

Pleasant Hill Library Task Force Meeting Notes

Meeting Date: **December 14, 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
- Jack Prosek, Pleasant Hill Library Fund
- Diane Longshore, Chamber of Commerce
- Jeff McDaniel, MDUSD
- Patrick Remer, PH Library
- Susan Weaver, Friends of the Library
- David Mc Donald, Friends of the Library
- Katherine Bracken, PH Library Commissioner
- Kim Brandt, Resident
- Terry Gerbracht, Resident
- Ann Luke, PH Chamber
- Jim Kennedy, Consultant, Contra Costa County
- June Catalano, City Manager
- Danielle Habr, City staff
- Martin Nelis, City staff

Public Comment

There was no public comment.

Update from County staff

Jim Kennedy reported that the Dahlin Group was now under contract with the County as a land use consultant for the County owned parcels on Oak Park Boulevard. He stated that the consultant would begin working on the project in January. He also reported that County staff had met with representatives from the PH Rec & Park District to discuss the District's letter of intent to purchase the 10-acre site at 1700 Oak Park Blvd. Nothing has been agreed to at this point and both parties agreed to meet on January 7th to further discuss this proposal.

In response to a question from Chair Harris, Mr. Kennedy stated that the Dahlin Group was specifically retained to manage the land use entitlement process for all three County owned properties. They will prepare necessary submittals to the City of Pleasant Hill and manage the public information and outreach to the general community. This process will involve the siting of the new library building.

In response to a question from Mayor Noack, Mr. Kennedy stated that the real estate consultant, Keyser Marston, had partially completed its work in evaluating the land value of the properties based on the current zoning of the parcels in the City's General Plan.

Jack Prosek expressed concern about the delay in getting a project timeline from County staff. Chair Harris responded that although there might be some frustration, this was a complex project involving three County owned parcels and that he had assurances from County staff and Supervisor Mitchoff's office that the County was moving forward with due diligence, and that a timeline would hopefully be available in the first quarter of 2016.

In response to a question from Mayor Noack, Mr. Kennedy stated that the Dahlin Group would host public meetings associated with development of the three sites, interact with the Task Force and provide assistance to it with respect to the library site, and set up a website which would have information on the process.

In response to a question from David McDonald, Mr. Kennedy stated that if the 10-acre parcel was sold to the Rec & Park District, this would probably simplify the land use entitlement process and development of the parcel. He stated that the County's main interest in the process was to get fair market value for the three County owned parcels, regardless of how the properties were developed. The County Board of Supervisors would discuss the Rec & Park offer to purchase the 10-acre site in closed session at some date after the January 7th meeting.

Reports from Sub-committees

Needs Assessment

Chair Harris presented updated versions of the Floor Plan & Space Usage for the new library based on two sizes of building – 25,000 and 20,000 square feet. He also mentioned that the ideal number of parking spaces would be approximately 140 spaces (similar to what it is for the current library) and this would require around one acre of land. In total, approximately 2.5 acres was needed for the building and parking areas.

Chair Harris also mentioned that a number of groups had met with the Needs Assessment subcommittee to discuss having space in a new building.

Outreach Subcommittee

Susan Weaver reported that the subcommittee had a brief meeting. She stated that their focus at this time was on gauging community support for a new library. Patrick Remer presented a video featuring children talking about their library experiences.

Discussion regarding making a recommendation to the City of Pleasant Hill to conduct a poll of Pleasant Hill residents to gauge community support for a possible tax measure to fund construction of a new library

Chair Harris stated that in order to determine if there is community support for a possible tax measure, it was necessary to do a representative survey of Pleasant Hill voters so that the City could make an informed decision on whether to go to the voters with such a measure.

Several Task Force members commented that such a survey would give the Task Force and the City a roadmap of what needed to be done to win sufficient community support for a tax measure.

In response to a question from Jack Prosek, Chair Harris stated that a community survey could identify various tax or bond measures which might best fund the construction of a new library.

In response to a question from Susan Weaver regarding the timeline for a survey, Nelis stated that the earliest the survey proposal could go to City Council would be at the January 25, 2016 meeting. Assuming Council approval, a survey could be conducted during February with results expected sometime in March.

Chair Harris asked Task Force members to formally vote in favor of the bringing the proposed survey recommendation to the City Council Budget Subcommittee for its review and approval. The motion passed as follows:

Ayes: Harris, Noack, Prosek, Longshore, McDaniel, Weaver, Bracken

Noes: None

Abstentions: Chow

Future Meetings

The Task Force agreed to meet again at 11:00 a.m. on January 19, 2016.

The Task Force adjourned at 11:58 am.