



# Veterans Memorial Buildings Advisory Committee

Meeting Minutes – May 2, 2023

Cotati Veterans Memorial Building

## **Advisory Committee**

Cloverdale – Gus Wolter  
Cotati – Brandon Stewart  
Guerneville – John Uniack  
Petaluma – Duane Wilson  
Santa Rosa – Lou Nuñez  
Sebastopol – Lewis Spengler  
Sonoma – Terry Leen  
UVC – Bob Safrano

## **Sebastopol Center for the Arts**

Steve Markus – Interim Assoc Director (absent)

## **Guests**

Ashley Wilson, City of Cotati  
Tom Waller – AL 293, Cloverdale  
Gene Marcinkowski – AL 293, Cloverdale

## **County of Sonoma**

Tammy Curtis – Department Analyst  
Keith Lew – Deputy Director  
Amanda Bouillercie – Veterans Liaison  
James McBeth – Facility Manager  
Kara Mack – Events Mgmt Supervisor (absent)  
Johannes Hoevertsz – Director (absent)  
Eric Buchold – Asst Building Superintendent

## **Sonoma County Fairgrounds**

Stephanie Goodwin – Reservations Coordinator  
Hope Marshall – Premium & Exhibit Coordinator  
Maria Parker – Reservations  
Sheila Hernandez - Reservations

Sandy Paxton – AL 21, Santa Rosa  
Terry Thurman – AL 21, Santa Rosa

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes
  - a. Corrections: none
  - b. Motion accepted by John, 2<sup>nd</sup> by Lou.
5. Public Comments/Questions
  - a. None
6. Old Business
  - a. Veterans Facility License Update: From Tammy, real estate has the Sonoma Lounge license in the system, Cotati license with the city is signed, working on Santa Rosa's lounge license today, Petaluma still working out some kinks (Tammy clarified – issues with ABC license), Santa Rosa fairgrounds is in the queue to go to the Board. The Board will give authorization, then Johannes will sign. Guerneville shelter will extend at least for another year. From Keith, internal discussion between Sonoma PI and District 5 about possible rebuild. We hope to have more information this calendar year.
  - b. Discuss Counties response to the letter we sent regarding list of priorities: we applied for a grant to fund improvements at all of the vets buildings. When we hear about that funding (i.e. if some items currently requested will be funded by the grant) we can better evaluate the request list. We hope to have more information next quarter.

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- i. Grant source is California Dept of Food & Agriculture, Community Resilience Centers Program, requested \$7.6M
- 7. Guest Speaker
  - a. Ashley Wilson, Recreation Manager for the City of Cotati. Just here to introduce herself as the new contact for rentals at the Cotati building (now managed by the City of Cotati).
- 8. Correspondence
  - a. None
- 9. Building Reports by Building Operator
  - a. Public Infrastructure –
    - i. Operational Budget: on target with our approved budget. We have reached approximately 89% of our revenue & should collect the additional 11% in the next two months (events are picking up & Guerneville is rented out). Expenditures are higher than anticipated (utilities: electric, water & sewer were much higher this past quarter). Salaries are still an issue.
      - i. From Terry – when booking an event, make sure that you book according to the actual event time to reduce the impact on staffing (waste of money to pay staff when not needed). That help keep us on budget.
    - ii. Directory in front lobby:
  - b. Cotati
    - i. Events Feb 1-May 2: Veterans 3, non-veterans 27
    - ii. General preventative maintenance done
    - iii. Rear of building was tagged with graffiti – fac ops quickly removed it
  - c. Guerneville
    - i. Still currently a shelter
    - ii. Repaired sink pipe in women’s restroom
    - iii. Light bulbs replaced
    - iv. Landscaped bushes along the perimeter
    - v. A few toilets were unclogged
  - d. Petaluma
    - i. Events Feb 1-May 2: Veterans 44, non-veterans 86
    - ii. Overhead lights outside lobby entrance now functional: fac ops replaced the wiring and switch
    - iii. Two sets of fence panels had damaged boards replaced
    - iv. Fac ops is working on repairing the damaged marque
    - v. Landscaping was done on Wednesday and will be done again a few days before Memorial Day
- 10. Auditorium Reports by Veteran Representative
  - a. Cloverdale - Gus
    - i. Nothing further.
  - b. Cotati – Brandon
    - i. Nothing to add.
  - c. Guerneville – John

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- i. Nothing to add

### 11. Capital Projects Update

#### a. Current Projects:

##### i. Santa Rosa

- 1. PG&E Sustainable Solutions Turnkey Program: water heaters replaced, recommended energy improvements will go to the Board on July 18. Includes aesthetic improvements, HVAC, solar & battery units – using Strategic Planning Funds. Awaiting Board approval.

##### ii. Petaluma

- 1. Seismic upgrade is delayed due anomaly in bid documents, awaiting guidance from County Counsel if it needs to be rebid. Keith will keep Terry & Duane updated. Silver lining is the delay of bid may help us if we receive the grant funding.
- 2. Slated for water heaters before contractor issue. PG&E is looking for a qualified contractor.

##### iii. Cloverdale

- 1. Added a pool cover on Capital Improvement Plan, due to be considered by the Board in July.

##### iv. Sonoma

- 1. HVAC upgrade for lobby & lounge. Contract has been negotiated, awaiting approved by SPI Director.

##### v. Cotati

- 1. No planned projects

##### vi. Sebastopol

- 1. Stove & fridge will be pulled from Capital Improvement Project Plan with Sebastopol's permission, additional repairs needed in the kitchen will remain. Freezer, dishwasher, water heater still need attention.

##### vii. Guerneville

- 1. Architect is ready, funds ready to award for building study to decide whether to tear down & replace or build elsewhere. SPI Director needs to review County Real Estate portfolio before a decision can be made now that we have the Bank of America building. We are still identifying available properties for the Sheriff as well – complicating the decision.

#### b. Capital Priorities

- i. Will be determined based on the results of the grant

### 12. New Business

#### a. Free Access to Regional Parks for Veterans

- i. Request for ad hoc committee to work with County Parks and United Veterans Council on gaining free state park access for Veterans (similar to Federal program). No volunteers.

#### b. State Bond for Capital Improvements for Veterans Buildings in State

- i. Request for ad hoc committee to work on a state bond for funding to improve all veterans buildings in the state (bond initiative, work with state representatives).

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1. Q: Would Sebastopol qualify? A: Yes, still County property.
    2. Q: Would this have to go through the election process? A: Yes
    3. Lewis will look into this and get back to Terry at the next meeting.
  - c. Submitted Grant
    - i. Discussed above
  - d. Transient Occupancy Tax Program
    - i. Looking for someone to look into the policy (about five years old) that the Veterans buildings should receive a portion of the TOT.
      1. From Tammy – it just goes into the operating budget (one bucket for all buildings)
      2. From Hope – its now at the discretion of the Board of Supervisors
      3. From John – the 5<sup>th</sup> district generates most of the TOT and is trying to keep it in their district
      4. No volunteers.
13. Good of the Order
  - a. Terry has access to a motorized scooter, family wants it to go to a veteran. Reach out if you know someone who needs it.
  - b. Next meeting will be in Sonoma – lunch will be hosted at 1230. Please send a headcount.
14. Motion to adjourn
  - a. 1<sup>st</sup> Lou, 2<sup>nd</sup> Bob