



Monique Brown
Interim General Manager
630 Drake Avenue
Marin City, CA 94965
Phone: (415) 332-1441
Fax: (415) 332-9225

**Marin City Community Services District
Board of Directors Meeting Minutes**
Marguerita C. Johnson Senior Center
640 Drake Ave., Marin City, CA 94965
Thursday, December 8, 2016
6:00pm – 8:30pm

Nancy Johnson, Board Chairperson
Everett Brandon, Board Vice-
Chairperson Belinda Ingraham,
Director
Gerald Norman, Director
Royce McLemore,
Director

1. **Call to Order and Roll Call** - 6:04pm – N Johnson, E Brandon, G Norman, R McLemore
2. **Review and approval of minutes from November 3, 2016 Board meeting** - Approved
3. **Board Comments** - None
4. **Open Forum / Public Comment**
None

5. **Group 4 Master Plan Proposal Adoption – Discussion and Action item**

N Johnson explained that this action is not to approve design or programs, but the steps that need to be taken accept the Master Plan of the 7900 feet to be used. Also, suggested that public get actively involved in the Community Advisory Committee for input regarding design of community center. G Norman pleased with this plan. E Brandon wanted it noted that plan was different from previous plan in previous years and that this was building an entirely new structure. J Barrow clarification made that this is not adopting design or schematics. R McLemore noted that the pool was not what she expected. Concerned with rooms being provided for “adults”, specifically not seniors or teens and youth. Noted that there should be rooms designated for specific age groups. N Johnson noted again that this is adoption of plan where community center will be developed. Not specific to space usage. M Brown noted that Planning Commission advised that if Environment review is submitted with Master Plan that no substantial changes can be made to project proposal. J Barrow clarified that a “substantial change” relates to square footage of Master Plan. Not changes to room sizes within the original square footage. Traffic patterns and major usage are required to be a consideration.

Individual from public wanted to make sure there was usage provided equally for boys and girls. Individual from public wanted to make sure that the plan has the community input and won't be changed. Individual from public wanted to know if there were going to be changes made to plan at this meeting. Individual from public stated that programs were being discussed and noted that this plan doesn't speak to what programs will be utilized in new center just that you can't change the “conditional use”. T Green brought up New Market Tax Credits and noted that it was something that the district never considered. Suggested use of portable buildings to save money. Wants to make sure there is enough space for youth development activities. Stated that there is

enough space for portable buildings. Emphasized reduction of costs. Clarification was made regarding significant change relates to pool size, gym size, overall square footage. Less than significant changes are the utilization of rooms and space already created within the Master Plan.

Re-emphasized that space usage was considered and included in the Master Plan. Presentation of Master Plan is not to discuss additional square footage but to use the same “footprint” that has been discussed in past meetings. G Norman noted that the plan did not exclude the use of modulares. Comparisons (regarding the pool and pool size) made to Mill Valley Rec. Individual from public noted that pool needed to be ADA compliant.

6. **Group 4 Contract – Discussion and Action item** - Costs and clarification of project costs
Breakdown of costs in proposal
SEQUA process will take months
\$750000 expires in June and should be spent on community outreach
Recommend getting master plan approved in order not to delay spending funds
Motion to table #6 – Approved
7. **Marin City CSD Health Benefits Contribution – Action item** - G Norman moved, E Brandon questioned motion to clarify whether we were matching county contribution – answer is no E Brandon second - Approved
7. **Closed Session – Personnel Matters**
8. **Interim General Manager Report & Budget Report – Moved and 2nd to table** - Approved.
9. **Adjourn – 8:14pm**