

**EL DORADO HILLS COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS REGULAR MEETING**

January 13, 2005

MINUTES

CALL TO ORDER

President Joe Chinn brought the regular meeting to order on Thursday, January 13, 2005, at 7:00 p.m. Directors Larry Brilliant, Justin Masters and David Trapani were in attendance. Director Constance Wyatt was absent. Also present were General Manager Wayne Lowery, Assistant General Manager Sandi Kukkola, Director of Parks Kent Oakley, Interim Finance Director Gene Albaugh, Senior Parks Supervisor Darrell Soss and Legal Counsel Robert Thurbon. Approximately 12 members of the public were present.

Adoption of Agenda

Move item #22 after item #14 and item #18 after item #16.

Motion No. 1. Director Masters moved and Director Brilliant seconded the motion to approve the agenda as amended. Motion carried 4-0-1 (Wyatt absent).

PRESENTATIONS & ANNOUNCEMENTS

- 1. General Manager Wayne Lowery presented the Community Service Awards to Brad Ballenger of the El Dorado Hills Fire Department in the Adult Individual category, Casey Emmett in the Youth Individual category, Boy Scout Troop 645 in the Youth Group Category, and Angie Butcher for Vanessa Alves of Wells Fargo Bank in the Adult Group category.**

Representatives from El Dorado Hills Community Vision were not able to attend the meeting due to a conflicting meeting, but they will attend the February meeting of the Board of Directors.

- 2. Presentations Supporting and Opposing the March 2005 General Plan Referendum (Measure B) and U.S. Highway 50 Levels of Service Initiative (Measure D).**

Kim Beal of the Board of Realtors presented the background of the El Dorado County General Plan history. She provided an overview of both Measure B and Measure D. A meeting will be held on February 15, 2005 at 7:00 p.m. in the Pavilion.

COMMUNITY COMMENT

Darrin White, Promontory Resident, asked the CSD to reconsider lighting on the Promontory Community Park.

REVIEW OF WRITTEN COMMUNICATIONS

3. **Sanford Inouye, VP Government Affairs, Comcast, letter dated December 9, 2004: Addition of Digital Video Recorder (DVR) service to El Dorado Hills.** Receive and File.
4. **Sanford Inouye, VP Government Affairs, Comcast, letter dated December 28, 2004: Franchise Fee Adjustment, effective January 1, 2005.** Receive and File.

Director Masters asked if the District would now receive franchise fees from broadband. General Manager Lowery will send the information to the Board members.

COMMUNITY SERVICES DISTRICT CALENDAR

5. **January and February 2005 Calendar of District Events and Activities.** General Manager Lowery, asked the Board to put the May 14, 2005 Bertelsen Park Dedication on their calendars.

CONSENT CALENDAR

L.G. Lloyd, Park Village, regarding item #11 feels Mr. & Mrs. Hearn should not be an assessed garbage service fee since they will not use the service while on a 12-month vacation.

Motion No. 2. Director Brilliant moved and Director Masters seconded the motion to approve Consent Calendar Items 6) minutes of December 9 & 10, 2004; 8) Cash Disbursements through December 31, 2004; 9) Treasury Report for September 30, 2004; 10) Out of Agency Services Agreement with Green Springs Ranch; 12) PG&E utility easement at Creekside Green Park; 13) form two new Landscape and Lighting Districts one for Valley View Specific plan and one for West Valley Village, with the exception of Items 7) Finance Reports for November 30, 2004; and 11) Hearn request for exemption from garbage service. Motion carried 4-0-1 (Wyatt absent).

GENERAL BUSINESS

14. **Review items pulled from Consent Calendar for action.**

Regarding Item # 7 Director Masters asked for clarification on three line items in the Parks Department budget. Director of Parks Kent Oakley answered these questions

Motion No. 3. Director Masters moved and Director Brilliant seconded the motion to approve the Item #7 Finance Reports for November 30, 2004. Motion carried 4-0-1 (Wyatt absent).

Regarding Item #11 Director Trapani expressed concern that Mr. & Mrs. Hearn are being assessed a service they were not using. General Manager Lowery provided a history and background on the current policy not to waive fees for mandatory garbage service. He recommends that if the board wishes to waive the fees in this case, they review the policy and set perimeters and procedures for waiving garbage service fees for the Hearn's and future requests.

Director Masters would like Waste Management to better advertise the free vouchers.

Motion No. 4. Director Trapani moved and Director Masters seconded the motion to approve Item #11 and deny Hearn request for exemption from garbage service. Motion carried 4-0-1 (Wyatt absent).

- 22. Sam Karrell, President, Oak Ridge High School International Club, requesting a waiver of fees to sponsor a fund-raising dance on Friday, January 28, 2005 for victims of the Southeast Asia tsunami disaster. One hundred percent of all event proceeds to go to either Unicef or the American Red Cross.**

Samantha Karrell introduced her fellow students and members of the ORHS International Club and Key Club who are asking for a fee waiver of the CSD Gym to hold a high school student dance where 100% of the proceeds will go to victims of the Southeast Asia tsunami. It is estimated that approximately \$1000 will be raised. Raley's will donate water and food for sale.

Motion No. 5. Director Brilliant moved and Director Trapani seconded the motion to waive fees to sponsor a fund-raising dance on Friday, January 28, 2005 for victims of the Southeast Asia tsunami disaster. One hundred percent of all event proceeds to go to either Unicef or the American Red Cross. Motion carried 4-0-1 (Wyatt absent).

- 15. Director of Parks Kent Oakley recommending award of contract to M & H Builders in the amount of \$2,101,850.00 for the construction of the Maintenance Yard Project, authorize a contingency of \$210,185.00 (10%), and increase the project budget from \$1,384,599.00 to \$2,651,500.00. (K. Oakley)**

Director of Parks Kent Oakley presented a proposal to award the contract to construct the Maintenance Yard and Maintenance Building. He stated that the bids were all very close and the low bidder, M&H Builders, is building the new El Dorado Hills Library and have been pre-qualified by the District. Construction could start in approximately 30 to 60 days with a 270 days (9-months) construction period. Mr. Oakley is recommending that the ad alternate be included in the contract. Donovan

Hillman from e.m. kado and a representative of M&H Builders were available to answer questions of the Board and public.

John Thompson, Bass Lake Action Committee, asked why the CSD staff didn't know the cost of building construction has increased so significantly. General Manager Lowery explained that with the bids received recently for projects such as construction of the skate park, staff has been aware of the increase in construction cost, but until bids were actually received for the project did not know to what extent costs have increased.

Motion No. 6. Director Masters moved and Director Brilliant seconded the motion to award the contract to M & H Builders in the amount of \$2,101,850.00 for the construction of the Maintenance Yard Project, authorize a contingency of \$210,185.00 (10%) and increase the project budget from \$1,384,599.00 to \$2,651,500.00. Motion carried 4-0-1 (Wyatt absent).

- 16. Approve contract with e. m. kado associates for design, construction documents and construction phase administration for the Administration Building in an amount not to exceed \$210,000 and authorize General Manager to execute the contract.**

Donovan Hillman of e. m. kado, the architect, estimates approximately \$250 per square foot to construct the administration building at this point in time. He estimates a total of \$3.3 to \$3.6 million to construct the building. This estimate is based on the bids received for the maintenance building.

The board deferred this item until the February meeting and asked staff to report back with an updated Capital Improvement Plan including future projects such as Valley View Community Park and to evaluate whether a 12,000 square foot building is the right size building for the needs of the District. Staff was directed to take the revised CIP, including realistic future community Parks such as Valley View, to the administration finance committee prior to going to the Board in February.

- 19. Board adopt Resolution 2005-01, accepting an Irrevocable Offer of Dedication and underlying fee thereto for St. Andrews Village Unit #6, Lot A, APN #112-360-01.**

General Manager Lowery provided a background on the landscaping strip on El Dorado Hills Blvd. at Canterbury Lane in St. Andrews Village. Residents on Canterbury have requested the District take ownership of the property and install and maintain landscaping on the property. The roadway Landscape and Lighting Assessment District has funds for some maintenance on this property.

Motion No. 7. Director Brilliant moved and Director Trapani seconded the motion to adopt Resolution 2005-01, Accepting an Irrevocable Offer of

Dedication and Underlying Fee thereto for St. Andrews Village Unit #6, Lot A, APN #112-360-01. Motion carried 4-0-1 (Wyatt absent).

- 17. Public Hearing:** Public hearing to consider a resolution approving an increase in the 2005 Park Development Impact Fee based on the 6.51% change in the Engineering News Record Construction Cost Index for the 12-month period through October of the prior year.

President Chinn opened the Public Hearing.

Hearing no public comment President Chinn closed the Public Hearing.

- 17.1 Adopt Resolution 2005-02 Approving a Park Development Impact Fee Increase and Requesting the County of El Dorado Board of Supervisors to Adopt and Implement the Fee on Behalf of the District. *(G. Albaugh)*

The Board will ask staff to revise the Nexus Study now that we have actual building costs with the maintenance facility firm and the estimated costs for the administration building.

- Motion No. 8. Director Brilliant moved and Director Masters seconded the motion to adopt Resolution 2005-02 approving a Park Development Impact Fee increase and requesting the County of El Dorado Board of Supervisors to adopt and implement the fee on behalf of the District and expedite through the County process for approval. Motion carried 4-0-1 (Wyatt absent).**

- 18. CC&R Design Review Task Force recommending Task Force be suspended until January 2005 at which time the Board can review scope of work and re-charge the committee. *(Continued September 9, Agenda Item No. 24; October 14, 2004, Agenda Item No. 19; & November 15, 2004, Agenda Item No. 2)***

General Manager Lowery presented an overview of the CC&R Design Review Task Force and the progress they have made for nearly two years. Staff is asking the Board for direction on Task Force issues.

Lowery recommends the Board give the Task Force the guidelines reviewed by District legal counsel to the Task Force to use as a basis for changes and that the Task Force be given until June to make recommendations to the Board for approval in August.

Lowery suggested the Board CC&R committee meet with Task Force to develop a process and time line to review the guidelines.

- Motion No. 9. Director Masters moved and Director Brilliant seconded the motion to dissolve the current task force and form a new task force with the**

sole scope of work to be a review of the attorney draft and bring it back to the Board by the June 2005 Regular Board Meeting. Motion carried 4-0-1 (Wyatt absent).

20. Appointments and updating of Board Committee assignments.

Standing Committees

Administration and Finance	Brilliant/Chinn
CC&R Board Committee	Masters/Trapani
Parks and Planning	Masters/Brilliant
Recreation	Chinn/Wyatt

Ad Hoc

Community Park Land Acquisition	Chinn/Masters
Hazardous Materials Committee	Brilliant/Chinn

Misc. Committees

APAC	Trapani/Brilliant
Incorporation AD Hoc Committee	Brilliant/Chinn

21. Approve Director registration for Special District Governance Academy training in fiscal years 2005 and 2006.

Joe Chinn,	Modular 1 and 2
Larry Brilliant,	Modular
Dave Trapani,	Modular 1
Justin Masters,	Modular 2 and 3

GENERAL MANAGER REPORTS

No Reports

BOARD OF DIRECTORS COMMENTS & FUTURE AGENDA ITEMS

Director Masters would like to respond to Bob Dorr's newsletter regarding the business park being included in the incorporation and clarify the benefits to the business park being a part of the potential city.

Director Brilliant told the Board that the Administration Finance Committee sent a letter to the Cameron Park CSD requesting the past due amount owed to the EDHCSD for use of Bass Lake Sellwood Park field.

President Chinn closed the Open Session and adjourned to the Closed Session at 10:45 p.m.

CLOSED SESSION

23. Closed session is authorized by the California Government Code:

23.1 §54956.9, Conference with legal counsel regarding potential litigation: Citizens Organized for Responsible Development.

23.2 §54957.6(a), conference with labor negotiator regarding the salaries, salary schedules or compensation paid in the form of fringe benefits of its employees represented by the El Dorado Hills Community Services District Employees Association Local 1 and all unrepresented employees.

President Chinn re-opened the Regular Meeting and reported that the Board took no action.

Adjournment

President Chinn adjourned the meeting at 11:45 p.m.

APPROVED:

Joseph J. Chinn, President
EDHCSD Board of Directors

DATE: _____

ATTEST:

Wayne A. Lowery, General Manager
Secretary to the Board Of Directors

DATE: _____