



Greater Vallejo Recreation District

GVRD promotes wellness and healthy lifestyles
by providing safe parks and innovative and fun
recreation programs for all residents.

BOARD OF DIRECTORS

Rizal Aliga
Robert Briseño
Thomas Judt
Tom Starnes

GENERAL MANAGER

Gabe Lanusse

In accordance with California Government Code Section 54957.5, materials related to an item on this Agenda submitted to the Board of Directors after distribution of the agenda packet are available for public inspection in the District's Administrative Office, 401 Amador Street, Vallejo, CA during normal business hours or electronically at <https://www.gvrd.org/board-meetings-committees>.

In compliance with the Americans with Disabilities Act, Special assistance for participating in this meeting can be obtained by contacting the District Office at 707-648-4604. A 48-hour notification would enable the District to make reasonable accommodations to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II).

Board of Directors Meeting Agenda

Thursday, October 10, 2024

Administrative Office-Board Room, 401 Amador Street, Vallejo, CA 94590

6:30 p.m. – Regular Session

Public Comment on Items on the Agenda

If you wish to speak on an item under discussion by the Board of Directors which appears on this Agenda, you may do so upon receiving recognition from the Chairperson of the Board. Please state your name and whether you are speaking as an individual, or are speaking for an organization, in which case, please state the name of the organization. Each individual speaker may speak for up to three minutes, and an individual representing an organization may speak up to five minutes.

1) Call to Order

2) Pledge of Allegiance

3) Roll Call

4) Approval of Agenda

5) Public Comment:

(Note: For matters not otherwise listed on this agenda. The Board of Directors welcomes your comments under this section but is prohibited by State Law from discussing items not listed on the agenda. Your item will be taken under consideration and may be referred to Board of Directors Committee(s) and/or Staff.) To provide an opportunity for all members of the public who wish to address the Board, a time allocation of 3 minutes for each individual speaker and 5 minutes for an individual representing an organization.

6) Committee Updates

The Chairperson for Standing Committees will provide any updates to the full board.

7) Consent Calendar

Public Comment



Items listed on the consent calendar are considered routine in nature and may be enacted by one motion. If discussion is required, that item will be removed from the consent calendar and will be considered separately.

7.1 Approve Board Minutes – September 26, 2024

7.2 Accept Budget and Finance Committee Minutes-September 17, 2024

7.3 Accept Facility and Development Committee Minutes-September 18, 2024

8) Action Items:

Public Comment

8.1 Resolution 2024-06 of the Board of Directors of the Greater Vallejo Recreation District Declaring Facilities Cooperation With the Vallejo City Unified School District (Lanusse)

8.2 Resolution 2024-07 of The Board of Directors Of The Greater Vallejo Recreation District Declaring 1110 Colusa Street As Exempt Surplus Land (Legal Counsel)

8.3 Discussion on October 17, 2024 Special Board Meeting Agenda Items (Lanusse)

9) Staff Updates

Public Comment

9.1 General Manager

9.2 Recreation Services Director

9.3 Parks and Facilities Director

9.4 Human Resources Director

9.5 Finance Director

10) Executive Session

Public Comment

PUBLIC EMPLOYEE PERFORMANCE EVALUATION, pursuant to Government Code section 54957

Title: General Manager

11) Announcements and Comments from Board Members

12) Meeting Adjourn

We regularly meet on the second and fourth Thursdays of each month at 6:30pm
Next Meeting: Thursday, October 24, 2024



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Greater Vallejo Recreation District Board of Directors

MINUTES

September 26, 2024 – 401 Amador Street

6:30 p.m.

1) Call to Order

Chairperson Aliga called a regular meeting of the Board of Directors of the Greater Vallejo Recreation District to order at 6:30 p.m., September 26, 2024, in the Board Room of the Greater Vallejo Recreation District Office, 401 Amador Street, Vallejo, California.

2) Pledge of Allegiance

Chairperson Aliga led the pledge.

3) Roll Call

Present: Chairperson Rizal Aliga; Directors Thomas Judt, Robert Briseño

Staff: General Manager, Gabriel Lanusse; Legal Counsel, Andrew Shen; Parks and Facilities Director, Salvador Nuño; Recreation Director, Antony Ryans; Human Resources Director, Lisa Sorvari; Board Clerk, Kimberly Pierson

Excused: Secretary Tom Starnes

4) Approval of Agenda

Director Aliga offered the motion, seconded by Director Briseño to approve the agenda. Motion passed. Director Starnes was absent for the vote.

5) Public Comment: None

(Note: For matters not otherwise listed on this agenda. The Board of Directors welcomes your comments under this section but is prohibited by State Law from discussing items not listed on the agenda. Your item will be taken under consideration and may be referred to Board of Directors Committee(s) and/or Staff.) To provide an opportunity for all members of the public who wish to address the Board, a time allocation of 3 minutes for each individual speaker and 5 minutes for an individual representing an organization.

6) Committee Updates-None

The Chairperson for Standing Committees will provide any updates to the full board.

7) Consent Calendar

Items listed on the consent calendar are considered routine in nature and may be enacted by one motion. If discussion is required, that item will be removed from the consent calendar and will be considered separately.

Public Comment-None



7.1 Approve Board Minutes – September 12, 2024

7.2 Accept Policies and Personnel Committee Minutes-September 16, 2024

Director Briseño offered the motion, seconded by Director Aliga to approve the consent calendar. Motion passed. Director Starnes was absent for the vote.

8) Action Items:

8.1 Approve Resolution 2024-05 Authorizing Conditional Acceptance of Crest Ranch Property Lot 647, Known as Country Club Crest Unit No. 8, From the Vallejo City Unified School District. (Legal Counsel)

Director Briseño offered the motion, seconded by Director Judt to Approve Resolution 2024-05 Authorizing Conditional Acceptance of Crest Ranch Property Lot 647, Known as Country Club Crest Unit No. 8. Roll Call Vote: Ayes: Aliga, Briseño, Judt; Noes: None; Absent: Starnes; Abstain: None. Motion passed.

8.2 Approve Changes to Policy 2015 - Hours of Work and Overtime (Sorvari)

The Board was provided with updated documents. Director Briseño offered the motion, seconded by Director Judt to approve changes to Policy 2015- Hours of Work and Overtime. Motion passed. Director Starnes was absent for the vote.

8.3 Approve Changes to Rule and Regulation 2015 - Hours of Work and Overtime (Sorvari)

The Board was provided with updated documents. Director Judt offered the motion, seconded by Director Briseño to Approve changes to Rule and Regulation 2015-Hours of Work and Overtime. Motion passed. Director Starnes was absent for the vote.

8.4 Approve Changes to Policy 2280 - Volunteer Services (Sorvari)

Director Aliga offered the motion, seconded by Director Briseño to Approve changes to Policy 2280-Volunteer Services. Motion passed. Director Starnes was absent for the vote.

8.5 Approve Changes to Rule and Regulation 2280 - Volunteer Services (Sorvari)

The Board was provided with updated documents Director Briseño offered the motion, seconded by Director Aliga to Approve Changes to Rule and Regulation 2280-Volunteer Services with one additional change on 2a-All volunteers 18 and over must be fingerprinted. Any fees would be incurred by the District. Motion passed. Director Starnes was absent for the vote.



9) **Financials:**

9.1 Accept Payment of Bills 8/1/2024 through 8/31/2024 (Lanusse)

Director Briseño offered the motion, seconded by Director Judt to accept the payment of bills 8/1/2024 through 8/31/2024. Motion passed. Director Starnes was absent for the vote.

9.2 Accept Finance Statement through 8/31/2024 (Lanusse)

Director Briseño offered the motion, seconded by Director Judt to accept the Finance Statement through 8/31/2024. Motion passed. Director Starnes was absent for the vote.

10) **Staff Updates**

Public Comment-None

10.1 General Manager

- Attended the Supervisor Hannigan's waterfront walk with last Friday, made connections with VOICES and iHart organizations.
- Announced upcoming meetings with staff regarding reductions in spending
- Announced the following cost saving measures:
 - Director Judt was awarded a scholarship for the upcoming Special District Leadership Foundation conference.
 - Board Clerk CSDA training will be deferred until next year.
 - GM will cover the cost of his hotel for the upcoming CALPERA conference.
 - The December all staff meeting will be held in January for cost savings as well as DEI reasons.
- Announced a recent call from a Terrace Heights neighbor who was grateful for the cleanup efforts at River Park. They offered a pizza party for staff.
- Announced the Solano County CSDA will be joining with Yolo County.

10.2 Recreation Services Director

- Announced Recreation Coordinator, Marina Cruise was selected for the next Leadership Vallejo program.
- Announced GVRD staff will host the Kids Zone at the upcoming Waterfront Weekend event.
- Announced notifications are happening regarding the upcoming pool closures.

10.3 Parks and Facilities Director

- Announced Glen Cove HOA is having special event at Glen Cove Waterfront Park on October 6th.
- Provided an update on drainage repairs at Hiddenbrooke Park.
- Provided an update on the Coastal Cleanup event that took place at seven parks.



- Announced that staff will assist with setup and takedown at the Waterfront Weekend event.

10.4 Human Resources Director

- Thanked the Facilities, Parks and Recreation departments for their assistance during the employee appreciation BBQ.
- Announced the Accounting Clerk II open position was posted and 1st review of applicants is scheduled for October 11th.
- Announced the recent attendance at a success planning training.

11) Announcements and Comments from Board Members

Director Aliga announced that he will be in the dunk tank at the upcoming Waterfront Weekend Event on October 5th. He also announced that he might miss the October 24th meeting.

Director Briseño asked if we need to schedule a closed session at the next meeting regarding the General Manager-Board goals.

12) Meeting Adjourn

Meeting Adjourned at 8:02pm.

Tom Starnes, Board Secretary



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Gabe Lanusse

Budget and Finance Committee – Meeting Minutes Tuesday, September 17, 2024 12:00 p.m. Administrative Office – Board Room 401 Amador Street

In attendance: Director Starnes, Director Briseño; General Manager Lanusse; Finance Director Parkhurst. Director Judt attended as an observer and did not participate in the meeting

Meeting began: 12:12 P.M.

1. Public Comment: None

2. FY21-22 Audit

Director Parkhurst gave an update of the FY21-22 Audit Status. Auditors accepted items submitted by staff and had follow up questions. Director Starnes inquired about any change to auditors' responsiveness. Director Parkhurst replied that auditor team is now engaged and responsive and communication is in progress and auditors will provide dates once follow up questions are answered.

3. July & August Financials Update

Director Parkhurst informed the Committee that the July and August Financials are further delayed due to the manual process of formatting and uploading the budget into the district's Financial System. Both Directors on the committee expressed their concern with the delay and not being able to make decisions based on current data.

4. District Cash Update

Director Parkhurst notified the Committee that the district is expected to dip into the 15% Unallocated Reserve Fund by the end of the week and noted it was in line with projections previously provided. He also notified the Committee that although a Cash Flow Projection Report isn't scheduled until later in the year, he



will be providing one sooner considering the current cash position. He also discussed an internal Weekly Cash Position Report is being provided to the General Manager to cover short term cash position monitoring.

Director Starnes explained that he was expecting an actual report with this update. He also expressed the desire that the Board receives a summary along with Financial Reports to provide a narrative of the district's financial activities as compared to the budgeted figures. The narrative should also include measures that will be taken to address any budget shortfalls. Director Briseno also had the same concern regarding providing plans to address the shortfalls. Director Starnes expressed his frustration with the District's Actual numbers missing the budgeted numbers for FY23-24 and made inquiries as to where we were off. Director Briseno inquired about the presence of a credit line of \$500K and if not to look into establishing one. General Manager Lanusse informed the committee that the district does not have one and we use the Unrestricted Reserve Fund for this purpose.

5. Finance Team Support

Director Briseno asked what would it take to help the Finance Team get the GL cleaned up and in a position to produce timely financial reports. Director Parkhurst and General Manager Lanusse explained the labor situation and that it would take to get upgraded Financial and Payroll Systems and additional skilled labor to address the issues. The impact financially is hard to absorb due to the current cash position; the staff is being cautious of putting more stress on the districts cash flow as they address the labor issue. Director Briseno reminded the staff that the Board is here to support the staff to be successful. Director Starnes also pointed out the agenda should be better organized so that like topics are together.

6. Budget Workbook Status

Director Parkhurst notified the Committee that General Manager Lanusse will be completing the Budget Workbook to help with some of the workload.

7. Reserve Policy Update Discussion

General Manager Lanusse discussed with the Committee the need to move forward with updating our Reserve Policy. Examples were provided in the packet to draw comparison to other Districts' policies. Director Starnes feels the Board should be approving the budget as stated in the policy. He also feels the policy should provide the protocol necessary for the Board to determine how a surplus (if any) in the budget should be allocated.

8. Finance Software System Discussion

General Manager discussed with the committee that staff is looking at adding only the Payroll and HRIS portion of system upgrades and waiting for the ERP system. The reason behind this is the cost involved and we could make improvements sooner than later and for impact on the outflow of cash. Director Starnes



expressed frustration towards continuous change of plans for the upgrade. Director Parkhurst clarified that the plans to upgrade all systems haven't changed and the district is changing strategies to achieve improvements sooner and in smaller steps to account for cash needs.

9. Fee Schedule RFP Update

General Manager gave an update on the progress of releasing the RFP for Fee Schedules. The RFP is expected to be completed in the upcoming weeks.

10. Meeting Adjourned at 1:26 PM.



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GENERAL MANAGER

Gabe Lanusse

Facility and Development Committee Minutes Wednesday, September 18, 2024 1:30 p.m. Administrative Office-Board Room 401 Amador Street

In attendance: Director Briseño, Director Starnes, Director Judt attended as an observer and did not participate in the meeting, General Manager Lanusse, Parks and Facilities Director Nuño

Meeting began: 1:30 PM

1. Public Comment

No public comment.

2. Parks and Facilities Impact Fee Project List – Draft:

Staff presented the list of Parks and Facilities for improvements for the impact fees. General Manager Lanusse mentioned that will present this to the City of Vallejo and find out if this is the format they want, and if they also need numbers of the cost of the projects on the list. We will also review this annually with the City. The Committee suggested to have a priority list. Staff mentioned that GVRD has their CIP list that gets reviewed every year.

3. Discussion on adding restrooms at Setterquist Park:

Parks and Facilities Director Nuño mentioned that staff had a meeting on site to check on the existing concession stand building for the possibility of adding restrooms. The utilities are there and had a meeting with an architect and received a proposal to design a restroom for the public. We had a resident come to one of our board meetings and expressing the need of a restroom when the kids are having little league games. Staff mentioned that at this time there are no funds available to build a restroom and have other priorities. The short-term solution for now is to have portable restrooms. The Committee recommends following up with the resident that came to the board meeting and give an update.



4. Lake Dalwigk Park Improvement Update:

Parks and Facilities Director Nuño reported that the landscape contractor is currently working on adding the new irrigation for the new planting. Staff also met with contractor on site to point out that they damaged some of the existing irrigation when they were doing the pathway improvements. There was also an issue with the handrails on the pedestrian bridge. There is a big opening that could cause a child fall on the channel. Staff met with VWFD and Interwest consultant that is overseen the project to come up with a solution for these issues.

5. Independence Park:

Staff reported that recently there was an article about The Yocha Dehe Wintun Nation that mentioned that they have abandoned a plan to do improvements including Independence Park. There has been plans to do upgrades and about 400k were allocated from PB funds to do improvements in the Park; however, this is not enough. Recently a person fell in the park pathway. Staff did an inspection of the Park and are working on making some repairs including the restrooms. Staff mentioned that the restroom needs to be upgraded; however, staff was waiting on the improvements to be done by The Yocha Dehe Wintun Nation tribe project.

6. Meeting Adjourn:

Adjourned at 2:20 PM



Agenda 8.1

BOARD COMMUNICATION

Date: October 10, 2024

TO: Board Chairperson and Directors

FROM: Gabe Lanusse, General Manager

SUBJECT: Vallejo City Unified School District (VCUSD) and Greater Vallejo Recreation District (GVRD) Use of Facilities Acknowledgements

BACKGROUND AND DISCUSSION

Until 2014, GVRD and the VCUSD had a use agreement regarding their respective use of facilities for sports or activities. In 2017, GVRD staff made efforts to renew and update this agreement. But the main VCUSD contact for this matter retired last year, a new head Superintendent came in, and the GM began to negotiate with a different representative from VCUSD.

After further review and discussion, VCUSD has proposed a scaled down version of the agreement in which we would recognize, via respective resolutions, each entity's general cooperation regarding the use of facilities. The resolutions would also clarify that each entity would use the existing registration and reservation systems put in place by the other. The resolutions would also confirm that each entity would be subject to other's applicable fees and processes around fees. As a consequence, there would also be no bumping rights for each entity to utilize any field, amenity, or building. Regarding fees, under GVRD Policy 3070, the Board may waive fees for VCUSD (as a non-profit group), on a case-by-case basis.

GVRD's legal counsel has reviewed the proposed resolutions. VCUSD plans to present its corresponding resolution at its board meeting scheduled for October 16, as a consent item.

RECOMMENDATION

The Board to discuss and approve the proposed resolution.

FISCAL IMPACT

VCUSD would begin to pay an appropriate fee for any use of our amenities. The fees would increase (or decrease) as this would be tied to the GVRD fee schedule for non-profit entity rates. This would be an increase in revenue, as there has been use

connected to an older rate, as well as fees waived in the past. Reservations would also be required and would follow each other's existing system already in place. This would also increase revenues for GVRD, as VCUSD has occasionally used sports facilities and fields without prior approval or reservation. The costs to GVRD are undetermined, as GVRD has not rented VCUSD facilities in recent years. The total fiscal impact is undetermined, but an increase in revenue is projected to occur.

ALTERNATIVES CONSIDERED

- Approve "as is"
- Approve with modifications
- Reject with modifications
- Reject

ENVIRONMENTAL REVIEW

N/A.

PROPOSED ACTION

Approve "as is".

DOCUMENTS AVAILABLE FOR REVIEW

- Attachment "A" GVRD Proposed Resolution
- Attachment "B" VCUSD Draft Resolution
- Attachment "C" Prior Use Agreement

Exhibit A



RESOLUTION NUMBER 2024-06

RESOLUTION 2024-06 OF THE BOARD OF DIRECTORS OF THE GREATER VALLEJO RECREATION DISTRICT DECLARING FACILITIES COOPERATION WITH THE VALLEJO CITY UNIFIED SCHOOL DISTRICT

BE IT RESOLVED by the Board of Directors of the Greater Vallejo Recreation District as follows:

WHEREAS, the Vallejo City Unified School District (“VCUSD”) and the Greater Vallejo Recreation District (“GVRD”) have long cooperated in providing the Vallejo community with access to a wide variety of facilities needed for athletic and recreational activities; and

WHEREAS, GVRD operates and maintains certain public parks, recreation, athletic and meeting facilities that VCUSD occasionally desires to use for educational purposes, athletic programs and recreational activities, and VCUSD operates and maintains certain school athletic and indoor facilities that GVRD occasionally desires to use for community recreational activities and programs sponsored and conducted by GVRD; and

WHEREAS, the GVRD and VCUSD (collectively, the “Parties”) previously entered into a Joint Use Agreement detailing the terms by which they would share use of each other’s facilities, that former Joint Use Agreement has expired, and the Parties now wish to confirm that the occasional shared use of each other’s facilities will be done via each Party’s existing facilities reservation processes and use policies (including use fees) for their respective facilities; and

WHEREAS, consistent with Education Code section 17527 *et seq.*, Education Code section 10900 *et seq.*, and Public Resources Code section 5780 *et seq.*, each Party desires to provide for the use of its property by the other Party for educational purposes and community recreation programs; and

WHEREAS, both VCUSD and GVRD have existing facility reservation processes and use policies (including use fees), and each Party agrees to comply with the tiered fee schedules and insurance and indemnity requirements specified in the facility processes and policies required by the other Party for the applicable facilities; and

NOW, THEREFORE, the Board of Directors hereby RESOLVES and DECLARES as follows:

1. The foregoing recitals are true and correct.
2. That VCUSD and GVRD have a positive relationship, common focus on youth, a commitment to cooperation and to that end should the Parties need to use each

other's facilities, they will use the established procedures, policies, and fees adopted by each Party for reservation and use of those respective athletic and recreational facilities to continue facilitating programs for the Vallejo community.

PASSED AND ADOPTED by the Board of Directors of the Greater Vallejo Recreation District on October 10, 2024, by the following vote:

Ayes:

Noes:

Absent:

Attest: _____
Kimberly Pierson, Board Clerk

Rizal Aliga, Board Chairperson

Exhibit B

RESOLUTION NO. _____

**RESOLUTION OF THE BOARD OF TRUSTEES
OF THE VALLEJO CITY UNIFIED SCHOOL DISTRICT
DECLARING FACILITIES COOPERATION
WITH THE GREATER VALLEJO RECREATIONAL DISTRICT**

WHEREAS, the Vallejo City Unified School District (“VCUSD”) and Greater Vallejo Recreational District (“GVRD”) have long cooperated in providing the Vallejo community with access to a wide variety of facilities needed for athletic and recreational activities;

WHEREAS, GVRD operates and maintains certain public parks, recreation, athletic and meeting facilities that VCUSD occasionally desires to use for educational purposes, athletic programs and recreational activities, and VCUSD operates and maintains certain school athletic and indoor facilities that GVRD occasionally desires to use for community recreational activities and programs sponsored and conducted by GVRD;

WHEREAS, the Parties previously entered into a Joint Use Agreement detailing the terms by which they would share use of each other’s facilities; and that former Joint Use Agreement has expired and the Parties now wish to confirm that the occasional shared use of each other’s facilities will be done via each Party’s existing facilities reservation processes and use policies (including use fees) for their respective facilities;

WHEREAS, consistent with Education Code section 17527 *et seq.* and Education Code section 10900 *et seq.* each Party desires to provide for the use of its property by the other Party for educational purposes and community recreation programs;

WHEREAS, both VCUSD and GVRD have existing facility reservation processes and use policies (including use fees) and each Party agrees to comply with the tiered fee schedules, and insurance and indemnity requirements specified in the facility processes and policies required by the other Party for the applicable facilities; and

NOW THEREFORE, the Board of Trustees of the Vallejo City Unified School District hereby resolves, determines, and finds the following:

1. That the foregoing recitals are true and correct.
2. That VCUSD and GVRD have a positive relationship, common focus on youth, a commitment to cooperation and to that end should the Parties need to use each other’s facilities, they will use the established procedures, policies, and fees adopted by each Party for reservation and use of those respective athletic and recreational facilities to continue facilitating programs for the Vallejo community.

PASSED AND ADOPTED by the Board of Trustees of the Vallejo City Unified School District at its regularly held meeting on September 18, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

President, Vallejo City Unified School District
Board of Trustees

Attest:

Secretary, Vallejo City Unified School District
Board of Trustees

288-5/7027251.1

Exhibit C

ORIGINAL

JOINT FACILITY USE AGREEMENT
BETWEEN
GREATER VALLEJO RECREATION DISTRICT
AND
THE VALLEJO CITY UNIFIED SCHOOL DISTRICT

THIS AGREEMENT ("Agreement"), is entered into this ____ day of _____ 2012 by and between the Vallejo City Unified School District ("VCUSD") and the Greater Vallejo Recreation District ("GVRD") (collectively "Parties").

WHEREAS, GVRD operates and maintains certain public parks and recreation facilities ("GVRD Property") that VCUSD desires to use for educational purposes and recreational activities, and VCUSD operates and maintains certain school athletic fields, turf areas, tracks, stadiums, tennis courts, swimming pools and indoor school facilities ("VCUSD Property") that GVRD desires to use for community recreational activities sponsored and conducted by GVRD;

WHEREAS, pursuant to Government Code section 6500 *et seq.* and Education Code section 10900 *et seq.* the Parties desire to provide for the use VCUSD Property and GVRD Property by the other party for educational purposes and community recreation programs;

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, it is agreed as follows:

1. VCUSD Property
 - (a) VCUSD agrees to make available to GVRD selected VCUSD Property for community recreational activities.
 - (i) The specific properties to be made available shall be those properties agreed upon between the Superintendent or designee of VCUSD ("Superintendent") and the General Manager or designee ("Manager") of GVRD. It is understood and agreed that the scheduling and reservation of VCUSD Property by GVRD will be managed by the Facilities, Maintenance, Operations, and Transportation Department of VCUSD.
 - (ii) VCUSD Property will only be made available for use pursuant to this Agreement if the use of the buildings, grounds or equipment for community recreational purposes will not interfere with use of the buildings, grounds, and equipment for any other purpose of the public school system.
2. GVRD Property
 - (a) GVRD agrees to make available to VCUSD selected GVRD Property for educational purposes and recreational activities sponsored by VCUSD.
 - (i) The specific GVRD Property to be used for such purposes shall be those agreed upon between the Superintendent and Manager.
3. Annual Assessment of Needs: During the term of this Agreement, the property use needs of GVRD and VCUSD will be reviewed at an annual meeting between the

Superintendent, or his designee, and the Manager, or his designee, to take place in July of each year, at a date and time mutually convenient to the Superintendent and Manager or their designees. At this meeting, VCUSD and GVRD will evaluate their anticipated property needs for the coming year. VCUSD and GVRD will develop a Joint Needs Assessment in which VCUSD and GVRD anticipated program needs will be outlined and the facilities will be tentatively reserved. The Joint Needs Assessment will be presented to VCUSD, each school facility site, and GVRD so that tentative reservations can be made and then confirmed in accordance with the priority use procedures set forth in Section 11 of this Agreement.

4. Fee For Use

- (a) VCUSD and GVRD may charge a fee for the use of their properties in accordance with the Fee Schedule set forth in Exhibit 1. The fee charged will be for staffing and maintenance costs, only. Building rent shall not be charged by GVRD or VCUSD.
- (b) When using the swimming pool on VCUSD Property commonly known as the Plunge, located at Vallejo High School, GVRD shall be responsible for all supplies, including, but not limited to, pool chemicals.

5. Property Use Request Procedures

- (a) VCUSD Property: To request the use of VCUSD Property, GVRD shall submit an "Application/Permit to Use School Property," through the VCUSD website. GVRD must submit all necessary and current certificates of insurance and any other required documentation prior to use. GVRD shall not let its insurance policy lapse and shall notify VCUSD of any changes in the status of its insurance policy within 10 calendar days of any change. VCUSD will send confirmation of facility use reservations through e-mail to the Manager and/or the designee listed in the application.
 - (i) Fees assessed must be paid in full by GVRD in accordance with the invoice(s) issued by VCUSD no later than the business day prior to the first day of use for each specific facility use. If payment is not timely received, the permit for that specific use may be revoked.
- (b) GVRD Property: To request the use of GVRD Property, VCUSD shall request and complete GVRD's "Facility Use Contract" form available at GVRD's main office. VCUSD shall submit all necessary and current certificates of insurance and other required documents prior to use. Groups related to VCUSD, such as Booster Clubs and PTA groups, shall follow same procedures and be charged the non-profit rate in the rates listed in the attached Fee Schedule II set forth Exhibit II. These outside related groups must submit a separate proof of insurance, as they are not covered under VCUSD insurance policy. It is the sole responsibility of GVRD to ensure that they have received all required fees and insurance information from VCUSD prior to VCUSD's use of GVRD Property.

6. VCUSD Approved Athletic Programs: VCUSD Approved Athletic Programs that have been created by GVRD solely for the benefit of VCUSD students and are offered on

normal school days between the hours of 3:00 p.m. and 9:00 p.m. will not incur fees for staffing or facility use unless additional staffing is required as determined by VCUSD. Tournaments resulting from these athletic programs may require additional staffing and security. Additional staffing requirements will be noted at the time the reservation is approved. Each year, GVRD shall submit an annual report to VCUSD on or before June 30 evaluating these programs. At a minimum, the annual report shall include the number of VCUSD students participating in the programs, the fees charged to students, and the program schedule. VCUSD will assist the GVRD with recruitment efforts for student participants through District wide publicity and communications efforts.

7. General Guidelines

- (a) Parties should be aware of space limitations and should make every effort to reserve space as far in advance as is feasible.
- (b) It is the responsibility of the party that is using the other party's property ("User") to be aware of and abide by the specific rules and regulations that apply to each facility. The Parties shall inform the User of all applicable rules, regulations and fees prior to use.
- (c) Neither Party may assign its rights, duties, or privileges under this Agreement, nor shall either party subcontract or attempt to confer any of its rights, duties or privileges under this Agreement on any third party. Neither party may sublet or authorize any third party to use the other party's facilities at any time. Users must be students, members of, authorized participants, or employees of the requesting entity (GVRD or VCUSD) and shall only request facilities for activities that are covered under their insurance policy.
- (d) Users must provide their own supplies and equipment. With permission and at the sole discretion of the owner, equipment owned by Parties may be used by the User. Equipment supplied by the User shall be removed after each use, unless prior arrangements have been made with the owner of the facility.
- (e) Vallejo High School equipment for Corbus Field/Casper Oval must be rented directly from Vallejo High School. GVRD shall contact the athletic director at Vallejo High School in order to arrange for the rental of such equipment.
- (f) User shall supply all supervisory personnel during use. Parties may deny use based on inadequate or negligent supervision.
- (g) Parking is permitted in designated lots only. Vehicle parking on VCUSD playgrounds or asphalt or on GVRD parks or fields is prohibited and may be grounds for denial of future use.
- (h) Physical improvements or alterations to GVRD Property or VCUSD Property by the User are not permitted.
- (i) Users of the baseball, softball, football, and track facilities located on VCUSD or GVRD Property are responsible for field preparation and clean-up after use. VCUSD may request GVRD to "line" fields located on GVRD property.

- (j) Users are responsible for cleaning and properly disposing of all debris resulting from the use of the facility. Failure to adequately clean up after use may be grounds for cancellation of a party's use permit.
- (k) Users shall inform the other party of any unsafe facility conditions observed or created by the User within 24 hours of the discovery of the unsafe condition.

8. Cancellations and Changes

- (a) If, as a result of a conflict, VCUSD seeks to cancel GVRD's previously scheduled use of VCUSD Property, VCUSD shall make every effort to notify GVRD of the cancellation not less than three (3) business days prior to GVRD's scheduled use. VCUSD shall make every effort to ensure that cancellations occur only because of unforeseen school conflicts. VCUSD shall not be responsible or liable for any fees or damages, whether foreseen or unforeseen, stemming from VCUSD's cancellation of GVRD's previously scheduled use of VCUSD Property.
- (b) If, as a result of a conflict, GVRD seeks to cancel VCUSD's previously scheduled use of GVRD Property, GVRD shall make every effort to notify VCUSD of the cancellation not less than three (3) business days prior to VCUSD's scheduled use. GVRD shall not over book its facilities, but only schedule for a program's actual needs. GVRD will confirm program schedules no later than the day prior to the first day of each program.
- (c) Refunds of the use fee will not be permitted unless reservations are canceled at least three (3) business days prior to the scheduled use of the property.
- (d) Life Health and Safety Exception: GVRD or VCUSD may, if authorized by the Superintendent or Manager, cancel any event or previously scheduled use at any time, including during use, if it is deemed that a serious risk to VCUSD or GVRD property, users, officials, spectators or the public is eminent or likely.

9. Damage from Use

- (a) Users will be charged a replacement fee for lost or damaged equipment or the cost associated with repairs required as a result of their use of the other party's property.
- (b) A User's unauthorized use or tampering with the other party's property is prohibited. Users will be charged for necessary repairs or replacement resulting from any unauthorized use.
- (c) Spectator control and clean-up is the responsibility of the User. Users will be charged for all costs incurred by the other party to clean the facility, or replace or repair property or equipment damaged by spectators or participants
- (d) GVRD shall be responsible for any damage to VCUSD Property that may result from any GVRD sponsored recreation activities conducted on VCUSD Property.
- (e) VCUSD shall be responsible for any damage to GVRD Property that may result from any VCUSD sponsored activities conducted on GVRD Property.

10. Indemnify and Hold Harmless

- (a) VCUSD shall indemnify, defend, and hold harmless GVRD, their respective officers, agents or employees, from all claims, suits or actions of every name, kind, and description, brought forth on account of injuries to or death of any person or damage to property arising from or connected with the willful misconduct, negligent acts, errors or omissions, ultra-hazardous activities, or activities giving rise to strict liability of the VCUSD or any person directly or indirectly employed by or acting as agent of the VCUSD in the performance of this agreement or utilization of GVRD Property under this Agreement, unless caused wholly by the sole negligence or willful misconduct of VCUSD.
- (b) The GVRD shall indemnify, defend, and hold harmless VCUSD; their respective officers, agents or employees, from all claims, suits or actions of every name, kind, and description, brought forth on account of injuries to or death of any person or damage to property arising from or connected with the willful misconduct, negligent acts, errors or omission, ultra-hazardous activities, or activities giving rise to strict liability of the GVRD or any person directly or indirectly employed by or acting as agent of GVRD in the performance of this agreement or utilization of the VCUSD Property under this Agreement, unless caused wholly by the sole negligence or willful misconduct of VCUSD. .

11. Priority of Use

- (a) VCUSD Property
 - (i) The priority of use of VCUSD Property by GVRD shall be established in the following manner:
 - (1) Permit Applications shall be submitted on a least a quarterly basis, in accordance with the permit application submission schedule detailed in sub-part (a)(ii) of this section.
 - (2) These permit requests will be compared to the Joint Needs Assessment and reservations will be made.
 - (ii) Permit Application Submission Schedule
 - (1) Permit Applications for use between July 1 and August 31 should be submitted and approved prior to May 1. GVRD Summer programs cannot take place after August 10.
 - (2) Permit Applications for use between September 1 and December 31 should be submitted and approved prior to August 1.
 - (3) Permit Applications for use between January 1 and March 30 should be submitted and approved prior to December 1.
 - (4) Permit Applications for use between April 1 and June 30 should be submitted and approved prior to March 1.
 - (5) Permit Applications submitted in accordance with the deadlines set forth in this section shall have priority over Permit Applications

and requests for use submitted by outside groups or organizations.

- (iii) All Permit Applications submitted by outside groups will be processed after the GVRD Permit Applications submitted for the same time period.
 - (b) GVRD Property
 - (i) The priority of use of GVRD Property by VCUSD shall be established in the following manner:
 - (1) Requests for the use of Community Centers may be made up to 12 months in advance.
 - (2) Requests for pool and sports facilities shall be made 90 days in advance.
 - (3) All other requests for use should be submitted in accordance with the Permit Application Submission Schedule set forth in Paragraph 11(a)(ii) of this Agreement. Requests submitted outside of the time frame set forth in Paragraph 11(a)(ii) of this Agreement will be processed in the same manner as are those requests from all other groups requesting use of City / GVRD property.
12. This Agreement is made with the understanding that VCUSD Property may, in times of emergency, be appropriated by State or Federal agencies without notice. During such an emergency the terms and conditions of this Agreement shall be suspended without notice.
13. Fingerprinting: The Parties shall comply with all fingerprinting requirements for public recreation employers as set forth in Education Code section 10911.5. To the extent GVRD and VCUSD qualify as public recreation program employers, as defined by subdivision (g) of Section 1596.792 of the Health and Safety Code, GVRD and VCUSD shall require each employee having direct contact with minors to immediately submit, or in the case of a new employee, to submit on or before the first day of his or her employment, one set of fingerprints to the Department of Justice. This requirement is a condition of employment.
14. Termination of Agreement
- (a) Either party may terminate this Agreement without cause upon ninety (90) days written notice to the other party.
 - (b) Either party may terminate this Agreement immediately for cause. Cause shall include, without limitation:
 - (i) Material violation of this Agreement by the other party; or
 - (ii) Any act by a User exposing the other party to liability to others for personal injury or property damage;

15. Any notice required or permitted to be given under this Agreement shall be deemed to have been given, served and received if given in writing and personally delivered or deposited in the United States mail, postage prepaid, return receipt required, or sent by overnight delivery service or facsimile transmission, addressed as follows:
 - (a) VCUSD
 - (i) Dr. Ramona Bishop, Superintendent
665 Walnut Avenue
Vallejo, CA 94592
 - (b) GVRD
 - (i) Shane McAfee, General Manager
395 Amador Street
Vallejo, CA 94590
 - (c) Any notice personally given or sent by facsimile transmission shall be effective upon receipt. Any notice sent by overnight delivery services shall be effective the business day next following delivery thereof to the overnight delivery service. Any notice given by certified or registered mail shall be effective five (5) days after deposit in the United States mail.
16. Term: The term of this Agreement shall commence on the date of full execution of this Agreement and shall remain in effect for a period of five (5) years.
17. Independent Contractor Status: This Agreement is by and between two independent entities and is not intended to and shall not be construed to create the relationship of agent, servant, employee, partnership, joint venture, or association.
18. Entirety of the Agreement: This Agreement constitutes the entire agreement between the parties and supersedes all prior discussions, negotiations and agreements, whether oral or written. This Agreement may be amended or modified only by a written instrument executed by both Parties
19. Execution in Counter Parts: This Agreement and all amendments and supplements to it may be executed in counterparts and transmitted by facsimile or electronic mail, and all counterparts together, whether original or copy, shall be construed as one document.
20. Source of Law: This Agreement shall be governed and enforced in accordance with the laws of the State of California. The parties further agree that any action or proceeding brought to enforce the terms and conditions of this Agreement shall be maintained in Solano County, California.
21. Attorneys' Fees: If either Party files any action or brings any proceedings against the other arising out of this Agreement, each Party shall bear its own costs of suit, including attorneys' fees.

- 22. Waiver: The waiver by either Party of any breach of any term, covenant, or condition herein contained shall not constitute a waiver of any subsequent breach of the same or any other term, covenant, or condition herein contained
- 23. Captions: The captions contained in this Agreement are for convenience only and shall not in any way affect the meaning or interpretation hereof nor serve as evidence of the interpretation hereof, or of the intention of the Parties hereto.
- 24. Severability: Should any provision of this Agreement be determined to be invalid, illegal or unenforceable in any respect, such provision shall be severed and the remaining provisions shall continue as valid, legal and enforceable.
- 25. Incorporation of Recitals and Exhibits: The recitals and each exhibit attached hereto are hereby incorporated herein by reference.
- 26. VCUSD Board Approval: This Agreement shall be subject to the approval of the VCUSD Board of Education.

The Parties hereto have caused this Agreement to be executed by their respective officers and duly authorized by VCUSD and GVRD.

VALLEJO CITY UNIFIED SCHOOL DISTRICT

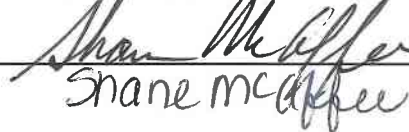
By: 
(Signature)

Date: 12-19-12

RAMONA E. BISHOP
(Typed or Printed)

Title: SUPERINTENDENT

GREATER VALLEJO RECREATION DISTRICT

By: 
Shane McAfee

Date: 2/15/13

Printed name
Title: General Manager

Approved by:

VALLEJO CITY UNIFIED SCHOOL DISTRICT
 FACILITY USE
 GVRD - FEE SCHEDULE
 July 2012- June 2013

FACILITY	MAINT. FEE	DIRECT COST (Group II) HOURLY FEES		
		STAFFING MONDAY THRU FRIDAY P.M. TO 10:00 P.M./STUDENT DAYS)	STAFFING MONDAY THRU SATURDAY (& NON STUDENT DAYS)	STAFFING SUNDAY
Classroom	\$5.00	\$15.54	\$46.00	\$61.00
Library	\$5.00	\$15.54	\$46.00	\$61.00
Cafeteria w/kitchen	\$8.00	\$44.10	\$75.00	\$99.00
Cafeteria w/o kitchen	\$8.00	\$15.54	\$46.00	\$61.00
Field w/ restrooms	\$5.00	\$15.54	\$46.00	\$61.00
Field w/o restrooms (no charge for first 2 hrs)	\$5.00	\$0.00	\$0.00	\$0.00
Gym	\$10.00	\$15.54	\$46.00	\$61.00
Gym (w/showers)	\$15.00	\$15.54	\$46.00	\$61.00
Multi-Purpose Room	\$15.00	\$15.54	\$46.00	\$61.00
Franklin Auditorium	\$10.00	\$15.54	\$46.00	\$61.00
Hogan Auditorium	\$15.00	\$15.54	\$46.00	\$61.00
Vallejo Auditorium	\$10.00	\$15.54	\$46.00	\$61.00
Bethel Auditorium	\$10.00	\$15.54	\$46.00	\$61.00
Parking lot (only) w/restrooms	\$10.00	\$15.54	\$46.00	\$61.00

CORBUS FIELD CASPER OVAL COMPLEX

USER MUST PROVIDE ADEQUATE SECURITY AT OWN EXPENSE (1 per 100)

(Staffing: 1 Lead Groundsman. Groups with 100 or more will also require custodial staff at 1 per 250)

Field (Football/Soccer/Track)	\$63.00	\$59.00	\$59.00	\$79.00
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PLUNGE

GVRD MUST PROVIDE CERTIFIED LIFE GUARDS - 1 for every 10 swimmers

Cost of Chemicals is an additional fee

(Staffing: 1 Pool Technician)

Pool (8 hr min. per day)	\$18.00	\$46.00	\$46.00	\$61.00
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ADDITIONAL FEES

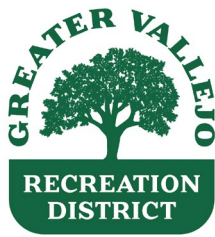
STADIUM LIGHTING	\$52/hour
THEATER LIGHTING	\$45/hour

NOTE:

Cafeteria use must include at least 1 custodian and 1 kitchen staff person.

Hourly rates are generally based on one (1) custodian only.

Exceptions are kitchen use and Corbus.



Agenda 8.2

BOARD COMMUNICATION

Date: October 10, 2024

TO: Board Chairperson and Directors

FROM: Gabe Lanusse, General Manager

REVIEWED BY: Andrew Shen, Legal Counsel

SUBJECT: Board Resolution to Declare 1110 Colusa Street as Exempt Surplus Land

BACKGROUND AND DISCUSSION

Per the Board of Directors' request, we are presenting the attached resolution and recommendation.

1. 1110 Colusa Street Property

In 2014, the Greater Vallejo Recreation District ("GVRD") purchased the approximately 0.45-acre (19,500 square feet) commercial property located at 1110 Colusa Street. GVRD purchased the property with the intention of using it as a corporation yard. After the purchase, GVRD learned that multiple upgrades would be required to bring the facility up to code for the intended use, which would have required a significant amount of funding that was not originally predicted. While GVRD was able to lease the property to a commercial tenant, the property is currently vacant and not generating any revenue.

As you will recall, at its September 12, 2024 meeting, the GVRD Board considered options for future uses of 1110 Colusa Street and directed staff to take the steps necessary to declare this property as surplus land.

2. Surplus Land Act

Local agencies, including special districts, may dispose of surplus or exempt surplus land pursuant to the procedures established by the Surplus Land Act, Government Code Section 54220, et seq. Government Code Section 54221 defines "surplus land" as land owned by any local agency that its governing board formally declares in a public meeting to be no longer necessary for the agency's use. In subsection 54221(f), the Surplus Land Act also defines properties that qualify as "exempt surplus land." Properties that qualify as "exempt surplus land" do not need to go through the extensive notice and good-faith negotiation process that otherwise applies to surplus land before its disposition (sale or a long-term lease).

To expedite this process, GVRD staff reviewed the various categories and determined that 1110 Colusa Street qualifies as “exempt surplus land” under Section 54221(f)(2): “land that is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.”

As described above, 1110 Colusa Street is less than one-half acre in area. And 1110 Colusa does not neighbor properties used for open-space or affordable housing. The properties neighboring the Colusa Property include a used car lot to the north (Vallejo Motors, 1101 Tennessee Street), a church to the west (Vallejo Central Seventh-day Adventist, 1111 Colusa Street), an office building to the south (1040 Colusa Street), and a church to the east (Saints Constantine & Helen, 1224 Alabama Street). Supporting documentation is included as exhibits to the proposed resolution.

Following the recommended process, GVRD staff submitted this initial determination – as set forth in the proposed resolution - that 1110 Colusa Street qualifies for this exemption to the California Department of Housing and Community Development (“HCD”). On October 3, 2024, HCD confirmed that it agreed with staff’s determination.

Lastly, as detailed in the resolution, GVRD would be required to notify HCD at least 30 days prior to the final disposition of 1110 Colusa Street.

RECOMMENDATION

Approve the resolution declaring 1110 Colusa Street as exempt surplus land, so that GVRD can explore the possible disposition of the property.

COMMITTEE REVIEW

None

ENVIRONMENTAL REVIEW

This is not a project as defined by the California Environmental Quality Act, pursuant to Section 15378(b)(2) and (b)(5) of Title 14 of the California Code of Regulations, as it is an administrative activity that will not result in physical changes to the environment.

PROPOSED ACTION

Approve the proposed resolution.

DOCUMENTS AVAILABLE FOR REVIEW

Proposed Resolution (with exhibits)



RESOLUTION NUMBER 2024-07

RESOLUTION 2024-07 OF THE BOARD OF DIRECTORS OF THE GREATER VALLEJO RECREATION DISTRICT DECLARING 1110 COLUSA STREET AS EXEMPT SURPLUS PROPERTY

BE IT RESOLVED by the Board of Directors of the Greater Vallejo Recreation District as follows:

WHEREAS, the Surplus Land Act (Government Code sections 54220 – 54234) governs the disposal of “surplus land” and “exempt surplus land” by local agencies, including the Greater Vallejo Recreation District (“GVRD”); and

WHEREAS, GVRD currently owns, in fee simple, a commercial building located at 1110 Colusa Street, Vallejo, California, APN 0056-095-070 (the “Colusa Property”) described in the grant deed attached hereto as Exhibit A; and

WHEREAS, GVRD purchased the property in 2014 (Resolution Nos. 2014-01, 2014-03) with the intention of using it as a corporation yard but was subsequently informed of upgrades that would be required to bring the facility up to code for that intended use; and

WHEREAS, the required upgrades would have required a significant amount of funding that was and has remained unavailable, resulting the inability of GVRD to use the Colusa Property as a corporation yard; and

WHEREAS, GVRD used the Colusa Property as a warehouse for GVRD until 2018, and GVRD then leased the property to Battlebots until August 2024; and

WHEREAS, the Colusa Property is currently vacant and is not needed for any GVRD or agency use; and

WHEREAS, the Colusa Property qualifies as “exempt surplus land” under Government Code Section 54221(f)(1)(B) because the property is less than one-half acre in area (or less than 21,780 square feet in area) and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes; and

WHEREAS, a parcel map of the Colusa Property is attached hereto as Exhibit B and documents that the maximum area of the parcel is 19,500 square feet and that the property is located on Colusa Street, at the intersection of Alabama Street; and

WHEREAS, a current map of the surrounding properties, attached hereto as Exhibit C, illustrates that the properties neighboring the Colusa Property include a used car lot to the north (Vallejo Motors, 1101 Tennessee Street), a church to the west (Vallejo Central Seventh-day Adventist, 1111 Colusa Street), an office building to the south

(1040 Colusa Street), and a church to the east (Saints Constantine & Helen, 1224 Alabama Street); and

WHEREAS, the Colusa Property also is not within a coastal zone, adjacent to a historical unit of the State Parks System, eligible for the National Register of Historic Places, within the Lake Tahoe region and does not otherwise meet any of the criteria set forth in Government Section 54221(f)(2); and

WHEREAS, as recommended by the California Department of Housing and Community Development's Surplus Land Act Guidelines ("SLA Guidelines"), Section 400(e)(4), GVRD submitted this matter to HCD for its review and confirmation that the Colusa Property qualifies as "exempt surplus land;" and

NOW, THEREFORE, the Board of Directors hereby RESOLVES and DECLARES as follows:

1. The foregoing recitals are true and correct.
2. The Colusa Property qualifies as "exempt surplus land," under Government Code Section 54221(f)(1)(B), because the property is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.
3. The Colusa Property does not meet any of the criteria set forth in Government Code Section 54221(f)(2).
4. The Colusa Property is not needed for GVRD's use, and the Board of Directors hereby declares it to be Exempt Surplus Property.
5. Consistent with SLA Guideline Section 400(e), GVRD will provide a copy of this Resolution, after its approval, at least 30 days prior to disposition of the Colusa Property.

PASSED AND ADOPTED by the Board of Directors of the Greater Vallejo Recreation District on October 10, 2024, by the following vote:

Ayes:

Noes:

Absent:

Attest: _____
Kimberly Pierson, Board Clerk

Rizal Aliga, Board Chairperson

Exhibit A

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 1714007740-LG
APN: 0056-095-070

When Recorded Mail Document and Tax Statements to:

13
Greater Vallejo Recreation District
395 Amador Street
Vallejo, CA 94590

Recorded in Official Records, Solano County

Marc C. Tonnesen
Assessor/Recorder

6/19/2014
8:00 AM
AR21
06

04 Old Republic Title Co

Doc#: 201400045625

Titles: 1 Pages: 2



Fees 26.00
Taxes 2,640.00
Other 0.00
PAID \$2,666.00

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$660.00

(X) computed on full value of property conveyed, or

() computed on full value less of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of Vallejo \$1,980.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Colusa Street, LLC, a California limited liability company

hereby GRANT(S) to
Greater Vallejo Recreation District

that property in City of Vallejo, Solano County, State of California, described as:

*** See "Exhibit A" attached hereto and made a part hereof. ***

Date: June 16, 2014

Colusa Street, LLC, a California limited liability company

By: John Lloyd Wanger
John Lloyd Wanger, Managing Member

State of California

County of Sonoma

On June 17, 2017 before me, Debbie L. Berry, a
Notary Public, personally appeared John Lloyd Wanger,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Debbie L. Berry
Name Debbie L. Berry
(typed or printed)



(Area reserved for official notarial seal)

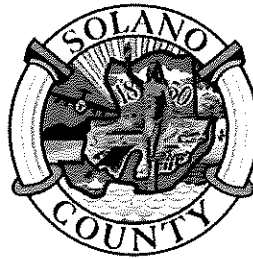
EXHIBIT A

The land referred to is situated in the County of Solano, City of Vallejo, State of California, and is described as follows:

Lots 1, 2 and 3, in block 471, as the same is shown on the Official Map of the City of Vallejo, made by E. H. Rowe, C.E., and which Map as filed in the Office of the County Recorder of Solano County, California, September 19, 1868, in Book 1 of Maps, Page 123.

APN: 0056-095-070

END OF
DOCUMENT



DEPARTMENT OF AGRICULTURE

Agricultural Commissioner/Weights and Measures
501 Texas Street Fairfield, CA 94533
Phone (707) 784-1310 Fax (707) 784-1330

NOTICE TO PURCHASER OF REAL PROPERTY

Solano County is an agricultural county with many areas zoned for agricultural operations. The presence of farms and ranches yields significant aesthetic and economic benefits to the residents of the County. Thus, the County's agriculture must be protected, including in areas where it is near residential development. To do this, Solano County has enacted Chapter 2A of its County Code which provides that properly conducted agricultural operations will not be deemed a nuisance.

The Ordinance further requires the County to give notice of the Ordinance and its provisions to buyers of real property located in Solano County. Accordingly, you are hereby notified that if the property you are purchasing is located close to agricultural lands or operations, you may be subject to inconvenience or discomfort from the following agricultural operations: cultivation and tillage of the soil; burning of agricultural waste products; lawful and proper use of agricultural chemicals including, but not limited to, the application of pesticides and fertilizers; and production, irrigation, pruning, growing, harvesting and processing of any agricultural commodity, including horticulture, timber, apiculture, the raising of livestock, fish, poultry, and commercial practices performed as incident to or in conjunction with such agricultural operation, including preparation for market, delivery to storage or market, or to carriers or transportation to market. These operations may generate dust, smoke, noise and odor.

If you live near an agricultural area, you should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of living in a county with a strong rural character and a healthy agricultural sector.

To assist in resolving problems between residential and agricultural land use, an Agricultural Grievance Committee has been created in Solano County to arbitrate and mediate disputes concerning agricultural operations.

This Notice is given for informational purposes only and nothing in the Ordinance or this Notice should be deemed to prevent you from complaining to any appropriate agency or taking any other available remedy concerning any unlawful or improper agricultural practice.

For information concerning where agricultural operations are located in relation to your property, you may contact the Solano County Department of Resource Management, 675 Texas Street, Fairfield, California, phone (707)784-6765. For questions concerning the specific kinds of agricultural operations in your area, including their use of fertilizers and pesticides, and information on the Agricultural Grievance Committee, you should contact the Solano County Agricultural Commissioner's Office, 501 Texas Street, Fairfield, California at 707-784-1310.

THE ABOVE NOTICE IS INTENDED FOR AGRICULTURAL ISSUES ONLY
LA NOTICIA ARRIBA SE TRATA UNICAMENTE DE ASUNTOS AGRICOLAS

Any questions regarding this notice should be directed to the Agricultural Commissioner's office at 707-784-1310.
Para mas informacion sobre esta notificación o la ordenanza de "el derecho a cultivar" por favor llame al: (707) 784-1310
If you have questions unrelated to agriculture, please contact:

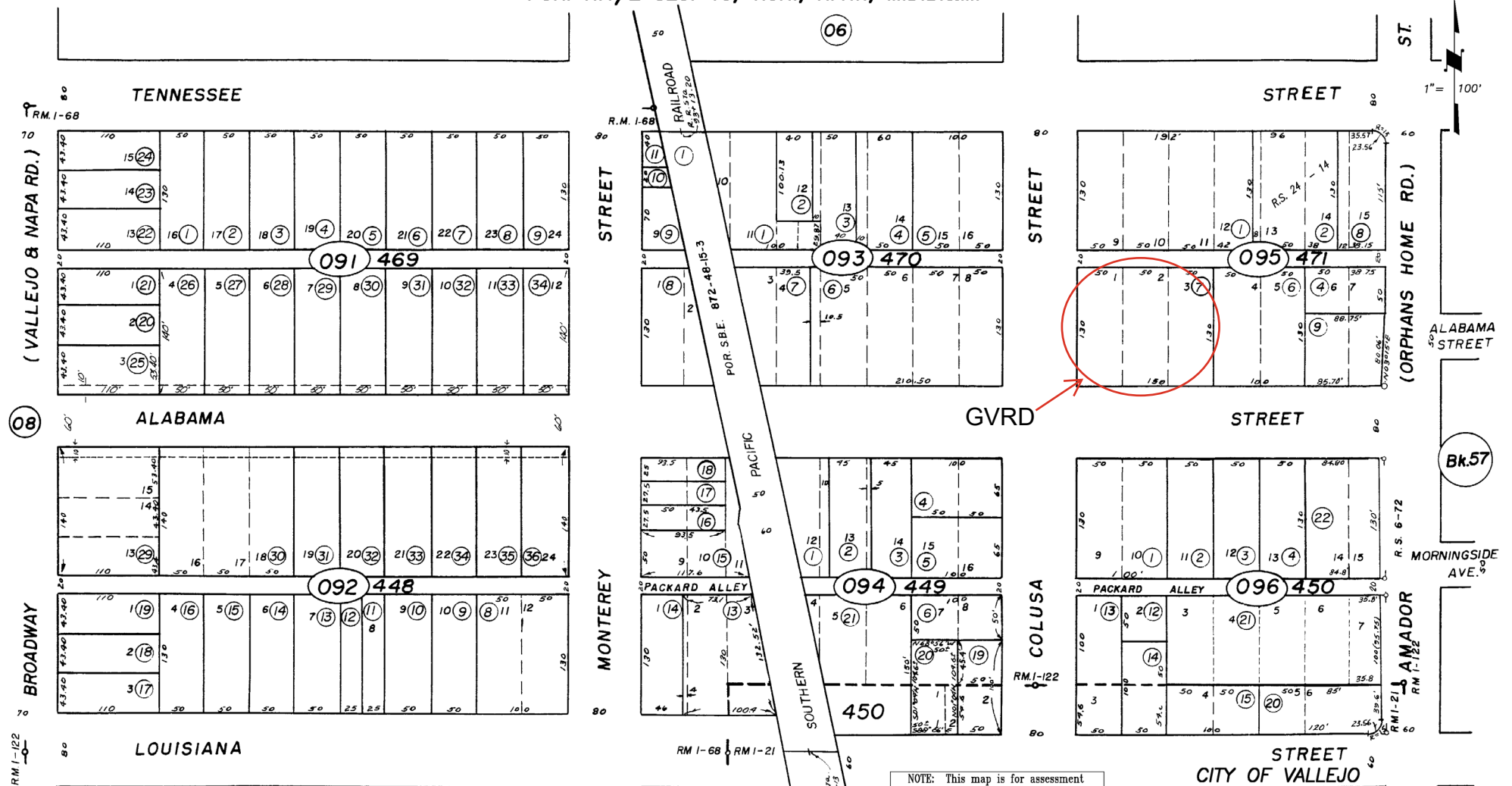
TAX COLLECTOR'S OFFICE Oficina del Cobrador	TAX NOTICES & TAX PAYMENT ISSUES Los impuestos de propiedad	(707) 784-7485
RECORDER'S OFFICE Oficina del Registro	DEED RECORDING OR TRANSFER TAX ISSUES El registro de escrituras o el impuesto de transferencias	(707) 784-6290
ASSESSOR'S OFFICE Oficina del Assessor	APPRAISAL AND TAX EXEMPTION ISSUES Estimación de valor y exención de impuestos	(707) 784-6210

Exhibit B

POR. N.1/2 SEC. 18, T.3N., R.3W., M.D.B.&M.
 POR. N.1/2 SEC. 13, T.3N., R.4W., M.D.B.&M.

Tax Area Code
 7000

56-09



1" = 100'

ALABAMA STREET

Bk.57

MORNINGSIDE AVE.

AMADOR

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

NOTE: Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Denio-Vaughn Tract , R.M. Bk. 1 Pg. 68
 Ten Acre Lot - No. 44 Vallejo City , R.M. Bk. 1 Pg. 21
 Vallejo, City of , R.M. Bk. 1 Pg. 122

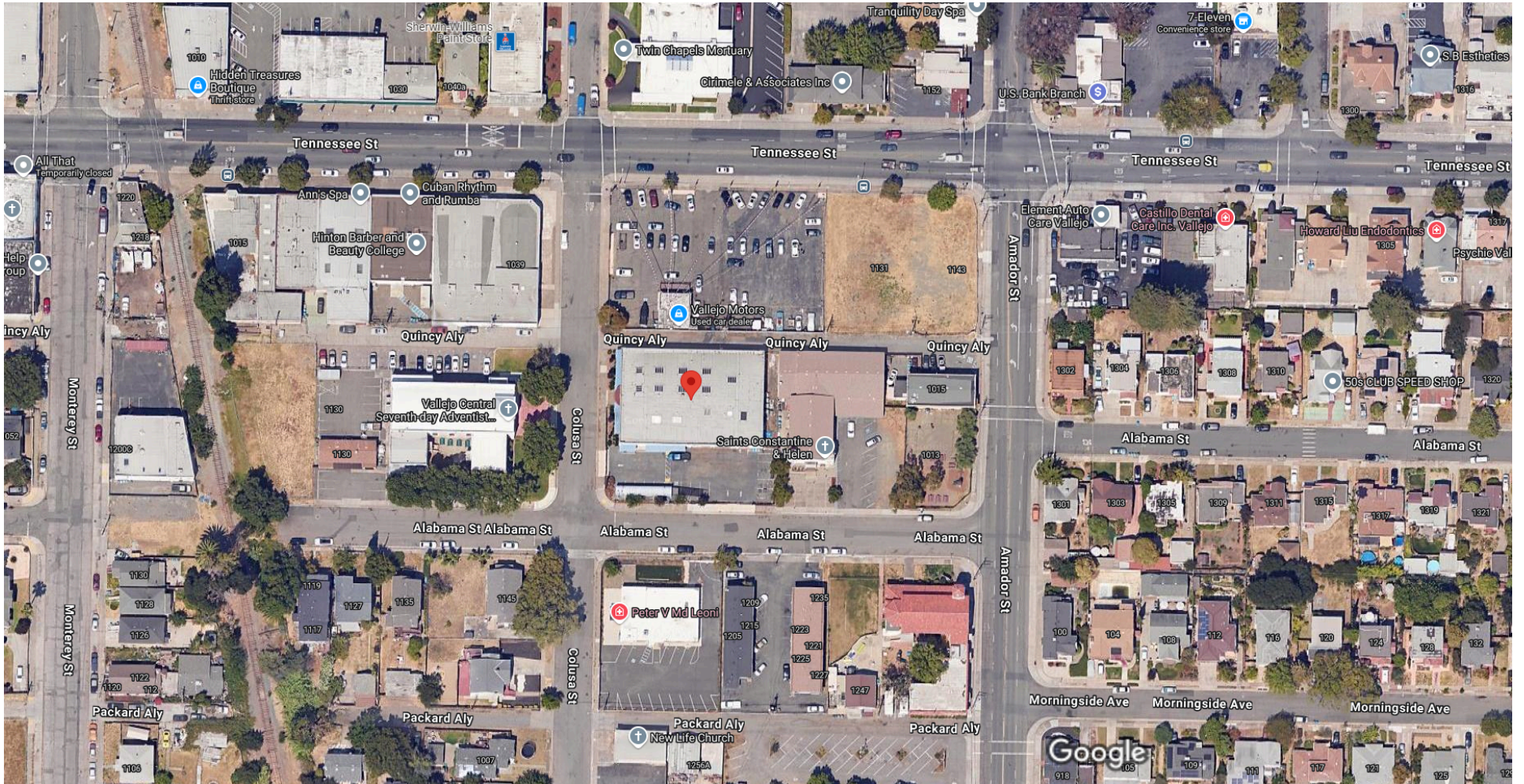
095-02	Rs24-14	10-11-00	FG
091-25	thru34	8-23-85	DKB
096-22	Comb	2-28-85	DEW
REVISION		DATE	BY

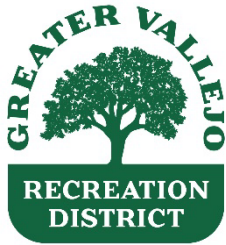
Assessor's Map Bk. 56 Pg. 09
 County of Solano, Calif.

01/02

Copyright © 1996, Solano County Assessor/Recorder, All rights reserved.

Exhibit C





General Manager Board Update

10-10-2024

- We are coordinating with IHart and Voices for a staff presentation, and to work together in the future.
- I am working with Human Resources and Legal Counsel regarding employee items.
- Working with the finance department regarding the budget.
- I am holding one on one meetings to review spending with all staff.
- I am providing information regarding thoughts on the Blue Rock Springs golf course and Blue Rock Springs park interface.
- We should be releasing the RFP regarding the finance/accounting system within a couple of weeks.
- The Vallejo Heights and Bay Terrace neighborhoods gave a special thanks to maintenance staff in appreciation for the difficult work cleaning up River Park.
- I have been meeting with the City of Vallejo regarding impact fees, collection, disbursement, and the system.
- Congratulations to Noel Parkhurst. He has passed his one year probation.

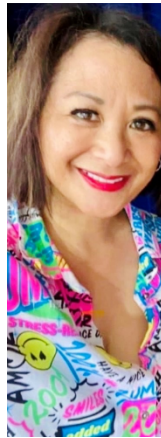


Recreation Services Board Updates

10/10/2024

Activity Guide:

- Activity Guide instructor spotlight was adapted to our website as a new “Meet the Instructor” section. Instructor(s) photo and short bio are now shared with the public interested in our programs.



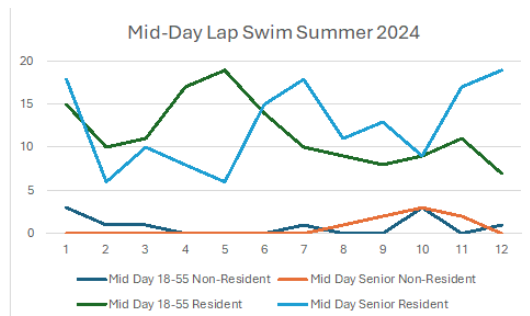
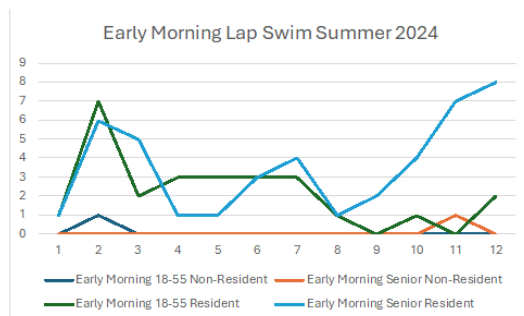
LORNA MANDAP

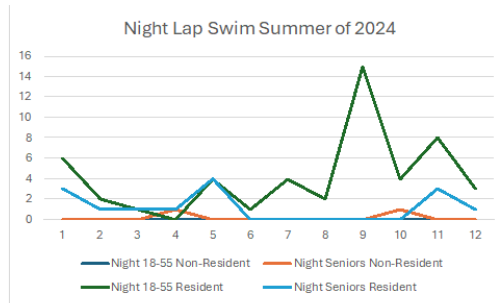
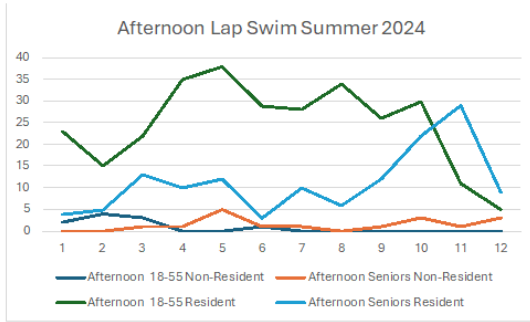
START YOUR DAY WITH ZUMBA FUN!

Lorna Mandap is a licensed Zumba instructor and has been a contractor for GVRD for almost 7 years. She became a Zumba fanatic in 2010 when her sister-in-law introduced her to a Zumba class for first time at a local gym. She was hooked the moment she walked into the fitness studio and saw the enthusiasm of class. In November 2017, Lorna took the leap to register for the Zumba Instructor basic training course and on December 1st of the same year GVRD gave her the opportunity to teach at Vallejo Community Center. Lorna loves to inspire and motivate participants and to see them enjoy the class, while achieving the physical and mental wellness benefits. Seeing their smiles is priceless. ZUMBA does that! The reason is simple: Every class feels like a party! It is an hour of fun, calorie burning dance moves influenced by Latin/World music and rhythms. A great workout for all fitness levels and no dance experience is needed to do Zumba. Lorna is easy to follow, and you will always have a blast! Come join her! Classes are MWF 10:30-11:30am at the Vallejo Community Center. Hope to see you there!

Aquatics:

- Floating Pumpkin Patch Preparation - We are in full swing preparing for our annual Floating Pumpkin Patch event, scheduled for next month. The team is excited, and we anticipate this year’s event to be bigger and better than ever!
- VJO Swim Meet - Vallejo Aquatic Club (VJO) will be hosting a swim meet at the pool this weekend. We are working closely with the team to ensure smooth operations and a successful event.





Revenue/Lap Swim

Category	Quantity	Fee	Session	Budget 2024
Early Morning 18-55 Non-Resident	0	\$5	1	\$-
Mid-Day 18-55 Non-Resident	5	\$5	1	\$25.00
Afternoon 18-55 Non-Resident	10	\$5	1	\$50.00
Night 18-55 Non-Resident	1	\$5	1	\$5.00
Early Morning Senior Non-Resident	1	\$4	1	\$4.00
Mid-Day Senior Non-Resident	5	\$4	1	\$20.00
Afternoon Seniors Non-Resident	10	\$4	1	\$40.00
Night Seniors Non-Resident	1	\$4	1	\$4.00
Early Morning 18-55 Resident	3	\$5	1	\$15.00
Mid-Day 18-55 Resident	15	\$5	1	\$75.00
Afternoon 18-55 Resident	20	\$5	1	\$100.00
Night 18-55 Resident	3	\$5	1	\$15.00
Early Morning Senior Resident	1	\$4	1	\$4.00
Mid-Day Senior Resident	5	\$4	1	\$20.00
Afternoon Seniors Resident	10	\$4	1	\$40.00
Night Seniors Resident	1	\$4	1	\$4.00
Swim pass purchases 18-55	30	\$95	1	\$2,850.00
Swim pass purchases Senior	25	\$75	1	\$1,875.00
Swim pass Unlimited Monthly	3	\$104	1	\$312.00
TOTAL Revenue	149			\$5,458.00

Expenses

Staff	hours	rate	Week	
Pool Manager	43	\$19.75	1	\$849.25
Senior Lifeguard	43	\$18.50	1	\$795.50
Lifeguard	43	\$17.50	1	\$752.50
Part-time payroll tax plus workman's comp 13.72%				\$328.90
Total Direct Expenses per week				\$2,726.15
Total Direct Expenses for 12 weeks				\$32,713.83
Net Profit (revenue minus expenses)				\$(27,255.83)
Cost per participant (divide expenses by number of participants)				0.004554648
Percent of recovery (divide revenue by expenses)				16.68%
 Other fixed costs				
		hours	rate	
Supervisor		0	\$40.00	\$-
Coordinator		5	\$36.08	\$180.40
Asst. Coord.		5	\$22.50	\$112.50
Parks/Main		0	\$-	\$-
Part-time payroll tax plus workman's comp 7.52%				\$22.03
Subtotal other fixed costs				\$314.93
TOTAL Expenses (Expenses plus Other fixed costs)				\$3,041.08
Percent of Full Cost Recovery (divide revenue by TOTAL Expenses)				179.48%

Revenue/Rec Swim

Revenue					
Category	Quantity	Fee	Week		2024
Non-Resident 55+	22	\$5	1	\$	110.00
Non-Resident 5-55	2	\$6	1	\$	12.00
Rec Swim 0-4	19	\$2	1	\$	38.00
Rec Swim 5-55	190	\$5	1	\$	950.00
Rec Swim 55+	2	\$5	1	\$	10.00
Concessions: Drinks	6	\$2	1	\$	12.00
Concessions: Chips	5	\$3	1	\$	15.00
Concessions: Candy	8	\$1	1	\$	8.00
TOTAL Revenue					\$ 1,155.00
Expenses					
Staff	hours	rate	Week		
Pool Manager	35	\$ 19.75	1	\$	691.25
Senior Lifeguard	35	\$ 18.50	1	\$	647.50
Senior Lifeguard	35	\$ 18.50	1	\$	647.50
Senior Lifeguard	35	\$ 18.50	1	\$	647.50
Lifeguard	35	\$ 17.50	1	\$	612.50
Lifeguard	30	\$ 17.50	1	\$	525.00
Lifeguard	30	\$ 17.50	1	\$	525.00
		Price	Quantity		
Concessions		\$200.00	1	\$	200.00
Part-time payroll tax plus workman's comp 13.72%				\$	616.89
Total Direct Expenses					\$ 5,113.14
Net Profit (revenue minus expenses)					\$ (3,958.14)
Cost per participant (divide expenses by number of participants)					\$ 232.42
Percent of recovery (divide revenue by expenses)					22.59%

Other fixed costs

	hours	rate		
Supervisor	0	40.00	\$	-
			\$	
Coordinator	5	36.08	\$	180.40
			\$	
Asst. Coord.	5	22.50	\$	112.50
			\$	
Parks/Main	0	-	\$	-
Part-time payroll tax plus workman's comp 7.52%			\$	22.03
Subtotal other fixed costs			\$	314.93

TOTAL Expenses (Expenses plus Other fixed costs)	\$	5,428.06
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Percent of Full Cost Recovery (divide revenue by TOTAL Expenses)	21.28%
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Community Centers:

- Window murals are beginning to sprout up at the South Vallejo Community Center. Designs are by One People Tribe. The group is looking to offering mural painting classes at the facility in the next several months.



Children’s Wonderland, Community Events, & Adaptive Recreation (AR):

- Children’s Wonderland will have its annual Harvest Festival 11:30am-1:30pm Friday, October 11th. We will be setting up our hay maze for the kids, our haunted hallway, and creepy decorations for the kids to take pictures with. We will also be offering crafts and activities, such as pumpkin painting.
- Children’s Wonderland is working on getting everything ready for its annual Nightmare on Glenn Street Halloween event. We will be setting up our haunted hallway, and creepy decorations for the kids to take pictures with. A trick or treat lane will be available for children to get treats throughout various spots in the park.

- Pumpkin season is here! The Great Pumpkin Patch will be able all month. Pumpkins are available for sale for a nominal fee.



Sports/Gym:

- Afro-Body Love offered a free class demo to promote her next season and at the new location Foley Cultural Center. Participants loved the relaxing space with the view of water, Lake Chabot. About 10 participants showed up and 2 of them registered for the next class!
- GVRD Sports Gym is excited to be increasing programming to include scheduled reservation times for drop-in basketball, reservations for volleyball, and reservations for pickleball once department is fully staffed.
- We are working on brochures and party packages to include the introduction of sports birthday parties at the gym.
- The Outreach team will be present at Waterfront Weekend to oversee the Kids Zone. The Kids Zone will include lawn games, nerf wars, and the promotion of GVRD programs and events.

Staffing:

- The FT Recreation Coordinator position is frozen due to budget constraints.

Youth Services:

- Homecoming Boutique is scheduled at the Vallejo Community Center on Friday 10/11 & 10/18. Students will be able to try and get a dress or suite for their special night.

Kudos:

- I'd like to give a kudos to Julie Myers, Recreation Supervisor for filling in for me in my absence and leading the Department while I am away. I am appreciative of this kind gesture. Also, I am lucky to have such a great team that is always willing to assist and support other Departments within the District. It truly takes amazing and commitment individuals to make GVRD great. Thank you!



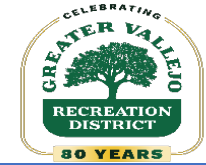
Maintenance Department Board Update

10/10/2024

Parks and Facilities

- Glen Cove Waterfront Park
 - The Glen Cove Community Association had an end-of-summer gathering event on Sunday October 6th.
- Children's Wonderland Park
 - Staff assisted the Rec Department with the delivery of the pumpkins and the hay bales.
- Independence Park
 - Staff worked on painting the restrooms after the concrete repairs on a section of the pathway.
- Setterquist Park
 - Staff worked on adding a drinking fountain near the basketball and tennis courts.
- Crest Ranch Park
 - Staff restored the lighting in the parking lot, and now they are working properly.
- Glen Cove Park
 - Staff replaced the tire swing on the playground.
- Richardson Corp Yard
 - We had a stormwater pollution prevention plan (SWPP) inspection from the City and everything went well; no corrections needed.
- Vallejo Waterfront Weekend Event
 - Parks staff assisted with this event providing a flatbed truck and a driver to help bring items for this event.

BOARD PROJECTS UPDATE



Date 10/10/2024

TASK	START	END	% COMPLETE	DONE	NOTES
VCC HVAC					
Design Phase	6/1/2023	3/31/2023	100%	<input checked="" type="checkbox"/>	Engineer completed the design. On hold until funds available.
Permit Issued	11/1/2024	3/1/2025	0%	<input type="checkbox"/>	
Cunningham Pool Shade Structures					
Design/Assessment Phase	1/1/2023	11/30/2023	100%	<input checked="" type="checkbox"/>	
Permit Issued			0%	<input type="checkbox"/>	Received a proposal for engineering plans; we decided to postpone until funding is available.
RFP			0%	<input type="checkbox"/>	
Build			0%	<input type="checkbox"/>	
Cunningham Pool ADA Upgrades					
Design Phase	11/1/2020	1/28/2022	100%	<input checked="" type="checkbox"/>	City will work on finalizing the plans and making the parking lot improvements.
Permit Issued	6/1/2022	8/5/2022	100%	<input checked="" type="checkbox"/>	
RFP	6/21/2023	10/28/2023	100%	<input checked="" type="checkbox"/>	
Build	1/8/2024	3/1/2025	30%	<input type="checkbox"/>	New restrooms were completed; the rest of the work will be postponed until winter season to help with the budget.
Lake Dalwigk Park Improvements					
Design Phase	5/1/2023	10/31/2023	100%	<input checked="" type="checkbox"/>	
Permit Issued	1/5/2024	1/30/2024	100%	<input checked="" type="checkbox"/>	
RFP	1/15/2023	3/30/2024	100%	<input checked="" type="checkbox"/>	
Build	5/1/2024	11/30/2024	65%	<input type="checkbox"/>	The landscape company begin with the installation of the new irrigation for the new plants.
Children's Wonderland Electrical Upgrade					
Design Phase	4/1/2023	6/1/2023	100%	<input checked="" type="checkbox"/>	
Permit Issued	6/1/2023	11/31/2023	100%	<input checked="" type="checkbox"/>	

BOARD PROJECTS UPDATE



Date 10/10/2024

TASK	START	END	% COMPLETE	DONE	NOTES
RFP	7/1/2024	10/30/2024	80%	<input type="radio"/>	We received the electrical panels; staff will work on getting this completed beginning of next year to help with budget.
Build	11/1/2024	2/1/2025	0%	<input type="radio"/>	
North Vallejo Community Center Electrical Upgrade					
Design Phase	4/1/2023	6/1/2023	100%	<input checked="" type="checkbox"/>	
Permit Issued	6/1/2023	11/30/2023	100%	<input checked="" type="checkbox"/>	
RFP	7/1/2024	10/30/2024	0%	<input type="radio"/>	We received the electrical panels; staff will work on the RFP for the installation. PG&E is scheduled for January.
Build	1/1/2025	2/1/2025	0%	<input type="radio"/>	
Dan Foley Cultural Center Electrical Upgrade					
Design Phase	12/1/2023	3/1/2024	100%	<input checked="" type="checkbox"/>	This project is postponed until funding is available.
Permit Issued			0%	<input type="radio"/>	
RFP			0%	<input type="radio"/>	
Build			0%	<input type="radio"/>	
Franklin Middle School					
Prop 68 Management RFP	1/1/2024	9/15/2024	99%	<input type="radio"/>	The RFP documents were sent to our legal counsel for their review; we are planning to put out the RFP this month.
Design Phase			0%	<input type="radio"/>	
Permit Issued			0%	<input type="radio"/>	
Build			0%	<input type="radio"/>	
SVCC EV Charging Stations					
Design Phase			100%	<input checked="" type="checkbox"/>	
Permit Issued			100%	<input checked="" type="checkbox"/>	
Build	5/13/2024	11/15/2024	80%	<input type="radio"/>	Contractor began with the installation; waiting on PG&E for a construction date.



Human Resources Board Update

October 10, 2024

Employee of the Month - September

Safety:

- Solano County Sheriff De-Escalation Training (in-person)

Recruitment and Staffing:

- Open full-time position:
 - Accounting Clerk II – 38 applications to date; first review 10/10
- Approved but frozen full-time positions:
 - Maintenance Worker I
 - Recreation Coordinator
 - Recreation Supervisor

Training:

- HR recently attended free webinars:
 - How to Rebuild Trust After an Investigation



Finance Department Board Update

October 10, 2024

Expanded Expenditure Control Efforts

- General Manager holding One-on-One Meetings with Full Time staff to discuss spending habits.
- General Manager & Finance Director initiated weekly standing meetings to preview department spend planning.

Updates in the Finance Department

- Update on Job Opening for Accounting Clerk II – Payroll position.
- Government Accounting training for all staff in Finance. Director Parkhurst has completed Introduction To Government Accounting and Intermediate Accounting through California Society of Municipal Finance Officers (CSMFO).
- Director Parkhurst applied for a scholarship to attend the CSMFO Annual Conference held in San Jose on February 18-21.
- 1 Year Anniversary for Finance Director