

**Marin City Community Services District  
Special Board of Directors Meeting**

**Meeting Date and Time**

Date of Meeting: April 5, 2023  
Time of Meeting 5:30 p.m.

**Wednesday, April 5, 2023, 5:30 p.m.      Agenda No: 4-5-MCCSD-2023-S**

**Meeting Location**

Location of Meeting: Marguerita C. Johnson Senior Center  
640 Drake Avenue  
Marin City, California 94965

**Meeting Attendees**

Present at Meeting: Lynette Egenlauf  
Henry Mims  
Angela Hayes  
Kevin Douglas  
Terrie Harris-Green

Absent from Meeting: None

The Special Board meeting of the Marin City Community Services District Board of Directors was called to order at 5:30 p.m. on Wednesday, February 15, 2023, at the Marguerita C. Johnson Senior Center by Board Chair Lynette Egenlauf.

**I. Approval of Agenda**

The agenda for the meeting was distributed and approved.

**II. Review of Previous Minutes**

No previous meeting minutes available.

**III. Consideration of Open Issues**

There were no open issues.

**1. Roll Call**

Lynette Egenlauf

Roll was called and members identified as present with Henry Mims reporting a few minutes late.

2. The board meeting was called to order by Board Chair Lynette Egenlauf.

3. Approval of Agenda

Motion was made by member Angela Hayes and second by Kevin Douglas

## Marin City Community Services District Special Board of Directors Meeting

### 4. Open Forum Public Comment

There was no public comment.

### 5. Board comments

Terrie Green: There will be a March protesting the 825 Drake Avenue project on Friday, April 7<sup>th</sup> at 5 p.m. If folks can make it, come out. It is a way to bring us together.

Kevin Douglas: Tomorrow is a meeting MLK school regarding community Public Safety. Stephanie will be there.

Terrie Green: Dinner is a 5 o'clock and the meeting starts shortly thereafter.

No further comments were noted, and meeting moved to Item #6.

### 6. dSantana questions and answers:

Terrie Green: Re: Planning for new facilities. It's been a long time coming. There are a lot of conversations around Marin City, especially around reparations. We need to be incorporated. There is only one parcel of land left in Marin City and is owned by the Marin City Community Services District. When we think about it, we need to think about it in terms of long-term sustainability. We need to think more broadly and more comprehensively about the possibilities and business opportunities and not limit our thinking. In particular around money, the costs as being too expensive. Our job (the board) is to find the money. We need to build a facility that is going to bring in money.

dSantana Presentation: Do we need to do a recap Ms. Green to go over the Feasibility Study we put together with you in 2020 and 2021 with the Aquatic Center. How do you want us to engage with the new board members?

Terrie Green: I think that's a good place everyone needs to get to, look at, asked questions, and look at the best way to proceed.

dSantana: Okay good. Again, my name is David Santana, and I am the architecture Ms. Green hired our firm back in 2020-2021 to initiate a Feasibility Study and Master planning over the site that the district currently own. There had been a previous Architect that had proposed something a couple of years before and Ms. Green wanted us to look at it and see if there was anything we could retain and then there was new programmatic information we were given, so we put together a report, and I sent copies of to Ms. Edwards this afternoon to see if the board members wanted to get copies of. I can certainly email them to everyone if that would be an easy thing to do. The feasibility study goes over programmatic requirements and validation of what the previous architect did, anticipated cost, preliminary schedule, an anticipated cost, conceptional

## Marin City Community Services District Special Board of Directors Meeting

rendering as we coordinated with Ms. Green and the other board members. The Master planning of the whole site. That occurred in February of 2021. We did a comprehensive report and then Ms. Green had us commissioned to look at an outdoor Aquatic Center. Initially Ms. Green wanted us to look at an Indoor Aquatic Center. When we started to look at some concepts, we started to get some concerns about the anticipated cost so, we looked at an outdoor Aquatic Center that would meet the criteria for a Cal Trans grant that we were looking at last February 2022. So, we worked with Ms. Green to create a layout of an Aquatic Center that would accommodate classrooms on the second level, lockers for men and women on the ground level, two swimming pools, one for toddlers with a slide, the other one was the Olympic size pool. We created some concepts and worked with Ms. Green to submit the Cal Trans application and that was our involvement for last year. We have those documents we can share with the board by email if you like.

Lynette: Yes, would you email those over to us please.

dSantana: Should I do that now or after the meeting?

Lynette: Whenever you like.

dSantana: I will work with Ms. Edwards to get the email addresses if that is the proper thing to do.

Lynette: Yes, that would be good. Thank you. Are there any questions? I guess we can't have any questions until we get the documents to review.

dSantana: Is there a new desire to proceed with things, modify things, coming up with a new master plan? What is the current objective of the board? What would the board like to do now?

Terrie: I think one thing we need; others can add on if they like, but we need a conceptual plan because there are some funding opportunities that are out there, so people need to see what we are talking about and then from there... the two projects I talked about earlier, the swimming pool and then we have opportunity to go over further to where the tree line is to have more space. There is some concern about having a three-court basketball court as well as an aquatic center that there might be enough space. That's something we really need to look at. On top of that, we really need to look at again going up three or four stories. We could then include more things. The issue is sustainability. And then again, we want to look at the whole site in terms of what we can produce on the whole site in terms of some of those things the previous Architect had drawn up as well the need for parking. We need those things right now and it doesn't take that much. Even when it comes to the Aquatic Center, it was not just

## Marin City Community Services District Special Board of Directors Meeting

a toddler pool but also a family pool. In addition to the competitive/competition pool. Also, for the seniors to have the outdoor heated pool for aerobics.

Kevin Douglas: A six lane, 25-meter Competitive pool does not meet competition specs.

Terrie Green: We are not talking about Olympic specs, we are talking about competition specs.

Kevin Douglas: There are no 25-meter Competition spec Pools. They don't make 25-meter competition spec pools.

Terrie Green: What are competition specs pools.

Kevin Douglas: 50 yards are it. They don't do 25. All races are 50 not 25.

Terrie Green: Well, that is something we will have to investigate because that's what was on the previous plans. The assistant water polo coach had advised previously the Competition specs was 25 meters.

dSantana: We can provide Mr. Douglas with the information as to how we came up with the specifications we have.

It was suggested by Mr. Douglas that plans include solar heating to save on energy.

Mr. dSantana stated that solar heating had been included in the plans.

In further discussion, Ms. Green recommended that the plans revert back to the indoor pool instead of outdoor pools and to look into three floors in order to provide more space for programs. Mr. Douglas indicated that there might be opposition to three floors because of blocking the view of the neighbors. It was agreed that there would be a need to check into that.

This part of the meeting was ended in order to go into closed session.

Recessed to closed session and Action Items.

7. Reconvene as the Marin City Community Services District Board Members
8. Adjournment Meeting adjourned at 7:45 pm

Next Regular scheduled Board of Directors Meeting, April 12, 2023, at 5:30 p.m.

**Marin City Community Services District  
Special Board of Directors Meeting**

Location:

Marguerita C. Johnson Senior Center  
640 Drake Avenue  
Marin City, California 94965