, and against national standards. The Master Plan was broad in scope; it considered all kinds of parks, a wide range of sports activities, bike and pedestrian trails, and open space.
- The Town feels the community needs more recreation facilities; joint usage agreements are a quick way to improve community access to existing recreation facilities.
- Potential ways to add to the playing field inventory have been identified. Conceptual plans with landowner consent should be developed as soon as practical.
- The Town feels a new gymnasium is needed, and it would be heavily used. Candidate sites could be on undeveloped land at JM, land owned by TOM, or possibly private land owned by others. Looking for development opportunities on non-school properties should be seriously considered.
- There are Palos Colorado developer funds on hand which arguably should be used on recreational purposes, including planning exercises. It seems appropriate to use some of these funds to conduct appropriate concept development studies.



<sup>1</sup> See *Town of Moraga Parks & Recreation Master Plan*, prepared by MIG, Inc, November 2007. Available at <http://www.moraga.ca.us/dept/park-rec/docs/masterplan111407.pdf>

## ***Moraga School District***

- MSD wants to find cooperative arrangements consistent with their education mission.
- A common usage agreement is a good idea; it should be pursued.
- It is important to look at all types of facilities for all residents, including pre-school and senior citizens.
- MSD is completing a major study on its own facilities and needs.
- MSD wants to be a partner with the Town, Campo, SMC, and others in this effort.

## ***St Mary's College***

- SMC wants to be a “good neighbor”; the college wants to be part of the fabric of the Town.
- SMC is embarking on a major master planning project in which requirements for new facilities at the college will be identified. The work of this Joint Facilities Planning Committee is useful to SMC in that it helps the college understand the needs of the wider community.
- SMC enrollment is the highest it has ever been. Class sizes are large by historic standards, and student expectations continue to increase. Demand for recreation and wellness facilities continues to grow.
- SMC wants to explore where partnerships can be developed with the Town.

## ***Campolindo High School***

- Superior academics more often than not are supported by excellence in athletic programs. This is one reason why athletics are so integrated into the culture at Campo. Most (perhaps 90%) of Moraga students graduating from Moraga schools matriculate to Campo. So it is in Campo's interest to have those new students coming from a background of robust youth sports.
- Campo has a lot of sports facilities, some of which could be used more widely by the community. CHS is interested in finding ways to make those facilities available. Joint usage agreements should be pursued.

## ***Public Expressions***

- Edy Schwartz advised that facilities for seniors need to be considered, not just facilities for youth. Demand from the elder members of the community should be met to the extent possible.
- Where should the Hacienda go in the future? Perhaps use as a community center is not the best plan. Other uses such a restaurant appear to be popular and have potential. This suggests a stand-alone recreation center, on the Hacienda premises or elsewhere, might be a more sensible pursuit.
- Youth today have much higher expectations and demands than youth of a generation ago. Requirements for recreation facilities are much higher now than in the past.

## **Usage Agreements**

- At the conclusion of the March 3<sup>rd</sup> meeting, Dave Trotter provided to committee members copies of the Wagner Ranch joint usage agreement between City of Orinda and Orinda Union School District, pertaining to the Wagner Ranch gymnasium, which was built and is operated cooperatively by the city and the district. He suggested this agreement might be a model for a potential jointly developed and operated gymnasium at JM.
- Jay Ingram sent to the committee members prior to this meeting three joint usage agreements. These agreements might have application to the situation in Moraga:
  - City of Sacramento and Natomas Unified School District
  - Newport-Mesa Unified School District and City of Costa Mesa
  - Greater Vallejo Recreation District and Vallejo City Unified School District
- Chris Maher spoke of the need for some kind of organizational unit which would be charged with coordination of the users and providers of sports facilities. He described his vision of a group of four individuals, dedicated to making efficient use of facilities within the Town. The group would be a coordinating body for long range planning and scheduling, clarification of usage rules and regulations, insurance requirements, maintenance responsibilities, etc. The group would comprise single representatives from the four groups represented on this committee. The group would meet and confer several times during the year, to set plans for the near- and longer term, and work out issues and problems.
- There was lively discussion on the merits and wisdom of attempting to formulate a master joint usage agreement involving as many as four parties, as opposed to developing a series of bilateral joint use agreements. No conclusions were reached. However, it was evident that several committee members preferred that at least a single agreement be addressed in order to make some tangible progress.

- Jay Ingram, in his staff report for this meeting, suggested that a single use agreement be addressed first at the staff level, and that progress be reported back to the full committee during future committee meetings. There were no objections to this proposal.

## Projects

- Since the March 3<sup>rd</sup> meeting, Jay Ingram has contacted a number of architect/planners who have experience with sports facilities developments. Two have offered limited services on *pro bono* bases: Stan Nielsen (independent architect, Orinda) and Steve Sutherland (SSA Landscape Architects, San Francisco). Both have visited Moraga and toured the four sites nominated by the committee for study: JM Fields/Pear Orchard, Rheem School, Campo Lower Fields, and Moraga Commons Park Back 40.
- Stan Nielsen was asked to configure a gymnasium-type facility on the Back 40. The maximum size building could be 165'x 135', which could house up to three basketball courts and up to six volleyball courts. Physical constraints (topography, active streams, power transmission lines, parking, and restrooms) suggest the facility would need to be smaller. The type building would likely be a light-frame hard fabric shell, which would be a lower-cost building alternative.
- Concepts for the other sites are being developed by SSA Landscape Architects. Jay anticipates receipt in the next few weeks. The intention is to show these concepts to the committee at the next meeting.
- Jay also intends to develop a plan for advancing concepts for gymnasiums at the Back 40 and JM sites, to the extent that comparisons can be drawn. This will likely require some expenditure of funds. Jay intends to bring forth a proposal for the committee's consideration at the next meeting.



## Next Meetings

- The next meeting will be 6-7:30 pm Monday, May 5<sup>th</sup> in the Mosaic Room, Hacienda.
- As a trial proposal, the June meeting is proposed to be on Monday, June 16<sup>th</sup>.