

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

**July 8, 2010**

**MINUTES**

**Closed Session**

President Noelle Mattock brought the meeting to order on Thursday, July 8, 2010 at 6:00 p.m. Directors Guy Gertsch, Justin Masters, Tony Rogozinski and Billy Vandegrift were in attendance. Also present was General Manager Wayne Lowery for the first two items of the closed session.

President Mattock announced that the board was entering closed session and asked if there were public comments on closed session items. Hearing none, Mattock closed the public session and the board entered closed session.

Pursuant to 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.

Closed session under California Government Code §54957, regarding the performance of an employee: General Manager.

Pursuant to California Government Code §54956.8, conference with real estate negotiator prior to the purchase, sale, exchange or lease of real property in Lake Forest Park, Francisco Drive, El Dorado Hills.

**Call to Order**

President Noelle Mattock brought the regular meeting to order on Thursday, July 8, 2010 at 7:00 p.m. She announced the board had just completed closed session. Directors Guy Gertsch, Justin Masters, Tony Rogozinski and Bill Vandegrift were in attendance. Also present were Administrative Assistant Charlene Ambrose, Administration and Recreation Director Sandi Kukkola, General Manager Wayne Lowery and Interim Director of Finance, Sherry Shannon. Also present were 5 staff members and approximately 24 members of the public.

**Adoption of Agenda**

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

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## **Presentations & Announcements**

### **President report out of closed session Board action.**

President Noelle Mattock reported that General Manager, Land Leasing for Purchase and Labor Negotiations were discussed and general direction was given to staff.

### **Recognition of Rebecca Velasquez for five years service to the El Dorado Hills Community Services District.**

Recreation Supervisor Whitney Kahn reviewed the career highlights of Recreation Coordinator Rebecca Velasquez and presented her with a five-year service pin.

## **Community Comments**

President Mattock welcomed community comment as follows.

- a. Dave Cassel - proponent of bicycle paths in El Dorado Hills
- b. Holly Morrison, President of El Dorado Dog Owners Guild - thanked the Board for placing funds for a dog park in the Capital Improvement Project planning
- c. John Everett/46 year St. Andrews Village resident - LLAD assessments, bonds, taxes

## **Written Communications**

1. Deborah Jones, Executive Director, Big Brothers Big Sisters, letter dated June 8, 2010: Contribution of \$2,000 from Director Rogozinski stipends.
2. Mitzi Givens-Russell, Franchise Operations Manager, Comcast California, letter dated June 14, 2010: Announcing program adjustment effective June 30, 2010.
3. Noel Pilgrim, 3041 Stanford Lane (Governors Village), letter dated June 15, 2010: Responding to CC&R complaint.
4. Mark Bryant, President, California Special District Association, memo dated June 15, 2010: Requesting volunteers for CSDA committee participation.

## **Consent Calendar**

Director Rogozinski requested that items 12 and 13 be pulled for discussion.  
Director Masters asked that a date change be corrected on item 11 the monthly summary of director meetings.

**Motion No. 2. Director Rogozinski moved and Director Gertsch seconded the motion to approve the consent calendar minus agenda items 12 and 13 and correction to item 11 as follows:**

***Receive & File: 5) July/August 2010 Calendar of District Events and Activities; 6) Report on Fiscal Year 2009-10 Capital Projects; Approve: 7) Minutes of June 14, 2010 Board of Directors meetings; 8) Cash Disbursements through June 30,***

**2010; 9) May 31, 2010 Finance Report; 10) Rescind Board action of June 14, 2010 approving agreement with Caporicci & Larson Inc., for fiscal year 2009-2010 Financial Audit Services (Motion No. 2, Consent Calendar) and approve agreement with R.J. Ricciardi, for fiscal year 2009-2010 Financial Audit Services; 11) Upcoming board member meetings and/or reports of recent board committees including upcoming schedule of meetings and training programs; 14) Parks and Planning Committee (Rogozinski/Vandegrift) recommendation to approve contract amendment with Western Water Features in the amount of \$7,787 for approved change orders of the El Dorado Hills Community Swimming Pool construction project; 15) Agreement with The McDermott Group for the design of the Community Activities Building (CAB) roof, HVAC, and miscellaneous energy efficient replacements, in the amount of \$33,500 plus reimbursable expenses not to exceed \$500.00 to be paid from Capital Improvement Project Budget #939; 16) CC&R Citizen Advisory Committee recommendation to appoint Patrick McNamara of Governors West to the CC&R Citizens Advisory Committee. Motion carried 5-0-0.**

**General Business**

**17. Public Hearing: Landscaping and Lighting Assessment Districts (*continued June 14, 2010, Agenda Item No. 17*):**

- a. Hold Public Hearing to approve budgets and assessment rates for the Landscaping and Lighting Assessment Districts for 2010-2011.**
- b. Approve Resolution No. 2010-12 Confirming Engineer's Report, Diagram, Annual Assessment, and directing auditor of El Dorado County to Levy and Collect Assessments for Fiscal Year 2010-2011.**

General Manager Wayne Lowery advised that tax rolls for this year are required to be filed by August 10, 2010. A public hearing was lead by President Mattock who went over the public hearing procedures. The hearing was opened and public comment was given by John Everett.

The public hearing was closed. Board comments were heard and a discussion ensued. Jeanette Hynson of SCI Consulting, Inc. and Sherry Shannon, Interim Finance Director answered questions of the board members. Ms. Shannon indicated that North Commercial Blvd and reserves for Capital Improvement Projects (CIP) were reduced. Reducing the North Commercial Landscaping and Lighting assessment to 2010 level were the only changes since last presented to the board at its Regular Board Meeting on June 14, 2010. Moving reserves around was questioned and clarified that funds cannot be moved between assessment funds. Adjustments that were made were questioned and Dianna Hillyer representing the Parks Department stated that the Parks Director feels deferred maintenance reserves are sufficient and adjustments were made for funds collected last year and not used for improvements. Ms. Shannon stated that

the new auditor has expertise on overhead allocation studies and will review the Districts plan. Additionally, Ms. Shannon agreed to look into prepayment penalties for bond pay off at Wild Oaks Park. Director

Rogozinski encouraged John Everett to stay involved by attending Administration and Finance Committee Meetings. Director Rogozinski asked that the Administration and Finance Committee be kept in the loop to ascertain that the reserves are reasonable.

**Motion No. 3. Director Masters moved and Director Vandegrift seconded the motion to approve budgets and assessment rates for the Landscaping and Lighting Assessment Districts for 2010-2011, and approve Resolution No. 2010-12 Confirming Engineer's Report, Diagram, Annual Assessment, and directing auditor of El Dorado County to Levy and Collect Assessments for Fiscal Year 2010-2011. Motion carried 5-0-0.**

**18. California Special District Association (CSDA) requesting Board vote:**

- a. Approve proposed 2010 CSDA Bylaw Amendments.**
- b. Select and approve candidate for the CSDA Board of Directors.**

**Motion No. 4. Director Rogozinski moved and Director Vandegrift seconded the motion to approve proposed 2010 CSDA Bylaw Amendments and select Michelle Orrock as candidate for the CSDA Board of Directors. Motion carried 5-0-0.**

**20. Ratify agreement with the El Dorado Hills Community Services District Employees Association Units 1 & 2, Local 1, July 1, 2010 - June 30, 2013.**

General Manager Lowery thanked the staff members on the negotiation teams for their participation in three months of meetings on collective bargaining. The association ratified the agreement in its last meeting and the Board has tentatively accepted the agreement in closed session this evening.

Gene Harter, who represented the association, thanked the board for ratifying this agreement. He said the negotiations have gone extremely well. He stated that Lindsay Moore of Thurbon and McHaney Law firm kept the process on track.

**Motion No. 5. Director Gertsch moved and Director Vandegrift seconded the motion to ratify an agreement with the El Dorado Hills Community Services District Employees Association Units 1 & 2, Local 1, July 1, 2010 through June 30, 2013. Motion Carried 5-0-0.**

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

**12) Accept the AT&T Letter of Intent for construction and operation of cell tower at Lake Forest Park and authorize the General Manager to negotiate and approve lease terms.**

Director Tony Rogozinski pulled this agenda item for discussion regarding the cell tower location to explore any negative impact to make certain it is flushed out. A discussion was also warranted regarding revenue generation.

Community Comment was heard from:

- 1) George Ganschow on Halifax Street in Marina Woods encouraged approval of cell tower as the neighborhood needs cell service improvement from the water tower blockage and he felt utility is important above "ugly".
- 2) Chuck Honeycutt on Portsmouth in Waterford supports the idea but would like to see additional service carriers also be included.
- 3) Gabrielle Guest stated she is surprised the park is being considered as a location and she is against the location.

AT&T representative Les Nederveld gave his input that increasing the tower from 68 foot to 80 foot would service more carriers and additional revenue can be generated. Discussion by board members was as follows. Director Mattock asked what the revenue from cell leases goes for. She proposed that all lease revenue be placed in the capital deficiency reserve. Director Vandegrift asked about varying the height of the tower in increments so as to gain the most bang for the buck by accommodating additional carriers. He said he would like to go out to the site to see what would be viewed by the neighbors. Director Masters wanted be sure that the neighbors will be informed. Director Rogozinski said the residents support cell service but buy-in is needed from the residents who voted to pay taxes to fund the new park.

President Noelle Mattock sent this agenda item to the Parks and Planning Committee as there are lots of questions and issues to be worked out. She asked Les Nederveld if he would be available on July 21, 2010 at 2:00 pm and he indicated that yes, he and his associate Pat Kelly would attend. Ms. Kelly is the person who will be submitting the county use permit.

**13) Parks and Planning Committee (Rogozinski/Vandergrift) recommendation to approve Change Order No. 1 in the amount of \$86,521.00 for Lake Forest Park construction and approve an additional 10% contingency amount of \$8,652..**

Director Rogozinski pulled this agenda item for a couple of reasons. He asked if there is any opportunity to negotiate a cost reduction with the contractor, Mark Hemmington. He also asked about co-axial cable recently found at the park site as well as reading from the staff report that it is highly unlikely to complete the park with current funding. Project Manager Dianna Hillyer responded to his concerns. She stated Hemmington is not charging the maximum overhead profit for change orders. She is still not sure on the cable but will find out at a meeting with AT&T the next morning. She further stated there is an allotment in the overall Capital Improvement Project budget for breathing room.

**Motion No. 6.** Director Gertsch moved and Director Vandegrift seconded the motion to approve Change Order No. 1 in the amount of \$86,521.00 for Lake Forest Park construction and approve an additional 10% contingency amount of \$8,652. Motion carried 5-0-0.

**General Manager Comments**

July 3<sup>rd</sup> Jubilee at the Town Center was a great event.  
There was a problem with a wire found at Lake Forest Park site.

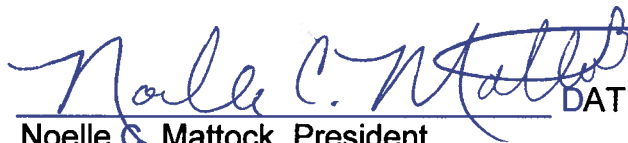
**Board of Director Comments**

All the board members concurred that the Jubilee at the Town Center was awesome.

**Adjournment**

President Mattock adjourned the meeting at 9:30 pm.

**APPROVED:**

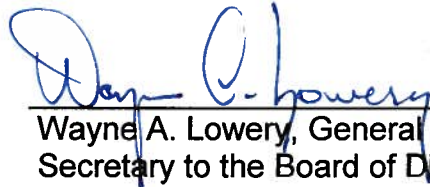


Noelle C. Mattock, President  
EDHCSD Board of Directors

DATE:

8/13/10

**ATTEST:**



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

DATE:

8.13.2010