



Contra
Costa
County

To: Board of Supervisors
From: Brian M. Balbas, Public Works Director/Chief Engineer
Date: November 12, 2019

Subject: FIX the proposed revision rental documents for use of the Lefty Gomez Community Center, Rodeo area.

RECOMMENDATION(S):

FIX December 17, 2019, at 9:30 a.m., as the date and time for a hearing to consider adopting Resolution No. 2019/637 to approve increases in rental fees effective December 18, 2019, revised rental agreement documents, and new insurance requirements for the Lefty Gomez Community Center, as recommended by the Public Works Director, Rodeo area. (District V)

DIRECT the Clerk of the Board of Supervisors to cause a notice of public hearing to be published in accordance with Government Code Sections 6062a and 66018.

FISCAL IMPACT:

100% County Service Area (CSA) R-10 Funds.

BACKGROUND:

Staff analyzed costs

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: 11/12/2019 ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: November 12, 2019

David Twa, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Carl Roner -
(925)313-2213

BACKGROUND: (CONT'D)

related to use of the Lefty Gomez Community Center facilities and found that the costs for the rental of the restrooms, the ballfield, and security guard rates have not kept up with current maintenance and energy costs.

Staff anticipates that improvements for greater accessibility and deferred maintenance expenses will exceed revenues. Accessibility expenses include Americans with Disabilities Act (ADA) improvements to make the parking lot accessible, including the addition of ADA parking stalls, striping and signage. Deferred maintenance expenses include interior painting, floor covering, and chair and table replacements to maintain an acceptable appearance for rental of the Center. The kitchen appliances have been repeatedly repaired and require replacement. Roof repairs and exterior painting are also needed.

In October 2003, the Board approved fee increases and revisions to the Rules and Regulations for use of the Lefty Gomez Community Center. There have been no fee increases during the past 16 years. Staff surveyed other community centers and learned that the Lefty Gomez Community Center's current hourly rental fees are consistent, and in some cases lower than those charged by other facilities for similar services and capacity. Staff recommends that the Board of Supervisors hold a hearing to consider approving the increase in rental fees, effective December 18, 2019, (Attachment 2) for restrooms, the ballfield, and security guard rates to enable staff to adequately maintain the facilities.

Staff also recommends that the Board approve changes to the Community Center Rules and Regulations in order to limit the County's liability exposure and to protect the facilities from damage. Rules and regulations changes include; a requirement that renters obtain a food permit from the County Environmental Health Division of the County Health Services Department when selling or serving food to the general public; a requirement that renters obtain a license from the California Department of Alcoholic Beverage Control (ABC) when a renter intends to sell alcohol; all renters obtain insurance with coverage of \$1,000,000; and a specific prohibition against the use of inflatable jumpers.

CONSEQUENCE OF NEGATIVE ACTION:

If the hearing is not held, the Board of Supervisors will not be able to consider increases in the community center rental fees. Rental Revenue at the current rates make it difficult for County Service Area R-10 to generate enough revenue to pay for maintenance of the Lefty Gomez Community Center restrooms and the ballfield. Increased rental fees will help provide the revenue needed to make necessary improvements, adequately maintain the rental facilities, and support staffing a Facility Coordinator at the site.

ATTACHMENTS

Attachment 1 - Proposed Rules & Regulations

Attachment 2 - Proposed Rate Increase

Attachment 3 - Proposed Insurance Requirements