

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

**April 12, 2007**

**MINUTES**

**CLOSED SESSION**

The Board went into closed session at approximately 6:00 pm.

President Brilliant asked if there were public comments on closed session items. El Dorado Hills Employee Association Representative Jere Copeland requested the Board of Directors to review proposals submitted. He is looking forward to a successful contract this year, and Park Supervisor David Luckscheider stated the Districts beliefs and values point out the value of employees. People are the most important asset. He asked the Board to do their best for employees, not their least. Brilliant closed the public session and entered closed session.

1. a. Closed session under California Government Code §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.
- b. Closed session under California Government Code §54957, regarding the appointment, employment, evaluation of performance, or dismissal of an employee. Position: General Manager.
- c. Closed session under California Government Code §54956.9, Conference with legal counsel regarding potential litigation. Two cases: Peterson and Pereira/Krestas.

**CALL TO ORDER**

President Larry Brilliant brought the regular meeting to order on Thursday, April 12, 2007 at 7:07 p.m. Directors Justin Masters, David Trapani, Tony Rogozinski and Bill Vandegrift were in attendance. Also present were Executive Assistant Charlene Ambrose, Recreation Director Marni Francisco-Cady, and Planning Director Dianna Hillyer. Assistant General Manager Sandi Kukkola served as Acting General Manager as General Manager Wayne Lowery was absent. Also present were approximately nine staff members. Approximately 35 members of the public were in attendance.

**ADOPTION OF AGENDA**

**Motion No. 1. Director Trapani moved and Director Rogozinski seconded the motion to approve the agenda. Motion carried 5-0-0.**

**PRESENTATIONS & ANNOUNCEMENTS**

2. President Brilliant reported on the Closed Session. Counsel was directed to proceed with litigation on two CC&R violations.
3. Karen Ellis, El Dorado Dog Park (ED Dog). Also introduced were Gary Ellis, President and Marc Bloom, Logistics. Ms. Ellis gave a presentation supporting development of a dog park in El Dorado Hills. The email address [cpdogpark@yahoo.com](mailto:cpdogpark@yahoo.com) was given to the Board, Staff and members of the public. Questions from the Board members were answered. President Brilliant gave direction to Staff and Parks and Planning Committee to explore possible locations for a dog park.
4. Marni Francisco-Cady, Director of Recreation, gave a presentation previewing summer 2007 recreation program plans. She introduced the Recreation Supervisors: Janet Kenneweg, Senior Programs, Mike Cottrell, Leisure Enrichment Programs, Whitney Ewing, Kids Korner and KydZonE Programs, and Frank Sianez, Sports Programs.

Director Rogozinski suggested a round of applause to the Recreation Team for a job well done. Director Vandegrift expressed his appreciation and stated he is thinking of taking a Hip Hop class.

### **COMMUNITY COMMENT**

None.

### **REVIEW OF WRITTEN COMMUNICATION**

None

### **COMMUNITY SERVICES DISTRICT CALENDAR**

1. **April – May 2007 Calendar of District Events and Activities.**

Assistant General Manager Kukkola reviewed highlights on the two months represented on the calendar.

### **CONSENT CALENDAR**

Item 18 Approve additional work for Economic Planning Systems to update the 2006 Park Impact Fee Nexus Study was requested to be pulled by Director Vandegrift.

President Brilliant asked the public if they had any comments on the Consent Items. They were as follows:

1. Fred St. Jean, St. Andrews Village, stated he could not locate access to the Events Calendar on the District website for the month of May. He was directed to contact Executive Assistant for assistance. Regarding Item 16 he questioned the public if they were satisfied with the lighting. Regarding Item 8 he questioned the attendance of 968 people noted at the Senior Valentines Dance.

2. L. G. Lloyd, Park Village, commented on item 22 asking if any modifications have been made to the document based on comments received from the DRC members. Legal input was given, interpretation was defined.
3. Paul Raveling, President of Waterford Homeowners Association, provided comment that the CSD can interpret CC&Rs within the guidelines because the CC&Rs are often vague. The CSD can interpret CC&Rs in a fair and consistent manner.
4. James Jory, Promontory resident, asked that "Phase I" be added to either the agenda or minutes for item 16 Notice of Completion of Promontory Community Park construction project. He also commented on the lights issue.
5. Guy Gertsch asked for an update on Item 10 and also asked for a revision on Item 16 "Phase I" be added to Notice of Completion of Promontory Community Park construction project. He also asked about the Item 19 Park Naming policy revisions. Director Rogozinski provided clarification.

Item 16 Approve Notice of Completion for Promontory Community Park construction Project was requested to be pulled by Director Masters based on public comments.

**Motion No. 2. Director Masters moved and Director Trapani seconded the motion to approve the remaining consent calendar items as follows:**

**7) March progress report of FY 2006-07 capital and renovation projects; 8) FY 2006-07 Recreation Participation Quarterly Attendance Report; 9) Quarterly Goals & Objectives Status Report; 10) March 2007 status on Strategic Planning; 11) Minutes of March 6, 15, and 19, 2007 meetings; 12) Cash Disbursements through March 31, 2007; 13) Finance Report for February 28, 2007; 14) Adopt Resolution 2007-07 Fixing the Employer's Contribution Under the Public Employee's Medical and Hospital Care Act; 15) Upcoming board member meetings and/or reports of recent board committees; 17) Solid Waste Committee (Brilliant/Vandegrift) recommending waive first reading, read by title only, and schedule May 10, 2007 to adopt revisions to District's Solid Waste Ordinance No. 2003-01 Pertaining to Collection and Transportation of Construction and Demolition Materials; 19) Parks and Planning Committee (Trapani/Rogozinski) recommending Board adopt revisions to District's Policy Number 6300 "Naming or Re-Naming EDH CSD Parks." (*Continued, March 15, 2007 Agenda Item No. 12*); 20) Parks and Planning Committee (Trapani/Rogozinski) recommending Board waive first reading and read by title only and schedule May 10, 2007 to approve proposed policy revisions to District's Policy Number 1180 "Sports Field Light Usage"; 21) Parks and Planning Committee (Trapani/Rogozinski) recommending Board approve conceptual plan for developer constructed Hawk View Neighborhood Park in Bass Lake Hills Specific Plan Area, 22) Board's CC&R Committee (Masters/Vandegrift) recommending waive second reading, read by**

**title only, and approve the Draft CC&R Design Review Guidelines (First reading, March 15, 2007); 23) CC&R Citizen Advisory Committee recommending board approve third and final notice for non compliance for owner, a. Tony Nhieu and Laura Ip, Stonegate, for not maintaining front yard landscaping as required by the CC&Rs and b. Winifred Van Brocken, Governors Village, for failure to store utility trailer according to the constraints of the CC&Rs.**

**Motion carried 5-0-0 to approve the Consent Calendar items remaining.**

## **GENERAL BUSINESS**

### **24. Approve design plan for Deputy Jeff Mitchell Field in Bertelsen Park.**

Planning Director Dianna Hillyer introduced Steve Fuhrman who showed a three-dimensional presentation on the landscape design to assess the feasibility of renovating the present field. Questions from Board members Masters and Brilliant were answered. Hillyer stated that Eric Stanion from Bank of America was also present if there were any questions to him. A mailer was sent to residents surrounding the park. Public comments were received from two residents of Park Village.

**Motion No. 3. Director Trapani moved and Director Rogozinski seconded the motion to approve design plan for Deputy Jeff Mitchell Field in Bertelsen Park. Motion carried 5-0-0.**

### **25. Park Impact Fee Nexus Study (Continued March 15, 2007, Agenda Item No. 19)**

- a. **Public Hearing:** Public hearing to receive comments, consider and approve the Amended Final Report of the Park Impact Fee Nexus Study Update, dated April 12, 2007, as prepared by Economic Planning Systems (EPS) and recommend approval to the El Dorado County Board of Supervisors.
- b. Board of Directors to adopt Resolution #2007-06 adopting the Amended Final Report of the Park Impact Fee Nexus Study Update, dated April 12, 2007, and requesting the El Dorado County Board of Supervisors to Adopt and Implement the Revised Park Development Impact Fee.

Ms. Hillyer updated progress to date of the working group since the last Regular Board Meeting. Changes to the revised final report include Commercial parcels in the EDH Specific Plan area were removed from paying towards Community Parks and other fees were adjusted accordingly. Pool costs were reduced to \$6,500,000. and Non-residential fees are still shown in the Nexus Study; however, the CSD cannot adopt them. One outstanding issue is that the BIA believes costs are too high per acre. Before the Study can be put on the Board of Supervisors agenda it must first be heard by the El Dorado County Planning Commission. The date of the meeting

where this is on the agenda is now April 26, 2007. A District Resolution must be presented as well as revised Park Development Impact Fees must be adopted by the Board of Supervisors.

Public Hearing was conducted (continued from March 15, 2007) and public comment was heard from Paul Raveling of EDH Citizens Alliance, Nina Edmondson a 17 year EDH resident, L. G. Lloyd of Park Village, John Costa of the BIA, Don Barnett of Lennar, and Rob Vomund who represented Master Plan Citizens Advisory Committee.

President Brilliant closed the Public Hearing. Hillyer was asked to give further comment. She stated that backup information will be shared with BIA staff and she is confident that the \$514,131 per acre is on target. Input was sought from two pool designers and the team is comfortable with the \$6,500,000 figure. Hillyer urges the Board of Directors to adopt the resolution and take it to the County Planning Commission and start building parks.

Director Masters stated that the District maximizes every foot of every park they have.

President Brilliant said staff has done a great job on this and he wants to recognize their efforts. In good faith the Board has done everything possible. The District has been short on our Parks costs and cannot continue to run the business in this manner. Staff has experience and he agrees with the policies and methodologies used.

Director Vandegrift complimented the staff and team and said they have a lot of support from the Board. He wanted to applaud BIA staff for their efforts. The Park Impact Fee was supported prior to him sitting on the EDHCSD Board of Directors. His concerns were the burden on developers will be passed on to new homeowners and he foresees additional problems down the road.

**Motion No. 4. Director Trapani moved and Director Masters seconded the motion to adopt Resolution #2007-06 Adopting the Amended Final Report of the Park Impact Fee Nexus Study update, dated April 12, 2007 and requesting the El Dorado County Board of Supervisors to Adopt and implement the Increased Park Development Impact Fee. Motion carried 4-1-0. (Vandegrift opposed)**

**26. Review Items pulled from Consent Calendar for action.**

**16) Approve Notice of Completion for Promontory Community Park construction project.**

Director Masters pulled the item due to the Public Comments made that suggested Phase I be added to the Notice of Completion.

Legal input was requested. Bob Thurbon stated completion of a project designates a marked point in time. The Notice of Completion closes the current construction contract, not all phases of park construction.

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**Motion No. 5. Director Masters moved and Director Trapani seconded the motion to approve Notice of Completion for Promontory Community Park construction project. Motion carried 5-0-0.**

**18) Approve additional work for Economic Planning Systems to update the 2006 Park Impact Fee Nexus Study.**

Director Vandegrift pulled this item for clarification of additional fees and whether Hillyer anticipated using the additional \$25,000. Hillyer said EPS would have to work with the CSD to take the 2006 Park Impact Fee Nexus Study back to the Planning Commission and Board of Supervisors. \$16,000 is to finish this project and \$9,000 has already been spent catching up. Input was sought from consultant Jamie Gomes by Director Trapani. He will only bill for actual time spent to finish the project. President Brilliant stated the deliverables should be well defined.

**Motion No. 6. Director Trapani moved and Director Vandegrift seconded the motion to approve additional work for Economic Planning Systems to update the 2006 Park Impact Fee Nexus Study. Motion carried 5-0-0.**

### **GENERAL MANAGER REPORTS**

1. Promontory Community Park lights on soccer field were okay. Only the softball field lights were improved 400%. County approved temporary use of soccer fields but not the softball fields.
2. Department Heads met today on the strategic plan and are working with the strategic plan and the budget process.
3. Work has been done with Next Step/Jan Wilcox public relations and media consultant. Fliers and press releases were handed out tonight. They are available to the public in the temporary administration and registration trailer.

### **BOARD OF DIRECTORS COMMENTS AND FUTURE AGENDA ITEMS**

1. Director Rogozinski – Jan Wilcox is present tonight. He encourages more community engagement.
2. Director Vandegrift – good Board Meeting, out pretty early tonight; thanked President Brilliant.
3. Director Rogozinski – would like to pursue a Joint Town Hall Meeting with the County; staff was directed by President Brilliant to coordinate.
4. Director Vandegrift – County voted 5-0 to pay half of the NGF Golf Course feasibility analysis. (D. Hillyer then gave a progress report)
5. Director Trapani – thanked Director Vandegrift for his efforts in getting the County to assist in funding the Golf Course Study.
6. Director Masters - Park Impact Fee next steps.

**ADJOURNMENT**

President Brilliant adjourned the meeting at approximately 9:30 pm.

**APPROVED:** \_\_\_\_\_  
Laurence S. Brilliant, President  
EDHCSD Board of Directors

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

**ATTEST:** \_\_\_\_\_  
Wayne A. Lowery, General Manager  
Secretary to the Board of Directors

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