

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

May 10, 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. Brilliant closed the public session and entered closed session.

- 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/or 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 pursuant to, §54956.9(b), conference with legal counsel regarding pending litigation: One case.

CALL TO ORDER

President Larry Brilliant brought the regular meeting to order on Thursday, May 10, 2007 at 7:20 p.m. Directors Justin Masters, David Trapani, Tony Rogozinski and Bill Vandegrift were in attendance. Also present were Executive Assistant Charlene Ambrose, Acting Recreation Director Whitney Ewing, Planning Director Dianna Hillyer, Assistant General Manager Sandi Kukkola, General Manager Wayne Lowery, Parks Director Kent Oakley and Interim Finance Manager Gerry Tryhane. Also present were approximately seven staff members. Approximately 73 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 with Item 20 Board's CC&R Committee (Masters/Vandegrift) recommending the Design Review Committee meetings return to all morning meetings to be held on Tuesdays at 8:00 am beginning June 1, 2007 continued to June 14 and Items 7, 14, 17 and 22 pulled for discussion. Motion carried 5-0-0.

PRESENTATIONS & ANNOUNCEMENTS

D. President report on May 10, 2007 Closed Session Board actions.

President Brilliant reported that no action was taken on closed session items but that the Board of Directors gave direction to staff to carry out some assignments.

E. Recognition of employees for longevity of service with the El Dorado Hills Community Services District:

- (a) Betty Engelhardt (10)**
- (b) Janet Kenneweg (10)**
- (c) Ron McCallum (10)**

Betty Engelhardt and Ron McCallum were present and General Manager Lowery honored both employees for ten years of part time service with the District. Each employee was given an opportunity to speak.

**F. Neil McCormick, Executive Director, California Special District Association:
Review of CSDA services provided to member agencies.**

Mr. McCormick gave an oral presentation on the benefits and services provided for CSDA members. There are over 1000 members, 220 of which are CSDs in California. El Dorado Hills Community Services District is a member. Insurance services provided through SDRMA are utilized by EDHCSD. Major efforts are made to protect Special District revenues as they have worked to support Prop 1A and 1C. Coalition involvement and information delivery are also a part of the package of services to members.

COMMUNITY COMMENT

1. Guy Gertsch/Promontory requested a policy consideration for Drug Free Zones within the parks.
2. Dave Luckscheider/President of Local No. 1 Employee Association Union suggested reviewing the Recreation Guide and see that the employees are the heart of the organization and the hard work put forth. As a reminder, consider the increased cost associated with employees in the 2007-08 Budget review.
3. Jason Fries/Windsor Point represents a group of neighbors expressing an interest in seeing the Windsor Point Park developed.

REVIEW OF WRITTEN COMMUNICATION

1. **Jose' C. Henriquez, Executive Officer, Local Agency Formation Commission (LAFCo), memo dated April 19, 2007: Election of Special District Representatives to El Dorado LAFCo.**

Ken Humphreys, from Rescue Fire Protection District, Harry Norris, from El Dorado Irrigation District, and Michael D. Cooper, from Georgetown Divide Public Utility District were elected to serve on LAFCO commencing May 7, 2007.

2. **Emails received regarding Promontory Community Park sports field lights (April 18-20, 2007). Includes staff response:**
 - a. Robert Alexander
 - b. Joe Borgwardt
 - c. Mark Bradlee
 - d. H. Ray Bryant
 - e. Robert Jaeger
 - f. Keith McLean
 - g. Scott Meadors
 - h. Jeremiah Mullens
 - i. Eric Olson
 - j. Chris Orman
 - k. Steven Seabourne
 - l. Anthony Solorzano
 - m. Jason Standley
 - n. Abel Tenorio
 - o. Jill Thomas
 - p. Trent Thomas
 - q. The Zito Family

3. **Emails received regarding Promontory Community Park sports field lights (April 18-25, 2007). Includes staff; Same response also sent to emails in No. 2 above:**
 - a. Michael Breedlove
 - b. Tom Coco
 - c. Clive Cooper
 - d. Chris Cottrell
 - e. John Diel
 - f. David Ferguson
 - g. Scott Hall
 - h. Kimberly Hyde
 - i. Mark Kerner
 - j. Mike Kinnison
 - k. Neal Klaff
 - l. Jeff Lamson
 - m. Jeff Salter
 - n. David Soper
 - o. Theresa Storlie
 - p. Gene Tabb
 - q. Trent Thomas
 - r. Dave Lopes
 - s. Ian McDougall
 - t. Meena Mishra
 - u. Tim Miles
 - v. Cherie Norton
 - w. Vickie Olson
 - x. Michael Reynolds
 - y. Jeff Risley

4. **Email received from John Goode, Promontory Village, dated May 3, 2007:
Requesting funding for Phase II construction of Promontory Community Park.**

COMMUNITY SERVICES DISTRICT CALENDAR

5. **May – June 2007 Calendar of District Events and Activities.**

General Manager Lowery reviewed highlights on the two months represented on the calendar. Directors also gave input.

CONSENT CALENDAR

Motion No. 2. Director Trapani moved and Director Vandegrift seconded the motion to pull items No. 7, 14, 17 and 22 for discussion and approve the remaining consent calendar items as follows:

- 6) April progress report of FY 2006-07 capital and renovation projects;
- 8) First quarter 2007 AB939 Solid Waste Diversion Report;
- 9) Minutes of April 11 and April 12, 2007 meetings;
- 10) Cash Disbursements through April 30, 2007;
- 11) Finance Report for March 31, 2007;
- 12) Quarterly Treasurer's Report for March 31, 2007;
- 13) Adopt Resolution 2007-09 accepting, filing and approving Preliminary Engineer's report for budgets and assessments for the

Landscaping and Lighting Assessment District for FY 2007-08 and setting a Public Hearing for June 14, 2007 on the FY 2007-08 annual assessments; 15) Approve \$46,136 to enter into contract with Hart Development Inc. for \$41,941 with a contingency of \$4,195 to build the recreation equipment storage building behind the Community Activities Building (CAB); 16) Waive second reading, read by title only, and adopt Ordinance No. 2007-01 with revisions pertaining to collection and transportation of construction and demolition materials; 18) Parks & Planning Committee (Rogozinski/Trapani) recommending Board waive first reading and read by title only and schedule June 14, 2007 to adopt proposed revisions to District's Policy Number 1140.16 "Regulations for Use of District Parks, Natural Areas, and Open Spaces – Alcoholic Beverages"; 19) Parks and Planning Committee (Rogozinski/Trapani) recommending Board approve conceptual design plan for Bell Ranch Park in Bass Lake Hills Specific Plan Area; 21) CC&R Citizen Advisory Committee and the Board's CC&R Committee (Masters/Vandegrift) recommending appointment of Matthew Orlousky, Park Village, to the CC&R Citizen Advisory Committee.

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

GENERAL BUSINESS

23. Receive staff report on Park Impact Fee Nexus Study update and April 26, 2007 El Dorado County Planning Commission comments for continuing hearing prior to determining consistency with County General Plan.

Lowery briefed that the Resolution updating the Park Impact Fees adopted by the Board of Directors April 12, 2007 was forwarded to El Dorado County for approval. The fee has been in place ten years. Four concerns expressed by the County Planning Commission were:

- Impact of fees on construction costs of affordable housing
- Come up with a firmer plan to secure the funding deficiency gap for current residents
- Re-address the square footage needs for future administrative community services office space
- Have County ordinance amended to allow non residential land users pay their share of impact fees

Ms. Hillyer updated progress plans and suggested:

- Board adopt resolution to support affordable housing development
- Board to direct staff to start working to meet the deficiency funding gap with a professional consultant
- Support amendment of County ordinance to allow residents to pay their fair share
- Review park development and community facilities cost

The Nexus Study will be updated for a May 24, 2007 Special Board Meeting. Staff will continue to meet with BIA group and get on the El Dorado County Planning Commission agenda by the end of June 2007.

Board comments were:

Director Masters is opposed to square footage calculations and he asked that the Nexus report update not include non-residential fees.

Director Trapani is in support of Hillyer's approach.

Director Rogozinski suggested accelerating efforts with El Dorado County. He acknowledged the great effort of Dianna Hillyer.

President Brilliant said he appreciates the hard work staff and Board have done on this. He asked for community support.

Director Masters reminded staff of the ten day notice period and stated he is in support of the affordable housing resolution preparation.

Community Comment:

Kimberly White asked the Board to hold steadfast to the numbers, the community members want parks and they elected the Board.

Paul Raveling represented the EDH Citizens Alliance and is in support of EDHCSD efforts while continuing to maintain positive position with the County.

Rob Vomund stated the residents lose out when parks are not built.

Lee Holcomb suggested seeking alternative ways to pay for Parks.

Nina Edmundson thanked Dianna Hillyer, Wayne Lowery and the Board for their efforts and asked that they pursue other funding options for Parks and that they not back down to BIA.

Final Board Comments:

Director Masters asked the members of the community to help support volunteer efforts which will in turn lower the park impact fees.

President Brilliant stressed that the Board hears the community outreach and ensures they are looking at alternative funding sources, and stated that a grass roots effort is needed.

The staff was directed to schedule a noticed public hearing on May 24, 2007.

24. Hold public workshop to present Fiscal Year 2007-08 Draft Budget and receive community comments. Approve Final Budget or Direct Staff to prepare FY 2007-08 Preliminary Budget.

Lowery opened the discussion with the caveat that he thought this was the best planned budget presentation in his 17 years at the District. He introduced Interim Finance Manager Gerry Tryhane who made the PowerPoint presentation and reviewed key discussion points. Included in the 2008 EDH CSD budget is a balanced operating budget, with expanding programs and services. There will be costs associated with a full year operation of Promontory Community

Park, Teen Center, and Skate Park. Also included is over \$700,000 in deferred maintenance spending as well as funded planning for future park expansion.

Community Comment was provided by:

Dawn Perry – Windsor Point – 20% of the residents in Windsor Point were present. There are 108 kids in the 63 homes in the Village. Residents are willing to volunteer.

Other residents in support of Windsor Point Park were:

Jaimi Gotro

Addison

Lynn Curtis

Susan Parker

Caroline Taylor

Bob Brooks

Corrie and Matt Canada

Gloria Vetcher

Bob Van Horn

Community Comment was also heard from:

Mike Hayden/Promontory

Kimberly White/Marina

Guy Gertsch/Promontory

Carly Campbell/Stonegate to represent ten neighbors in support of a Dog Park

Darrin White

Director Trapani asked Director of Parks Kent Oakley to mow and upgrade the area of Windsor Point. Oakley stated that he was working on it.

Director Vandegrift asks staff to get the Parks done.

Director Rogozinski lives near Windsor Park and echos the community comments. He stressed the opportunity to make a better community through Volunteerism. Maintenance issues are also affected with Volunteerism. Collectively there are tough decisions to be made to do what is right for the community.

Director Masters also echos Director Rogozinski and said that an L & L formation is needed.

President Brilliant stated that L & L formations are needed for Windsor Point and for Lake Forest parks.

Director Rogozinski relayed that the Board is committed, that communication and dialog is needed between Board and Community to evaluate current requests.

Director Trapani thought that Rogozinski stated exactly what his thoughts were and said the Board wants to give the community what it wants and that Promontory Phase II probably needs to be re-evaluated.

President Brilliant stated that the work needs to be done in parallel with present needs, future needs five and 10 years out.

Director Rogozinski thanked everyone for coming out to the Board meeting to be heard.

President Brilliant closed the discussion by stating the next Regular Board Meeting is June 14, 2007 when the general fund budget is expected to be approved. Direction was given to staff to carry on, and for Parks and Planning Committee to develop a timeline for the CIP Workshop.

25. Board's CC&R Committee (Masters/Vandegrift) recommending the Board uphold the Design Review Committee's decision to deny Ken and Tracy Riddiough's (2048 Crest Mar Circle, Marina Village) appeal to the Board for an existing skate board ramp in rear yard.

Ken and Tracy Riddiough appeared before the Board to inquire as to why the decision to deny their skateboard ramp was made. They looked to Directors Masters and Vandegrift for their input.

Director Masters advised that the Design Review Committee (DRC) denial was based on a nuisance complaint from the neighbors. He also thought the skateboard ramp was an inappropriate size for the location.

Director Vandegrift applauded their son yet said the construction of the ramp was not presented to the DRC or the Board in advance of placing it in their yard.

President Brilliant stated it is not in harmony and conforming of the neighborhood.

Director Vandegrift relayed to the Riddiough's that they did not give it fore-thought and that they did not follow the process.

Motion No. 3. Director Vandegrift moved and Director Masters seconded the motion to give the Riddiough's 60 days to obtain a waiver and amend the CC&Rs. If 60 days are up this item should come back to the Board. Motion carried 5-0-0.

26. Review Items pulled from Consent Calendar for action.

14) Upcoming board member meetings and/or reports of recent board committees.

Director Masters pulled the item for clarification.

Motion No. 4. Director Masters moved and Director Trapani seconded the motion to approve the Upcoming board member meetings and/or reports of recent board committees. Motion carried 5-0-0.

17) Waive second reading, read by title only, and approve proposed policy revisions to District's Policy Number 1180 "Sports Field Light Usage".

Director Masters pulled the item. It was decided to send the policy back to the Parks and Planning Subcommittee to clarify facilities definition and scheduling.

22) a. CC&R Citizen Advisory Committee recommending board approve third and final notice for non compliance for owner, Reginald and Sharon Treece, Crown Village, for failure to maintain the front yard and clean up the wood and debris.

Motion No. 5. Director Masters moved and Director Vandegrift seconded the motion to approve a third and final notice, unless the violations are corrected by May 30, 2007, for non compliance for owner, Reginald and Sharon Treece, Crown Village, for failure to maintain the front yard and clean up the wood and debris. Motion carried 5-0-0.

22) b. CC&R Citizen Advisory Committee recommending board approve third and final notice for non compliance for owner, Diane Shada, Park Village, for failure to store boats, trailers, inoperable vehicles and debris according to the CC&Rs for Park Village Unit 2; and not maintaining the concrete wall and chain link gate.

Motion No. 6. Director Masters moved and Director Rogozinski seconded the motion to approve a third and final notice for non compliance for owner, Diane Shada, Park Village, for failure to store boats, trailers, inoperable vehicles and debris according to the CC&Rs for Park Village Unit 2; and not maintaining the concrete wall and chain link gate. Motion carried 5-0-0.

7) April 2007 status on Strategic Planning.

Mr. Bristol gave a PowerPoint presentation as well as handouts on the status of his strategic planning consultancy with the District to date.

It was agreed to hold a close-out workshop with Board of Directors and Department heads and a date is being sought in June.

GENERAL MANAGER REPORTS

1. Directors, please complete Stipend sheets.
2. Monday evening and Tuesday all day CSDA Legislative Days. Lowery and Trapani registered, space still available.
3. Promontory tennis court lights status is pending. Expect response this week.
4. Maintenance Landscape contract will be on May 24, 2007 Special Board agenda with Nexus Study revision.

BOARD OF DIRECTORS COMMENTS AND FUTURE AGENDA ITEMS

1. Director Trapani – we need to shorten the Board Meetings.
2. President Brilliant – complaints that Community Park bathrooms have no infant changing tables. Bathroom remodels to CAB this year will include them.
3. President Brilliant – incorporate drug, alcohol and tobacco free into one draft policy that Parks and Planning Committee is reviewing for next Regular Meeting.

ADJOURNMENT

President Brilliant adjourned the meeting at approximately 11:29 pm.

APPROVED: _____
Laurence S. Brilliant, President
EDHCSD Board of Directors

DATE: _____

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

DATE: _____