

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

**February 10, 2005**

**MINUTES**

**CALL TO ORDER**

President Joe Chinn brought the regular meeting to order on Thursday, February 10, 2005, at 7:00 p.m. Directors Larry Brilliant, Justin Masters and Constance Wyatt were in attendance. Director David Trapani was absent. Also present were General Manager Wayne Lowery, Assistant General Manager Sandi Kukkola, Director of Planning Dianna Hillyer, Interim Finance Director Gene Albaugh, Senior Parks Supervisor Darrell Soss and Legal Counsel Robert Thurbon. Approximately 55 members of the public were present.

**Adoption of Agenda**

Director Chinn asked to move Item #18.3 before Item #18.1

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

**PRESENTATIONS & ANNOUNCEMENTS**

- 1.        Presentation of Certificate of Appreciation to Boy Scout Troop 454, Boy Scout Troop 645, and El Dorado Disposal for outstanding assistance in the annual holiday tree-chipping program.**

Kristie Downey, Planning Coordinator, presented certifications of appreciation to Boy Scout Troops 454 and 645. The Boy Scout Troops donated over \$2,000 toward the Tsunami victims. Dianna Hillyer presented a certificate of appreciation to Waste Management.

- 2.        Presentation of 2004 Community Services Award to El Dorado Hills Community Vision**

General Manager Wayne Lowery presented the Community Service Awards to the El Dorado Hills Community Vision for their support of various community efforts, most recently the El Dorado Hills Teen Center.

Jay Martin of CVI and Boy Scouts Troop 645 announced a Fishing Derby, Saturday, March 5, sponsored by EDCVI and local Boy Scout troops.

**COMMUNITY COMMENT**

No comments

### **REVIEW OF WRITTEN COMMUNICATIONS**

3. **Samantha Karrell, President, Oak Ridge High International Club, letter dated January 27, 2005; appreciation for assistance with fundraising dance for victims of the 2004 tsunami disaster. Receive and File.**
4. **Judy Arrigotti, 1481 Lomita Way, El Dorado Hills Arts Association, letter received February 2, 2005; requesting co-sponsor status. (General Manager recommending request be referred to Recreation Department for consideration.) Receive and file.**

### **COMMUNITY SERVICES DISTRICT CALENDAR**

5. **February and March 2005 Calendar of District Events and Activities.**

The General Manager reviewed upcoming meetings and events.

### **CONSENT CALENDAR**

- Motion No. 2. Director Wyatt moved and Director Brilliant seconded the motion to approve Consent Calendar Items: 6) minutes of January 13 and 14, 2005; 7) Finance Report for December 31, 2004; 8) Cash Disbursements through January 31, 2005; 10) MOU with Vision Coalition; 11) Purchase of truck replacement; 13) Resolution 2005-03 for annual engineer's report for L&Ls and CC&R Assessments; 14) 3<sup>rd</sup> and final notice to Henry Ishibashi of Bass Lake Village; and 15) Purchase and install play equipment at Murray Homestead Park, with the exception of Items: 9) Browning Capital Reserve Update; and, 12) Change Order No. 2 for Fairchild Park. Motion carried 4-0-1 (Trapani absent).**

### **GENERAL BUSINESS**

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

Regarding Item #9 Ratify contract for \$5,400 with Robert W. Browning for capital reserve study update, Director Masters questioned whether this is the best time to update the study with all the new development coming on line. General Manager Lowery explained the Board directed the capital reserve study be updated every two years. Information available for new facilities will be included in the plan.

- Motion No. 3. Director Wyatt moved and Director Masters seconded the motion to approve Item #9, Ratify contract for \$5,400 with Robert W. Browning**

**for capital reserve study update and include current projects under construction. Motion carried 4-0-1 (Trapani absent).**

Regarding Item #12, Change Order No. 2 for Fairchild Park, Director Chinn asked staff to develop a policy to allow the General Manager to approve change orders within the amount of the approved contingency. He also directed staff to review the current purchasing policy to increase spending authority for staff. Director Masters would like the policy to include some oversight of how funds are allocated in the contingency.

**Motion No. 4. Director Masters moved and Director Wyatt seconded the motion to approve Change Order in the amount of \$5,065 by JMS for rock excavation at the Fairchild Park Project. Motion carried 4-0-1 (Trapani absent).**

**17. Appoint member to the CC&R Design Review Guidelines Task Force.**

Director Masters recommended the Board appoint Jeff Haberman and Rick Sanne as co-chairs. He would like the committee to develop a format for meetings including use of email and monthly meetings.

Director Brilliant suggested the CC&R Committee, Directors Masters and Trapani, select the committee and develop the process to complete the guidelines by June.

Director Chinn would like two members of the public and two members of the DRC be appointed to the committee.

Director Masters asked if the District is required to post DRC Task Force meeting agendas. General Manager Lowery stated that this is a Board appointed committee, therefore it falls under the Brown Act and all meetings must be posted.

**Motion No. 5. Director Brilliant moved and Director Wyatt seconded the motion to refer the scope of work, assignment of committee members, and format of the Design Review Task Force to the CC&R committee and to include two members of the general public and two members of the DRC on the task force. Motion carried 4-0-1 (Trapani absent).**

**18. Stephen Harris Park Renovation, Promontory Park Phasing Plan and 2005 Mid-Year review of Five-Year Capital Improvement Plan.**

**18.3 Review Five-Year Capital Improvement Plan and provide direction to staff on prioritization of park improvement projects.**

Rob Vomund, tennis advocate, asked the Board to consider additional tennis courts in the Capital Improvement Plan. National Recreation and Park Association calls for one tennis court for every 2,000 residents. The district

currently has over 30,000 residents with only four tennis courts. Rob asked the Board to consider both long-term and short-term solutions.

Approximately six other residents asked the Board to consider lighted tennis courts in the CIP. They stated the district is lacking in adequate tennis facilities and most residents currently go to Folsom to play. Director Wyatt also expressed that lighted tennis courts are a priority for the District.

Paul Raveling, President of Waterford HOA, is interested in the development of Lake Forest Park. Waterford residents are interested in a passive park with no sports facilities and asked that the park remain in the five-year plan.

Guy Gertch, El Dorado Hills Resident, asked the Board to be fiscally responsible especially when the parks, like Harris Park, are expected to cost more than anticipated. He is also in support of moving Lake Forest Park construction to the current year rather than wait until 2007.

Sean Howell, St. Andrew's Village, requested no lights at Stephen Harris Park.

Bob Dorr, Governor's Village resident and tennis player, supports additional tennis courts in El Dorado Hills and repairing the courts in Harris Park. If the Harris Park courts are repaired, many residents who go elsewhere to play will come back to El Dorado Hills and the demand for tennis will be stronger.

Director Brilliant explained that the District's ability to keep up with the growth is an atrocity. We are turning children away from using District facilities. We need to address this now. He feels the board doesn't have a clear vision on where we are going. What is our objective and on what are we going to focus? We need to focus on the three large parks coming on line in the next few years. He would like the Board to commit to building three community parks in the next three years. He suggested the Board ask staff to go back and revise the capital improvement plan to get the parks built in the next three years, develop criteria for setting priorities, show how we can fund building the parks, and identify which parks we are going to build that meet the greater community need i.e. Valley View, Promontory and one other community park.

Director Chinn directed staff to develop a plan to get these parks built. He also pointed out that he agreed that the district is behind in serving the park needs of the community. We are only just now getting access to land to build parks. Director Brilliant wanted to make it clear that parks that are in process will continue to move forward.

**Motion #6**

**Director Brilliant moved and Director Masters seconded the motion that the Board set its goal to open three community parks by fiscal year**

**ending 2008. Parks must be balanced to meet the need of the greater community. Staff should set criteria for prioritization of projects, make recommendation for prioritization, and identify 100% funding sources for three new community parks. Motion carried 3-0-1-1 (Wyatt abstain; Trapani absent)**

The Board directed staff to take the revised plan to the Administration Finance Committee prior to presenting it to the full board.

**18.1 Parks and Planning Committee (Masters/Brilliant) recommending Board approve construction-phasing plan for Promontory Community Park.**

Planning Director Dianna Hillyer gave an overview of the project and introduced Greg Hauser of Stantec, the architect designing the Promontory Community Park. Greg indicated that the park plan is staying with a flora and fauna theme. Play equipment, shade structures, and furnishings will have a nature oriented, whimsical theme.

Hillyer described the improvements for Phase 1, Phase 2, and Phase 3 design and improvements as described in the staff report.

Darrin White, El Dorado Hills resident, said the district is masking sports fields as a Neighborhood Park. Asking where the Board is going to come up with enough money for three community parks. He feels the board will never finish the Promontory Park.

Doug Hathaway, EDH resident, said there are no neighborhood parks in the main portion of Promontory.

Greg Witherow, Promontory resident, invited the board members to his house to see what he looks at now and what the lighted sports complex will do to his back yard. He moved away from Folsom to get away from their lights.

Guy Gertch, El Dorado Hills resident, also requested that the board be fiscally responsible with the district's funds. Promontory L&L is bringing in the money to develop the entire Promontory Park and he feels Phases 2 and 3 won't be built.

Director Brilliant defended the board's action saying priorities are large parks and the intent is to get all parks built to one hundred percent.

Director Chinn said the Board is trying to meet the biggest needs of a community. This project (Promontory Community Park) has a very balanced design. The Board is being very financially prudent by prioritizing the park projects.

Planning Director Dianna Hillyer explained the next steps are to submit comments on 50% design now and move forward on getting 90% done by late April. If the court mandates changes, they can be accommodated at that time. The community center will be designed separately.

**Motion No. 7. Director Masters moved and Director Wyatt seconded the motion to approve the construction-phasing plan for Promontory Community Park. Motion carried 4-0-1 (Trapani absent).**

**18.2 Parks and Planning Committee (Masters/Brilliant) recommending Board approve Stephen Harris Tennis Courts Renovation Master Plan and preparation of construction documents for the park improvements.**

Planning Director Dianna Hillyer noted that staff originally allocated \$236,096 to simply repair the existing tennis courts at Harris Park, resurface parking lot and replace play equipment. This estimate was based on staff experience with projects at that time. Now, the project has been engineered and the extent of the damage to the tennis courts and the parking lot has been identified. The new plan includes repairing all deferred maintenance.

Doug Hathaway, Promontory resident, appreciates the architect's response to the neighborhood residents. He asked if the houses were built before the park.

The Parks and Planning Committee removed the tennis court lights from the plan at their last meeting. The cost to add lights on the tennis courts would be about \$160,000.

Director Brilliant felt that it is difficult to make a decision without understanding the funding portion of the Capital Improvement Plan.

**Motion No. 8. Director Masters moved to approve phase one including the stub out of electricity for the tennis courts lights. Motion retracted by Director Masters. Motion died.**

**Motion No. 9. Director Masters moved and Director Wyatt seconded the motion to approve Stephen Harris Tennis Courts Renovation Master Plan including the tennis courts lights and direct staff to come back with a phasing plan to meet the budget. Motion carried 4-0-1. (Trapani absent).**

Director Wyatt excused herself and left the meeting at 10:05 p.m.

**19. Authorize General Manager to negotiate lease agreement for temporary administration offices.**

General Manager Lowery explained the need for additional office space. The board asked staff to be sure there is adequate space to meet the needs of a consolidated front office in the proposed trailer. Director Brilliant asked staff to check with the fire department.

**Motion No. 10. Director Masters moved and Director Brilliant seconded the motion to authorize the General Manager to negotiate a lease agreement for temporary administration offices. Motion carried 3-0-2 (Wyatt and Trapani absent).**

**20. Approve Fiscal Year 2004-2005 Mid Year Budget Update.**

General Manager Lowery gave a brief overview of the mid-year budget that included a temporary administrative office to consolidate the front office functions of the district, a reduction in overall recreation expenses, on-line recreation registration software and hardware, computer upgrades, safety training, two new part-time positions in planning and information technology, and a full-time Administrative Assistant III.

**Motion No. 11. Director Brilliant moved and Director Chinn seconded the motion to approve fiscal year 2004-05 Mid-Year Budget Update. Motion carried 3-0-2 (Wyatt and Trapani absent).**

**GENERAL MANAGER REPORTS**

No Reports

**BOARD OF DIRECTORS COMMENTS & FUTURE AGENDA ITEMS**

Director Masters asked staff to check the performance clauses on our parks contracts. Bertelsen Park is now behind schedule. He asked if there were any repercussions if the contractor doesn't finish the park on time.

Director Masters asked about a letter from Comcast at the last meeting. He wonders if we are now open to receive franchise fees from broadband. He requested a report back.

**President Chinn announced the Board is entering closed session at 10:30 p.m. and asked for public comment. No comments received.**

**CLOSED SESSION**

23. Closed session is authorized by the California Government Code
  - 23.1 §54956.9, Conference with legal counsel regarding potential litigation in the case of Citizens Organized for Responsible Development v. El Dorado Hills Community Services District.
  - 23.2 §54956.9 Conference with legal counsel regarding potential litigation: One case.
  - 23.3 §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 No. 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 Director**

**DATE:** \_\_\_\_\_