

**City of Costa Mesa**  
**TeWinkle Park Athletic Complex Task Force Meeting Minutes**

**WHEN: Thursday, February 9, 2012, 6:00 p.m. to 7:30 p.m.**

**1. CALL TO ORDER - 6:02 p.m. by Dean Abernathy, Chairman**

**Members Present:** Jay Litvak, Matt Richards, Ron Amburgey, Gary Monahan, Jeff Wilcox, John Rittenhouse, Lou DeSandro, Gordon Bowley, Roger Turk, Carl Smith, Vice-Chairman Ethan Temianka and Chairman Dean Abernathy

**Members Absent:** Tim Cromwell, Jack Morales

**Alternates Present:** Kim Pederson, Lisa Reedy, Elena Mueller, and Jason De La O.

**Council Members Present:** Mayor Gary Monahan

**Staff/Consultants Present:** Ernesto Munoz, Bart Mejia, Lisa McPherson, Raja Sethuraman, Bruce Hartley and Jeff Hopkins.

**Guests/Public Present:** David Stiller (resident); John Wright (senior softball); Geoff West (resident), and Mr. Tim Marsh, Administrative Director, Facilities Support Services for Newport Mesa Unified School District.

**2. APPROVAL OF MINUTES FOR JANUARY 12, 2012 MEETING**

Minutes were approved as read.

**3. NEW BUSINESS**

Alternate Carl Smith agreed to assume the position of member on the task force committee.

**5. PUBLIC COMMENT**

Mr. Stiller shared his concern about the City engaging in a public/private partnership at TeWinkle Park. Ernesto Munoz indicated the city attorney's office is looking into that topic and as soon as information is learned it will be provided to the task force. Legal issues will be addressed by council.

Mr. Stiller inquired of Mr. Hopkins if Big League Dreams (BLD) is free of litigation. Mr. Hopkins responded that BLD is free of any development claims. They are involved in some insurance litigation, but Mr. Hopkins is not privy to that information. The task force was informed that BLD will guarantee a completion bond.

**6. OLD BUSINESS**

- Ernesto Munoz discussed a handout providing revenues and expenses in 2011 for TeWinkle Park Athletic Complex. The handout indicates revenues of \$161,869 and expenses of \$202,395. The net amount subsidized by the city is \$40,526. That does not include maintenance and replacement of elements at the end of their service life such as parking lots, sports lighting, buildings, etc. These expenses are included in future budgets as Capital Improvement Projects in the year they are planned for construction. Bart Mejia indicated that expenses include part-time and full-time employees who provide services to the complex.
- Discussion ensued regarding the impact of the user fees. Lisa McPherson indicated that in 2010 fees were increased, thus the intake for 2011 was \$6,000 less. Seven fewer groups utilized the fields in 2011. In addition, operation expenses were down accordingly.

**7. NEW BUSINESS**

Mr. Hopkins presented a concept plan that takes into account the user groups and residents concerns. Currently 108 parking stalls are on Arlington to accommodate four fields. Recommended are 60 to 70 parking stalls per field. Field 1 is the least utilized field. The concept plan proposes eliminating Field 1 and adding parking stalls; which would provide a total of 228 stalls. Removing Field 1 also allows an area for batting cages and a tot lot. Mr. Hopkins proposed upgrading the infields to synthetic turf for added flexibility and programming.

The concession area is proposed to be 4,200 sf. There will be patios ideal for viewing games. The concession stand will be open only during hours of field operations and will be handled by BLD. It will not be sub-contracted.

The fields will be designed as replicas of professional fields. All field gates will be open to the public from 7 AM to 5 PM. When games begin there will be only one point of entry from Arlington Drive. The concept plan indicates that a perimeter fence will be installed.

Hours of operation will be determined after a concept plan has been established; however, currently the fields are in use until 10 PM.

Mr. Hopkins proposed the sale of alcohol (beer and wine) will be limited only for adult softball games. This will deter people from bringing their own alcohol to drink in the parking lot. Alcohol will definitely not be available for sale during youth events. The goal is to offset costs and generate revenue. The Task Force will make recommendations to the City Council pertaining to the sale of alcohol. There is a municipal code that enables city council to approve alcohol in certain locations.

Mr. Marsh, Administrative Director, Facilities Support Services for Newport Mesa Unified School District, stated his understanding of ABC licenses and the sale of alcohol in proximity of a school facility. The proposed model indicates that the sale of alcohol would occur after school hours and when youth programs are not taking place. ABC does not seem to specify the minimum distance between the proposed establishment and the school site – they look at the proposed operation and how potential impacts are handled.

Bleachers will remain, but will be converted to stadium-style seating.

No parking fees will be charged.

Perimeter walks will be conducted by security while the fields are in use. BLD will provide the security.

Mr. DeSandro requested an alternative concept plan be provided displaying efforts to retain Field 1.

Ernesto Munoz discussed a displayed graphical depiction indicating current use of the fields.

Ernesto Munoz reiterated that the city will work with an independent traffic consultant for assessment of parking and traffic to the area.

Chairman Abernathy closed by indicating that any concerns or comments should be emailed to Ernesto Munoz and they will be provided at the next meeting for discussion.

## **8. ACTION ITEMS**

At the next meeting BLD will provide concept plan(s) that maintain the current four-field layout.

## **7. ADJOURNMENT:**

The meeting was adjourned by Chairman Dean Abernathy at 7:36 PM.

Next meeting: March 8, 2012