

Pleasant Hill Library Task Force Meeting Notes

Meeting Date: **February 2, 2015**

Large Community Room, Pleasant Hill City Hall, 100 Gregory Lane, Pleasant Hill, CA 94523

Attendees:

- Michael Harris, Pleasant Hill City Council
- Sue Noack, Pleasant Hill City Council
- Lisa Chow, Supervisor Mitchoff's Office
- Sandra Bonato, PH Recreation & Park District Board
- Sherry Sterrett, PH Recreation & Park District Board
- Jessica Hudson, Contra Costa County Library
- Patrick Remer, Pleasant Hill Library
- Jack Prosek, Pleasant Hill Library Fund
- Katherine Bracken, CCC Library Commission
- Bill Bankert, Planning Commission
- Susan Weaver, Friends of the Library
- Lilian Remer, Friends of the Library
- Norm Vanhole, resident
- Frank Gore, resident, PHMSA
- Danielle Habr, City staff
- Martin Nelis, City staff

Public Comment

Sherry Sterrett mentioned that at a meeting of the special districts in the County the previous week the guest speaker, Linda Best, reported that there are five cities in the Bay Area who have completed broadband projects and Pleasant Hill is one of those five.

Norm Vanhole asked who would be the lead agency in funding and building the library, what role would the Task Force play in this and what was the timeline. Chair Harris responded that all of these issues would be addressed over the next year or so. He indicated that the Task Force served at the pleasure of the City Council and that no final decisions had yet been made in regard to the questions asked by Mr. Vanhole.

Reports from Sub-committees

Needs Assessment

Chair Harris introduced a presentation by the committee on the library site selection process. He outlined all of the criteria used by the committee in their deliberations on the site selection. The committee had selected five possible sites for the new library which were:

1. PH Middle School Track & Field Area
2. Flood Control District Property (Beatrice Rd)
3. Current library site
4. Former Oak Park Elementary Site – County owned property
5. Pleasant Hill Park

He stated that Site #1 was uncertain at this time because it required agreement with the Mt. Diablo School District and at this time there was no indication that this would be possible. The committee eliminated the Pleasant Hill Park site after discussing this proposal with the PH Recreation & Park District board.

Chair Harris stated that the committee was recommending the former Oak Park Elementary site as the preferred site with the location somewhere on the portion of the parcel closest to Oak Park Blvd. The second preferred site was the Flood Control District property off Beatrice Road.

The Task Force discussed the pros and cons of the Oak Park Elementary site. The advantages of the site were listed as follows:

- Adjacent to current library
- Public transportation available on Oak Park Blvd.
- Direct access to Oak Park Blvd.
- Signature intersection – ‘Entryway’ into the City
- Development of the site could also add improvements to Oak Park Blvd. and Monticello Avenue
- Intersection has a traffic signal
- Plenty of land available for parking and building
- Site flexibility for location and design of the building
- Possible 2nd story for County Library Admin (colocation was recommended by 2003 Needs Assessment document)
- Close proximity to Pleasant Hill Middle School campus
- Opportunity for improvements to the East Bay Parks Trail east of the site
- Revitalization of the entire area including current library site

The site disadvantages were noted as follows:

- At the southern end of Pleasant Hill
- Not close to Downtown Pleasant Hill
- Not close to the Teen & Senior Centers at PH Park
- Developer may want the entire Oak Park Elementary site for housing/mixed use development
- Could be less financial contribution from developer for library construction if this site is used
- Possible floodplain issues if portion of building is located at southeast corner of the site

The Task Force then discussed the alternate site which is the Flood Control District property between Cleveland Rd. and Beatrice Rd. The site pros were listed as follows:

- Public Transportation along Cleveland Road
- Proximity to schools – within walking distance of PH Middle, Sequoia Elementary & Middle Schools
- Closer to Downtown Pleasant Hill

- Easy drop off for students at PH Middle (and Sequoia's)
- Will accommodate single story building with adequate parking
- Site flexibility for location and design of the building
- Possible second floor for County Library Admin if need be
- If selected, means entire Oak Park Elementary and current library sites available for development and potentially more revenue for library construction

The site cons were listed as follows:

- Access to site is limited currently from Cleaveland Road
- Three private single family home properties on frontage with Cleaveland Rd
- Adjacent vacant property (north of site) is privately owned
- Site is in the floodplain
- Flooding issues require extensive engineering and additional cost
- Site not adjacent to a major arterial street
- Could have more negative traffic impact on Sequoia's

Councilmember Noack asked if the only reason the current library site was not considered was because the committee wanted to keep the library open while the new library was being constructed. She suggested that this should not be a reason not to consider this as another viable site location.

The Task Force discussed the pros of using the current library site and listed those as:

- Same location as current library
- Public transportation available on Oak Park Blvd.
- Direct access to Oak Park Blvd.
- Signature intersection – 'Entryway' into the City
- Development of the site could also add improvements to Oak Park Blvd. and Monticello Avenue
- Intersection has a traffic signal
- Possible joint development on site with shared parking e.g. Senior living facility
- Plenty of land available for parking and building
- Site flexibility for location and design of the building
- Possible 2nd story for County Library Admin (colocation was recommended by 2003 Needs Assessment document)
- Close proximity to Pleasant Hill Middle School campus
- Revitalization of the entire area including current library site
- Site is completely outside the floodplain

The cons of using the current library site were listed as:

- At the southern end of Pleasant Hill
- Not close to Downtown Pleasant Hill
- Not close to the Teen & Senior Centers at PH Park
- Developer may want the entire current library site for housing/mixed use development

- Potentially less revenue from developer for library construction

After further discussion, the Task Force selected Site #4 – Former Oak Park Elementary as the preferred site for the new library. They members also selected Site #3 – Current Library Site, as the preferred alternate site, and Site #2 – Flood Control District site, as the third choice.

Chair Harris stated that he would work with staff liaison Nelis to compile a PowerPoint presentation which would be used in the presentation to the City Council at the February 9th meeting. The presentation would reflect the decision made by the Task Force regarding the site selection.

Outreach Subcommittee

Patrick Remer reported that the committee had met with several groups including the Adult Education Center and the Pleasant Hill Education Commission. The committee had also produced a promotional video which was shown to the Task Force at the meeting.

Funding Subcommittee

Jessica Hudson reported that the subcommittee met recently and heard a presentation from Mark Northcross from NHA Advisors regarding public financing of projects including library construction. Mr. Northcross discussed various methods for financing including lease revenue bonds, a sales tax measure or other measures based on assessed valuation of property owners in the city.

Patrick Remer suggested promoting the presentation to City Council on February 9th to solicit more community input at the meeting. Chair Harris asked Nelis to put notices on the City's A-frames.

The Task Force agreed to meet again on Monday, March 2 at 11:00 a.m.