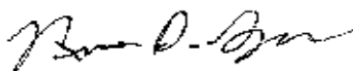


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Michael Kirn, Public Works Director/City Engineer
DATE: May 5, 2015
SUBJECT: Update on Monhoff Center Rehabilitation and Direction to Staff Regarding Use of Racquet Ball Court #1

APPROVAL FOR FORWARDING:



Richard D. Spitler, City Manager

1
2 **ISSUE:** Accept update from staff on the Monhoff Recreation Center and provide
3 direction regarding use of Racquet Ball Court #1.
4
5 **BACKGROUND:** The Monhoff Recreation Center was damaged last year due to a
6 leaky roof. On March 17, 2015 the City Council approved a professional services
7 agreement (PSA) with Thomas Stimpert, Architect in an amount not to exceed \$64,000
8 for preparation of plans and construction documents for rehabilitation of the Monhoff
9 Recreation Center. During the discussion at the time of award of the PSA the City
10 Council requested that we reach out to the stakeholders as part of the rehabilitation plan
11 preparation process – with special attention to the Teen Center and racquet ball
12 players.
13
14 Mr. Stimpert has developed “as built” plans of the building, reviewed the building with a
15 structural engineer and received guidance on improving the buildings resistance to
16 seismic events, developed a preliminary fire suppression plan and is working with a
17 sprinkler company for final design, and is moving forward with the overall plans
18 including addressing ADA issues. The goal is to bid the project in late July or early
19 August.
20
21 In March we held two meetings with the stakeholders. The first meeting was with
22 representatives from the Teen Center and the second meeting with a joint meeting with
23 representatives from the Teen Center and the racquet ball players.
24
25 The Teen Center group stated that the current temporary modular is significantly better
26 than the space in the lower part of the Monhoff building, and for them to go back into the

27 smaller area would be difficult without additional area. They requested that Racquet Ball
28 Court #1 (the one closest to the tennis court) be dedicated exclusively to them and a
29 door way be installed between the Teen Center and Racquet Ball Court #1. The Teen
30 Center group indicated Racquet Ball Court #1 would be used to house their pool table,
31 ping pong table and would provide a better opportunity to increase teen participation in
32 their programs.

33
34 The racquet ball players indicated that the Monhoff Center was constructed by
35 volunteers, many of them racquet ball players and was indented to be a racquet ball
36 facility first and foremost. They said they are willing to share the court with the Teen
37 Center but were opposed to a complete dedication of Racquet Ball Court #1 to the
38 Teen Center. They stated that both courts were generally used from 4-7 PM (the same
39 time the Teen Center is in operation) and that in the past they have accommodated the
40 Teen Center by vacating the court when asked. They also suggested that they would
41 be willing to provide lessons and equipment to any of the kids at the Teen Center that
42 wanted to learn how to play racquet ball.

43
44 **DISCUSSION:**

45
46 Both parties made compelling arguments for their respective positions and at the
47 conclusion of meeting it was clear that there was no satisfactory solution to the
48 competing uses.

49
50 Staff is at a point in the plan preparation where we are seeking Council direction on the
51 ultimate use of Racquet Ball Court #1 and whether there will be a connecting door to the
52 Teen Center.

53
54 Staff recommends that the Teen Center be granted use of the second story of the
55 Monhoff Building (around 800 square feet; the previous located of the Recreation
56 Services office) as additional area for them and that the racquetball courts remain, with
57 the provision that they be allowed for other recreation program activities uses when not
58 needed for racquetball use.

59
60 **Attachments**

61 1 - Monhoff Floor Plan

