



West Plainfield Fire Protection District

24901 County Road 95, Davis, CA 95616

(530) 756-0212

AD HOC COMMITTEE – LILLARD HALL – USES / CONTINUED USES – MINUTES January 11, 2023 at 2:00 PM

Held in Person at Lillard Hall
24905 County Road 95
Davis, CA 95616

Held by Zoom: <https://us06web.zoom.us/j/98831083439>
One tap mobile – +16699006833,98831083439#
Dial by your location – (669) 900-6833 US (San Jose)
Meeting ID: 988 3108 3439

1. Call the meeting to order (Chair Yeager)

Meeting was called to order by Chair Yeager at 2:00 PM. Present were:

In Person:

Committee Members: James Yeager and Richard Guarino

Support Staff: Chief Cherie Rita

Department Members: Fire Captain Dave Osborn, Fire Captain Patrick Fish,
Firefighters Jon Lee, and Peter Maggenti

Via Zoom: District Resident Georgia Waid, an unidentified
individual on an iPhone, Assistant Chief Dave Stiles,
Fire Captain Scott Bravo, and Fire Captain Tom Stiles

2. Public Comment

NONE

3. Discussion – History of Hall and Community Uses (Chair Yeager)

The first hour was spent going over the history of the Hall that Commissioner Yeager could pull from Board minutes and uses over the years and most recently.

(Item 5 discussed out of order)

5. Discussion / Action – Revenues and Costs to Maintain Hall (Chair Yeager)

a. Current Fixed Costs

Generally: (i) manager pay, (ii) garbage, (iii) internet, (iv) electric. Chief Rita will get actual numbers for the next meeting. If use is changed, it may be possible to do away with a lot of the fixed costs.

b. Cost for Current Repairs

Have not yet received quotes for current repairs, all of which are well documented, except for any ADA compliance issues that need to be addressed. Those will be handled by the standing Lillard Hall committee.

c. Estimated Revenues

This topic was not addressed; but, as everyone acknowledged, revenues need to exceed expenses.

d. Revenue (or Lack of) and Costs to Maintain Hall

i. With rentals

ii. Without rentals

Same as above: not really addressed; but, everyone acknowledged revenues need to exceed expenses. The District budget, at this time, cannot absorb these costs, even to keep it running solely for Department use.

4. Discussion / Action – Complaints re Hall Rentals (All)

Fire Department staff wanted to reiterate the issues:

- No on-site oversight by Hall Manager during events, resulting in:
 - o Renters and guests encroaching on District property north of the Hall
 - o Gunfire
 - o Vandalism to District property
 - o Abuse of alcohol and potential drunk driving, jeopardizing staff and the public
 - o Events not ending on time
 - o Music playing too loudly AND past ending times
 - o Lax security
 - o Burnouts in the parking lot while renters and guests leave functions
 - o Confrontations between renters, guests, and on-duty personnel
 - o The need to call the Sheriff on several occasions
 - o Inconvenience/discomfort to neighbors and on-duty personnel
- Lax cleaning, resulting in:
 - o Dog hair in the kitchen area
 - o Parking lot and surrounding area littered with beer bottles and other trash
- No consequences for any infractions

Captain Bravo stated all the above are affecting the staff's health (inadequate sleep) and safety (gunfire), with the potential to adversely affect the ability to respond to requests for assistance. The cleanliness issues are likely affecting the public's perception of the Department.

a. Recent Changes to Rental/Use Policies

Commissioner Yeager thought perhaps the most recent changes had not

been allowed enough time to determine if they would make a difference.

b. Potential Additional Changes to Rental /Use Policies to Address Complaints

Chief Rita presented the committee with a document from the officers of the Department reiterating their concerns and suggesting a starting place for discussions regarding potential additional changes to use and policies. Commissioner Yeager accepted the document but did not want to have that discussion at this meeting, stating he had not intended to discuss this part at this meeting. As we were only an hour into the meeting, several of those in attendance questioned why Commissioner Yeager would not move forward with discussions as plenty of people were in attendance to move it forward. Commissioner Yeager never intended to take all these topics in one meeting, which was why he had scheduled two meetings. He directed everyone to write their suggestions and present them before the next meeting. Captain Fish asked why not, as it was on the agenda. Commissioner Yeager reiterated he was not ready to move forward and had agendaized the matter to be over two meetings.

Captain Bravo asked that we move forward to take it to the Board meeting next week. Commissioner Yeager again stated that he did not have suggestions in front of him to review for resolving the issues, that President McMullen also wanted to be involved, and that he was sticking to his plan to hold those discussions at the next meeting. Chief Rita also asked that the meeting continue as we already knew what suggestions we wanted to discuss. Again, Commissioner Yeager reiterated he wanted to study it further to get his ideas down. He also wants to have Commissioner Amy's input, as she has some ideas.

Prior to the meeting ending several people asked to be heard regarding their final thoughts and thoughts on changes, as follows:

Jon Lee:

- Address ADA issues (no grandfathering of this matter) and get maintenance done
- Someone other than Department staff at the event, as it is not the District staff's job to oversee the Hall renters
- Water faucet for cleaning at the North side of the building, outside
- Cleaning done right after the event
- Adding additional penalties

AC Stiles:

- Clean prior to leaving that night
- Keys are given same day and returned the same day
- Been lax in enforcement, which is the fault of the manager and committee,

which created all the problems

- District funds cannot subsidize the use of the Hall for non-residents, so funds need to be raised if use by non-residents continues to be allowed

Scott Bravo:

- Lack of cleanliness affects the public's perception of the District
- Draws focus away from the primary purpose of the District
- Community members only
- Events end no later than 2100
- Perhaps turn into a true community hall where only meetings are taking place
- Impact on personnel and neighbors cease immediately
- Needs to be addressed as rentals continue (unless meetings)

Chief Rita:

- Events of all types hosted by district resident
- Fundraisers/annual dinners by non-profits and businesses
- Meetings, of any sort
- Classes/training
- End 2100 hours; open for discussion
- Perhaps we hire the security company, so it is clear they answer to us
- Clean up the parking lot before leaving the premises

Guarino

- Community-only rentals
- Open to change and more information
- Hall useful to the community

Captain Bravo pointed out that Commissioner Amy is not part of this ad hoc committee, so does not understand why we need to wait for her. Commissioner Yeager responded that Commissioner Amy was also working on some changes and he wants to include those so that there is one complete package. AC Stiles asked that it be noted that the creation of this ad hoc committee, instead of putting this assignment with the standing committee, had unnecessarily and unfortunately complicated this process and hopes that it can be corrected moving forward if more work needs to be done.

6. Discussion / Action – Moving Forward

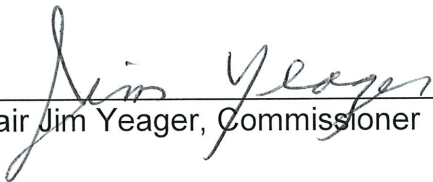
Commissioner Yeager asked that everyone present their thoughts in writing prior to the next ad hoc meeting regarding this matter. He will meet with Commissioner Amy prior to the next ad hoc meeting.

7. Calendar

- a. **The next Lillard Hall Ad Hoc Committee meeting is scheduled for January 25, 2023, at 2:00 PM, at Lillard Hall**
Confirmed.

8. Adjourn Meeting

Meeting was adjourned by Chair Yeager at 4:00 PM.



Chair Jim Yeager, Commissioner



Cherie Rita, Fire Chief