

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

November 10, 2005

MINUTES

CALL TO ORDER

President Joe Chinn brought the regular meeting to order on Thursday, November 10, 2005, at 7:00 p.m. Directors Justin Masters, Larry Brilliant, David Trapani and Constance Wyatt were present. Also present were General Manager Wayne Lowery, Planning Director Dianna Hillyer, Park Administrator Darrell Soss, Director of Parks Kent Oakley and Executive Assistant Charlene Ambrose. Approximately 31 members of the public were present.

ADOPTION OF AGENDA

Motion No. 1. Director Masters moved and Director Brilliant seconded the motion to approve the agenda, with one amendment: move item #12 to Presentations (no action). Motion carried 5-0.

PRESENTATIONS & ANNOUNCEMENTS

No action

COMMUNITY COMMENT

None

REVIEW OF WRITTEN COMMUNICATIONS

1. **Oak Ridge High School Key Club, note received November 1, 2005: Expressing appreciation for use of the Community Activities Building for the Katrina Fund Raiser Dance.**

Receive and File

COMMUNITY SERVICES DISTRICT CALENDAR

2. **November-December 2005 Calendar of District Events and Activities. (W. Lowery)**

CONSENT CALENDAR

Motion No. 2. Director Masters moved and Director Wyatt seconded the motion to approve Consent Calendar Items: 3) Minutes of October 13 and 24, 2005; 4) cash disbursements through October 26, 2005; 5) Finance Reports for June 30 through September 20, 2005; 6) Derek Plattor

setback; 7) Release of M&H Builder for Teen Center/Skate Park Project; pulling items 8, 9, and 10. Motion carried 5-0.

GENERAL BUSINESS

11. Review items pulled from Consent Calendar for action:

Lowery suggested item 10 be pulled for discussion. He recommends that no action be taken at the meeting.

Item # 8 Approve Joint Use Agreement with Buckeye Unified School District for Silver Dove Park/School. (D. Hillyer)

Planning Director Dianna Hillyer reviewed revisions to her submission.

Motion No. 3. Director Masters moved and Director Brilliant seconded the motion to approve joint use agreement with Buckeye Unified School District for Silver Dove Park/School. Motion carried 5-0.

Item # 9 Approve and accept easement and County of El Dorado Department of Transportation's offer to purchase easement rights on the north side of Green Valley Road between Salmon Falls Road and Francisco Drive and authorize General Manager to execute necessary documents to facilitate the sale. (D. Hillyer)

Planning Director Dianna Hillyer presented her report. The Board raised questions on possible appraisal, second opinion, indemnity, liability insurance, and fair price. Public comment was heard. President Chinn asked that the item be brought back before the Board November 29, 2005. Item was tabled.

Item #10 CC&R Citizen Advisory Committee recommending Board authorize General Manager to direct legal counsel to send Third/Final Notice of Non-Compliance to owner Jay Mearns. (S. Kukkola)

Director Masters reviewed this item of business. Discussion ensued on possible extensions and completion timeframes. The Board directed staff to give Mr. Mearns 60 days to submit landscape plans and an application to the Design Review Committee.

12. Approve proposal by American River Construction, Inc in the amount of \$2,044,000 for construction of the combined Teen Center & Skate Park Project according to plans prepared by E.M. Kado Associates - AIA, Inc. and The RJM Design Group, Inc. Further, to authorize a construction contingency of \$204,400 (10%).

Lowery recommended approval of this high priority project. Director of Parks Kent Oakley reviewed the summary of the two projects, Teen Center and Skate Park. Director Trapani asked

if any borrowed funds were being used. Hillyer replied no. President Chinn stated he does not want the General Fund to be used and that the park impact fees are to stay in the parks.

**Motion No. 4. Director Brilliant moved and Director Masters seconded the motion to approve proposal by American River Construction, Inc in the amount of \$2,044,000 for construction of the combined Teen Center & Skate Park Project according to plans prepared by E.M. Kado Associates - AIA, Inc. and The RJM Design Group, Inc. Further, to authorize a construction contingency of \$204,400 (10%).
Motion carried: 3-2. (Trapani and Wyatt No)**

13. Muriel Crouse, 1055 St. Andrews Drive (Stonegate Village), appeal of CC&R Design Review Committee denial of application to install Gerard Shakes roofing material. (Continued October 13, 2005; Agenda Item No. 20)

Lowery informed the Board this item is only a presentation and will be on the agenda for the Special Board Meeting on November 29, 2005. A public workshop will be conducted with the roof contractor present just prior to the Board meeting.

14. Report on the results of the El Dorado Hills Incorporation Election (Measures P & Q) and direction to staff for any subsequent activity.

Lowery reported on the results. Public comment was heard. Directors Masters and Brilliant gave comments. No action.

15. Direction to staff for designing permanent administrative offices.

Lowery advised that originally the permanent offices were on hold until after the election. Permanent offices are needed and general direction is sought from the Board. Staff is to prepare a proposal for Administration and Finance Committee. The project is not to interfere with financing major park construction.

16. California Association of Park & Recreation Commissioners & Board Members (CAPRCBM) requesting nominations for the 2005 Awards Program.

No action.

GENERAL MANAGER REPORTS

Lowery requested the board check their calendars for December 6 or 12 and January 19 to see if they are available to have a special meeting with MIG on parks master plan.

BOARD OF DIRECTORS COMMENTS & FUTURE AGENDA ITEMS

Director Masters asked if the District was planning a holiday event for staff and board members this year. This is tentatively scheduled for early in 2006. He also reported that the Environmental Protection Agency (EPA) had mailed a notice to residents stating plans to conduct public meetings. ATSDR not mentioned in notice. Masters stated that he would like to explore feasibility of locating a second sports field at Bertelsen Park terraced between spray ground area and McCabe Field. Director Brilliant added the he would like to explore enlarging McCabe field to the east to which directors Chinn and Wyatt stated they would to consider construction of a sports field at Lake Forest Park. Masters suggested the district explore the use of park impact fees to correct the drainage at Allan Lindsey Park. He also asked for a closed session on December 8 to discuss the General Manager's goals and objectives to be used during the next evaluation period. Finally, regarding CC&Rs, he expressed concern that a member of the Design Review Task Force (Mearns) continued to serve on the Task Force while facing an unresolved CC&R violation. Director Brilliant added that he would like a report from the Design Review Task Force by the December 8 board meeting. Masters suggested it may be time to turn over the Design Review Guidelines to Thurbon-McHaney to finalize. He also suggested that the board review the DRC performances. It was suggested that the Board's CC&R Committee screen the DRC applicants, review the DRC members who are the end of their first term of office and review DRC/CC&R policies.

Director Wyatt suggested that the Board should address the Mather Airport draft Master Plan. Brilliant offered to bring information back to Board and felt that residents should be kept informed of the Mather noise issues. He will invite Supervisor Dupray and a representative from Folsom to speak before the Board.

Brilliant stated that he, too would like to see General Manager goals & objectives. He requested that the CC&R policies, Section 7000 be sent to the Board members. Brilliant also suggested staff contact the recent city council candidates to remove their campaign signs. Finally, he suggested that the district needs a Public Information Officer to inform community of district accomplishments and build CSD image.

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.

- 17. Closed session §54956.9, conference with legal counsel regarding potential litigation in one case.**
- 18. Closed session under California Government Code §54956.9, conference with legal counsel regarding pending litigation: Israel and Eileen Ramirez, 3500 Mesa Verdes Drive.**

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

ADJOURNMENT

President Chinn adjourned the meeting at approximately 11:20 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: _____