

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

November 30, 2006

MINUTES

CALL TO ORDER

President Justin Masters brought the regular meeting to order on Thursday, November 30, 2006, at 7:08 p.m. Directors Larry Brilliant, Joe Chinn, and David Trapani were present. Constance Wyatt was absent. Also present were General Manager Wayne Lowery, Assistant General Manager Sandi Kukkola, Planning Director Dianna Hillyer, Associate Planner Kent Malonson, Finance Manager Gerry Tryhane, and Legal Counsel Bob Thurbon. Approximately 32 members of the public were present.

ADOPTION OF AGENDA

Motion No. 1. Director Brilliant moved and Director Masters seconded the motion To approve the agenda with the addition of adding the opportunity for public comment. Motion carried 4-0-1 (Wyatt absent).

PUBLIC COMMENT

Hugh Baca requested the board consider naming the new Teen Center in honor of Sacramento County Jeff Mitchell, recently killed in the line of duty.

Keoni Almeida supported the proposed Park & Recreation Master Plan and Park Impact Fee for tennis courts and other park amenities. He would like to see the tennis courts constructed north of U.S. Highway 50 and suggested Lake Forest Park as a good location for two courts.

John Zuber, asked why Oak Ridge High School was being charged huge fees for use of the Community Park Swimming Pool. General Manager Lowery explained that ORHS did assist with the construction of the pool by co-authoring a successful grant application and, through a joint use agreement, pays for the cost to maintain the pool during their use period only. He was referred to Finance Manager Gerry Tryhane for details.

CONSENT CALENDAR

Craig Fechter introduced himself as the independent auditor for the CSD's 2005-06 Fiscal Audit. He expressed his appreciation to the accounting department staff but especially Sherry Shannon and Wanda Kelly for their assistance with the audit during a period of high-level staff turn over within the department. He reported an unqualified audit that is the highest status available.

Motion No. 2. It was moved by Director Masters and Director Chinn seconded the motion to pull Item No. 1 for discussion and approve Items No. 2,

June FY 2005-06 Finance Report, and No. 3, Quarterly Treasury Report for September 30, 2006. Motion carried. 4-0-1 (Wyatt absent).

GENERAL BUSINESS

1. **Approve Comprehensive Annual Financial Report for the Year Ending June 30, 2006.**

President Masters requested clarification of the \$915 deficit in the staff report to which Tryhane explained that was a typographical error on the staff report and there was no deficit to report.

Motion No. 3. It was moved by Director Masters and Director Chinn seconded the motion to approve the Comprehensive Annual Financial Report for the Year Ending June 30, 2006. Motion carried 4-0-1 (Wyatt absent)

4. **Park & Recreation Master Plan.**
 - a. **Public Hearing: Public hearing to receive comments on the 2006 Park & Recreation Master Plan Update as prepared by Moore, Iacofano, and Goltsman, Inc.**

Planning Director Dianna Hillyer presented the draft Park & Recreation Master Plan to the Board of Directors for review and to receive public comments. Hillyer indicated the Master Plan is updated every 5 years and this process started May, 2005. The draft has been available for public comment since August, 2006. President Masters opened the Public Hearing. Upon hearing comments from Moni Gilmore, Rob Vomund, John Zuber, John Everett, Fred St. Jean, James Jory, Larry McBride, Darrin White, Bill Vandegrift, Guy Gertsch, Desi Menendez, and Jerry Chou, President Masters closed the Public Hearing and turned the floor over to Hillyer to respond to the comments.

D. Hillyer thanked them all for their participation. Hillyer provided specific responses to the comments that came up during the Public Hearing thanking those who spoke for their time and thoughtful remarks. She added that no comments were received on the Negative Declaration posted.

Director Brilliant expressed concern that the comments included a staff-recommended proposal for an electronic billboard at the Harvard Way/El Dorado Hills Blvd corner. Hillyer explained that the recommendation was forwarded by the Citizen Advisory Committee as one of many opportunities to communicate with the public. Deciding the recommendation was too specific for a Plan Strategy, it was agreed to broaden the strategy to "Enhance communications" and include the billboard proposal in a list of recommended actions.

Chinn expressed appreciation to the community, Citizens Advisory Committee, staff, and consultant for a year and one half of work on the Plan. He felt there had been a number of public meetings and it was time for the board to put the plan in place. He was pleased with the Plan and

felt it would sustain the high quality of life in El Dorado Hills. He went on to explain that the plan was tied to developer fees and, therefore, the timing for building new parks would have to be tied to the development cycle. He pointed out that the District had rehabilitated new parks such as Bertelsen and Harris and should put building new parks on existing land a priority. He underscored the need for a District vision in order to have the best park system possible.

Motion No. 4. It was moved by Director Chinn and Director Trapani seconded the motion to adopt the modifications recommended by staff. Motion carried 4-0-1 (Wyatt absent)

b. Approve Resolution No. 2006-32 Accepting the Negative Declaration and approving the 2006 Park & Recreation Master Plan Update.

Motion No. 5. It was moved by Director Chinn and Director Trapani seconded the motion to approve Resolution No. 2006-32 Accepting the Negative Declaration and approving the 2006 Park & Recreation Master Plan Update as modified by the Board on November 30, 2006. Motion carried 4-0-1 (Wyatt absent)

5. Park Impact Fee Nexus Study.

a. Public Hearing: Public hearing to receive comments, consider and approve the 2006 Park Impact Fee Nexus Study as prepared by Economic Planning Systems (EPS) and recommend approval to the El Dorado County Board of Supervisors.

Jamie Gomes and Susan Veazey of Economic & Planning Systems, Inc. (EPS) introduced the November 17, 2006 Park Impact Fee Nexus Study and November 21, 2006 Errata. Gomes pointed out that EPS worked with the District on every EDHCS D Nexus Study including the original report in 1997. He pointed out that the fee was higher because of the recent increases in labor and materials, the hilly topography and soil conditions that includes naturally occurring asbestos and a considerable amount of rock. The Errata provided an update of information and text changes from the November 17, 2006 Nexus Study draft. Planning Director Hillyer provided written comments received from members of the public, Serrano Associates, and the Northern California Building Industry Association.

President Masters opened the public hearing. Upon hearing comments from eight members of the public and no further comments offered, Masters closed the Public Hearing and turned the floor over to Hillyer to respond to the comments. The members of public who provided input were Guy Gertsch, Keoni Almeida, John Costa, John Everett and Rob Vomund.

Following review of the Building Industry Association letters, the board asked Counsel to clarify if the required procedures for considering and approving the Nexus Study have been followed.

District legal counsel, Bob Thurbon, responded that staff had met the required administrative procedures for preparing the Nexus Study and noticing this meeting. He also pointed out that the County, not the District, is the ultimate authority to approve the fee.

b. Board of Directors to adopt Resolution # 2006-33 Adopting the Park Development Impact Fee Nexus Study Update, dated November 17, 2006, and requesting the El Dorado County Board of Supervisors to Adopt and Implement the Increased Park Development Impact Fee.

Director Brilliant expressed his belief that the parks are not the backbone of the community but its heart and soul. He felt it was criminal that El Dorado Hills children have to go to other communities to receive park services and felt the Plan would provide a path for turning this situation around.

Director Chinn agreed that there is an existing deficiency but every day of delaying approval of a new Park Impact Fee would make the deficiency worse. He strongly felt that the Master Plan was fundable. He felt that the District's General Fund could afford a million dollars a year in park projects.

Director Masters stated that the District used to have higher standards in place but they went down because of a lack of funds. He felt this plan and a new fee would allow the CSD to bring the level of service back up.

Chinn pointed out that the County General Plan requires development to pay its fair share of new development costs and encouraged residents to attend the Board of Supervisors meeting when the Park Impact Fee resolution was considered.

Motion No. 6. It was moved by Director Chinn and Director Brilliant seconded the motion to adopt Resolution # 2006-33 Adopting the Park Development Impact Fee Nexus Study Update, dated November 17, 2006, and requesting the El Dorado County Board of Supervisors to Adopt and Implement the Increased Park Development Impact Fee. Motion carried 4-0-1 (Wyatt absent)

ADJOURNMENT

President Masters adjourned the meeting at approximately 9:55 pm.

APPROVED: _____
Justin Masters, President
EDHCSD Board of Directors

DATE: _____

ATTEST: _____
Wayne A. Lowery, General Manager
Secretary to the Board of Directors

DATE: _____