

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

**April 14, 2005**

**MINUTES**

**CALL TO ORDER**

President Joe Chinn brought the regular meeting to order on Thursday, April 14, 2005, at 7:02 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 and Parks Supervisor Ed Lenger. Approximately 16 members of the public were present.

General Manager Lowery explained that Director Wyatt requested to teleconference the Board meeting due to the fact that she was out of town. He continued to explain the Brown Act required the agenda to include the location of the teleconference. Because the location of the teleconference was unavailable at the time the agenda was posted, the teleconference was not possible.

**Adoption of Agenda**

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

**PRESENTATIONS & ANNOUNCEMENTS**

**1. Samantha Karell, Oak Ridge High School International Club President: Reporting back on results of Tsunami Fundraising Teen Dance.**

Ms. Karell introduced several fellow student leaders from Oak Ridge High School and gave thanks to various community members and organizations as well as the Board of Directors for their efforts in fund-raising activities for the Tsunami victims. In January, when Ms. Karell requested the Board waive the gym rental fees, she indicated she hoped to raise \$1,000. Due to the support of the community, the dance raised over \$3,000. This is the single largest contribution to Unicef from a local high school.

**COMMUNITY COMMENT**

**None**

**REVIEW OF WRITTEN COMMUNICATIONS**

**None**

**COMMUNITY SERVICES DISTRICT CALENDAR**

2. **April/May 2005 Calendar of District Events and Activities.** (S. Kukkola)  
The General Manager reviewed upcoming meetings and events.

### **CONSENT CALENDAR**

**Motion No. 2** Director Brilliant moved and Director Trapani seconded the motion to approve Consent Calendar Items: 3) Minutes of March 17 and 30, 2005; 4) Finance Report for February 28, 2005; 5) Cash Disbursements through March 31, 2005; 6) Comprehensive Annual Financial Report; 7) cost analysis for Teen Center and Skate Park Projects; 8) contract to paint the interior of Community Activities Building. Motion carried 4-0-1 (Wyatt absent).

### **GENERAL BUSINESS**

9. **Review items pulled from Consent Calendar for action**
10. **Review the boundary proposals for the El Dorado Hills incorporation study and endorse one of the two proposals to the Local Agency Formation Commission (LAFCo).**

General Manager Lowery explained that there are two boundary maps proposed in the LAFCo study. The original map included the EDH Fire Dept and alternative boundary map that eliminates the “islands” such as the Business Park, Carson Creek and the Promontory in the original boundary map. Lowery recommended the Board of Directors support the alternative, “no island” map. The Board can take a position on the boundary maps as well as incorporation, but the district cannot use its resources to support the incorporation effort.

Paul Raveling, Waterford Village, supports the alternative map to include the Business Park.

Bill Kriz, the Business Park has benefited from the CSD. He supports the alternative map.

Norm Rowett, EDH Incorporation Committee, supports the alternative map.

John Hidahl, EDH Incorporation Committee, explained the fire district boundaries changed since the base map was designed and now include the business park, Carson Creek and the Promontory. Hidahl urged the board to support the alternative map.

Pat Kriz, Ridgeview Village, chamber member for nine years, feels the business park is an integral part of EDH. Business Park is within the 95762 zip code. She supports alternative boundary map.

L.G. Lloyd, Park Village, if Business Park doesn't want to be in the city, they shouldn't be made to be part of the city. The city police dept would have the additional responsibility and cost to serve to the Business Park.

A Bass Lake area EDH resident, supports the alternative boundary map. Business Park rounds out the City.

Matt Self, El Dorado Hills Telegraph, asked if the CSD Board or General Manager Lowery have heard if the Business owners have been surveyed to determine how they feel about incorporation. The only opinion so far has been from the Business Park Board of Directors. Apparently there is an informal survey in progress, but the results are unknown. LAFCo may have more information at the meeting on Monday, April 18, 5:30 p.m. at the EDHCSD Pavilion. The regular LAFCo meeting is Wednesday, April 27 with three items relating to incorporation on the agenda.

Brilliant said the message needed to be sent from this board to LAFCo that they must make a decision in the best interest of this community. Hundreds of thousands of dollars have been lost to this community when the Business Park was left out of the CSD.

Chinn stated that clearly the Business Park is part of El Dorado Hills. LAFCo's responsibility is to keep communities of interest together. It is important that the Board take action to show LAFCo their support of the "No Island" boundary map. If the Business Park is carved out of the City, they will still be using the City services. He strongly supports the alternative Boundary Map.

**Motion No. 3. Director Brilliant moved and Director Masters seconded the motion to adopt a resolution that clearly supports the 'No Island' Alternative Boundary Map that includes the El Dorado Hills Business Park within the proposed boundaries of the new city because it is in the best interest of the community and to be consistent with the statutory framework prohibiting peninsulas or islands. Motion carried 4-0-1 (Wyatt absent).**

**11. Amend authorized funding for installation of a temporary modular office in the Community Park.**

Lowery explained staff has requested bids from several contractors, but only one estimate for \$10,300 has been received. The building permit approval is expected from the county in the next 10 to 14 days.

**Motion No. 4. Director Masters moved and Director Brilliant seconded the motion to authorize the General Manager to spend up to an additional \$5,000 for utility installation for the modular building. Motion Carried 4-0-1 (Wyatt absent)**

**12. Mr. John Fraser, President, El Dorado Irrigation District Board of Directors, requesting support of SB 197 (Cox) regarding swimming and other body contact recreation at Sly Park's Jenkinson Lake.**

Lowery provided background on EID's request to support SB197.

**Motion No. 5. Director Masters moved and Director Trapani seconded the motion to support of SB 197 (Cox) regarding swimming and other body contact recreation at Sly Park's Jenkinson Lake. Motion carried 4-0-1 (Wyatt absent)**

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

Lowery explained that the District's finance staff is researching debt service financing for the permanent administration building and is requesting the Board authorize the contract with the consultant to design the permanent administration building. With the anticipated cost of the maintenance facility being \$245 per square foot and construction costs increasing, this will allow the district to move forward at the current lower rate of construction. In addition, the temporary office building will only have a two-year special use permit.

Director Masters is concerned that if the CSD becomes a City the permanent administration building will be inadequate for the City needs.

Director Chinn pointed out that the new City would be able to use the administration building for City services. Staff grows quickly in a new city and additional office space will be needed.

Director Trapani indicated that although construction costs are on the rise, the District will know the results of incorporation in a relatively short time.

Director Brilliant doesn't feel there is an urgency to design the permanent administration building. He would like to hold this until the end of the year.

**GENERAL MANAGER REPORTS**

Lowery gave the Board information about recent meetings with the EPA. At this time, there is no information to release. EPA is still interpreting the data.

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

Director Masters asked staff to let the community know about park dedications dates and time.

**CLOSED SESSION**

President Chinn asked if there were public comments on closed session items. No public comment. Chinn closed the public session and entered closed session

**14. Closed session is authorized by the California Government Code:**

- 14.1 §54956.9, Conference with legal counsel regarding pending litigation in the case of Citizens Organization for Responsible Development v. El Dorado Hills Community Services District.**
- 14.2 §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 No. 1 and all unrepresented employees.**

**14.3 §54957, regarding the appointment, employment, evaluation of performance, or dismissal of an employee. Position: General Manager.**

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

**Adjournment**

President Chinn adjourned the meeting at approximately 10:30 p.m.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Joseph J. Chinn, President  
EDHCSD Board of Directors

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
Wayne A. Lowery, General Manager  
Secretary to the Board Of Director