



MEMORANDUM

TO: Board of Directors

FROM: General Manager

DATE: March 21, 2013

RE: Agenda Item #4 – March 28, 2013 Board Meeting

To Consider Resolution 2013-03-28A, Notice of Completion for the Senior Center and Teen Center (ACTION)

Enclosed in your packet is the notice of completion for the Senior Center and Teen Center. The Board needs to approve the notice of completion in order to finalize the settlement agreement, but also to release your retention to McFadden Construction. The District needs to file the notice of completion with Contra Costa County.



Board of Directors Resolution

**PLEASANT HILL RECREATION & PARK DISTRICT
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
BOARD OF DIRECTORS**

IN THE MATTER OF **RESOLUTION 2013-03-28A**
PLEASANT HILL SENIOR CENTER AND TEEN CENTER PROJECTS

**THE PLEASANT HILL RECREATION & PARK DISTRICT BOARD OF DIRECTORS DOES
FIND:**

THAT the Pleasant Hill Recreation & Park District did enter into an agreement with McFadden Construction, Inc. for the completion of the Senior Center at 233 Gregory Lane and Teen Center at 147 Gregory Lane, Pleasant Hill, California 94523 in the amount of \$10,369,287.

THAT the work has been inspected by the Project and Construction Managers from Critical Solutions, Inc. and the staff of the Pleasant Hill Recreation & Park District and has been completed.

THEREFORE, BE IT RESOLVED THAT the Pleasant Hill Recreation & Park District Board of Directors does hereby accept the Pleasant Hill Senior Center and Teen Center Projects. Staff has been authorized and directed in accordance with applicable law to file the notice of completion.

PASSED AND ADOPTED on March 28, 2013, by the following vote:

AYES:

NOES:

ABSENT:

Bobby Glover, Chair

I hereby certify that the foregoing resolution was approved by the vote indicated herein above at the regular meeting of the Board of Directors on March 28, 2013.

Robert B. Berggren, Clerk of the Board

**PLEASANT HILL RECREATION & PARK DISTRICT
147 GREGORY LANE
PLEASANT HILL, CALIFORNIA**

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN, pursuant to Section 3093 of the State of California Civil Code, of the completion and acceptance on March 28, 2013 for the Pleasant Hill Senior Center at 233 Gregory Lane and Teen Center at 147 Gregory Lane, Pleasant Hill, California.

The Pleasant Hill Recreation & Park District, whose address is 147 Gregory Lane, Pleasant Hill, California 94523, owns the above described feature.

The work was completed by McFadden Construction, Inc. located at 7207 Murray Drive, Stockton, California 95210 pursuant to a contract dated, June 6, 2011.

This NOTICE was authorized by Resolution 2013-03-28.

I verify that the foregoing Notice of Completion is true and correct.

Robert B. Berggren, General Manager

Dated



MEMORANDUM

TO: Board of Directors

FROM: General Manager

DATE: March 21, 2013

RE: Agenda Item #5 – March 28, 2013 Board Meeting

Fundraising Update

The General Manager will give an update on current fundraising. Included in your packet is an updated budget and expense schedule. We have now reached just over \$750,000 in revenue.

Expenses	Senior Center		Teen Center		Comm. Center		Committed	
	Committed	Committed	Committed	Committed	Committed	Committed	Committed	Committed
Consultants								
Fundraisers	\$ 35,324.00	X	\$ 12,838.00	X	\$ 39,837.00	X		X
Beverly Moris	\$ 25,440.00	X	\$ 11,490.00	X	\$ 2,000.00	X		X
TeeCom	\$ 10,714.00	X	\$ 5,195.00	X				
GNU	\$ 5,000.00	X	\$ 3,000.00	X	\$ 5,100.00	X		X
Future Fundraising	\$ 22,500.00		\$ 10,000.00		\$ 30,000.00			
Dahlin Group					\$ 20,000.00			X
CSI	\$ 6,450.00	X	\$ 1,500.00	X	\$ 4,000.00	X		X
Kitchen	\$ 31,320.00	X	\$ 13,600.00	X	\$ 26,685.00	X		X
AV	\$ 29,695.00	X	\$ 15,100.00	X	\$ 20,000.00	X		X
Furniture Total	\$ 310,661.00	X	\$ 69,614.00	X	\$ 350,000.00	X		
Security	\$ 2,000.00	X	\$ 2,000.00	X	\$ 2,000.00	X		
Engraved Bricks/Tiles	\$ 3,506.59	X	\$ 2,000.00	X	\$ 5,000.00	X		
Recognition Signage	\$ 13,500.00	X	\$ 7,000.00	X	\$ 13,000.00	X		X
Custodial Equipment	\$ 9,845.00	X	\$ 2,645.00	X	\$ 8,770.00	X		X
Computers/Network	\$ 45,500.00	X	\$ 9,600.00	X	\$ 22,000.00	X		
Office Equipment	\$ 6,130.00	X	\$ 460.00	X	\$ 11,850.00	X		
Garbage Cans/Recycled	\$ 5,260.00	X	\$ 360.00	X	\$ 6,000.00	X		X
Storage/Shelves	\$ 3,000.00	X	\$ 5,000.00	X				
Other/Contingency	\$ 10,000.00		\$ 5,000.00		\$ 15,000.00			
Total	\$ 575,845.59	\$ 543,345.59	\$ 176,402.00	\$ 159,402.00	\$ 581,242.00	\$ 145,392.00		

Total Expenses for FF & E

Total FF&E Expenses \$ 1,333,489.59
 Total FF&E Committed \$ 848,139.59

Revenue Source	Senior Center	Teen Center	Community Center	General/POP	Total
Amount Collected	\$ 279,079.95	\$ 70,659.96	\$ 82,547.11	\$ 29,701.00	\$ 461,988.02
Pledges Committed/Unpaid	\$ 27,400.00	\$ 67,670.00	\$ 145,000.00	\$ 6,801.00	\$ 246,871.00
Less Received**	\$ 44,866.18				
Sub Total	\$ 351,346.13	\$ 138,329.96	\$ 227,547.11	\$ 36,502.00	\$ 753,725.20
CSDA Loan*	\$ 102,000.00	\$ 9,000.00	\$ 189,000.00		\$ 300,000.00
District Specialized Funds	\$ 68,000.00	\$ 6,000.00	\$ 126,000.00		\$ 200,000.00
Sub total	\$ 521,346.13	\$ 153,329.96	\$ 542,547.11	\$ 36,502.00	\$ 1,253,725.20
Expenses	\$ 576,281.59	\$ 179,707.00	\$ 577,242.00		\$ 1,333,230.59
Remainder to Fundraise	\$ (54,935.46)	\$ (26,377.04)	\$ (34,694.89)		\$ (116,007.39)
Sale of Little House	\$ 130,000.00	\$ 30,000.00	\$ 90,000.00		\$ 250,000.00
	\$ 75,064.54	\$ 3,622.96	\$ 55,305.11	Deficit/Surplus	\$ 133,992.61

*Loan Payment \$50,500 for 7 yrs.

** Senior Club \$ in PHCF as of end of January '13



MEMORANDUM

TO: Board of Directors
FROM: General Manager
DATE: March 21, 2013
RE: Agenda Item #6 – March 28, 2013 Board Meeting

Update on Bond Projects

- **Senior Center**
- **Teen Center**
- **Community Center**
- **Pleasant Oaks Park**

The General Manager and staff will give an update on the various bond projects.



MEMORANDUM

TO: Board of Directors

FROM: General Manager

DATE: March 21, 2013

RE: Agenda Item #9 – March 28, 2013 Board Meeting

Consent Calendar (ACTION)

- a. To Approve Bills to be Paid
- b. To Approve Minutes of January 25, 2012 and February 14, 2013

<u>Check</u>	<u>Date</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Voucher</u>
18115	03/28/2013	AbbSu	Susan Abbott	300.00	000000
18116	03/28/2013	Acoustic	Acoustic Specialties	12,429.00	000000
18117	03/28/2013	AllWast	Allied Waste Services #210	1,481.48	000000
18118	03/28/2013	AmerExp	American Express	858.41	000000
18119	03/28/2013	AmFidAs	American Fidelity Assurance	169.28	000000
18120	03/28/2013	ARC	ARC	59.83	000000
18121	03/28/2013	AshLum	Ashby Lumber Company, Inc.	256.52	000000
18122	03/28/2013	ATT3	ATT CALNET 2	45.92	000000
18123	03/28/2013	BayArea	Bay Area Barricade Service Inc	76.19	000000
18124	03/28/2013	BelAsso	Bellecci & Associates, Inc.	1,804.00	000000
18125	03/28/2013	BillAce	Bill's Ace Hardware	1,083.75	000000
18126	03/28/2013	C & M Pa	C & M Party Props	439.43	000000
18127	03/28/2013	CaliBan	California Bank of Commerce	8,434.00	000000
18128	03/28/2013	CaseyPri	Casey Printing	9,636.59	000000
18129	03/28/2013	CaSt	California State Disbursement	297.00	000000
18130	03/28/2013	CaUsss	California USSSA	1,139.00	000000
18131	03/28/2013	CCSNP	Contra Costa Senior Nutrition	4,808.05	000000
18132	03/28/2013	CCWat	Contra Costa Water District	2,933.13	000000
18133	03/28/2013	Cleansou	Cleansource	528.45	000000
18134	03/28/2013	CoAsph	County Asphalt, L.I.c.	91.01	000000
18135	03/28/2013	Cole	Cole Supply Co., Inc.	2,111.95	000000
18136	03/28/2013	CopySt	Copy Station	870.00	000000
18137	03/28/2013	CornMar	Mark Cornelius	3,456.00	000000
18138	03/28/2013	Cresco	Cresco Equipment Rentals	3,086.90	000000
18139	03/28/2013	Critical	Critical Solutions, Inc	48,492.07	000000
18140	03/28/2013	Dahlin	Dahlin Group	17,688.00	000000
18141	03/28/2013	DelDen	PBIA	4,216.92	000000
18142	03/28/2013	DevMtnur	Devil Mountain Wholesale Nurse	1,085.00	000000
18143	03/28/2013	DLFalk	DL Falk	160,246.00	000000
18144	03/28/2013	Eames	Eames Hardware & Supply	67.90	000000
18145	03/28/2013	EastBay	East Bay Blue Print & Supply C	22.46	000000
18146	03/28/2013	EBMUD	East Bay Mud	171.48	000000
18147	03/28/2013	Elavon	Elavon	155.20	000000
18148	03/28/2013	Ewing	Ewing Irrigation	291.08	000000
18149	03/28/2013	Fedx	Fedex	19.54	000000
18150	03/28/2013	FranTx	Franchise Tax Board	90.00	000000
18151	03/28/2013	Furber	Furber Saw, Inc.	482.77	000000
18152	03/28/2013	GriffJoe	Joey Griffin	200.00	000000
18153	03/28/2013	HeinBet	Beth Heinen	50.00	000000
18154	03/28/2013	HurdAss	Hurd & Associates	7,560.00	000000
18155	03/28/2013	JetMul	Jet Mulch, Inc.	2,922.75	000000
18156	03/28/2013	KaisFou	File #73029 Kaiser Foundation Health Plan	33,547.59	000000
18157	03/28/2013	LahlBil	Bill Lahl	513.00	000000
18158	03/28/2013	LaserIm	Laser Impressions	469.02	000000
18159	03/28/2013	Legal S	Legal Shield	79.75	000000
18160	03/28/2013	LincEqu	Lincoln Equipment, Inc.	1,065.05	000000
18161	03/28/2013	LukeDes	Luke Design Associates	262.65	000000
18162	03/28/2013	Matrisc	Matriscope Engineering Labs	4,711.90	000000
18163	03/28/2013	McInerne	McInerney & Dillon	5,849.50	000000
18164	03/28/2013	MDUSD	Mt. Diablo Unified School Dist	5,736.00	000000
18165	03/28/2013	Milani	Milani & Associates	1,184.00	000000
18166	03/28/2013	MobiMod	Mobile Modular Mngmnt Corp	334.88	000000
18167	03/28/2013	MurdDeb	Debbie Murdock	1,336.65	000000
18168	03/28/2013	PacCoas	Pacific Coast Seed, Inc.	1,209.90	000000
18169	03/28/2013	PERS	PERS	13,883.78	000000
18170	03/28/2013	PG&E	Pacific Gas & Electric Co	5,321.71	000000

<u>Check</u>	<u>Date</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Amount</u>	<u>Voucher</u>
18171	03/28/2013	PhCit	Pleasant Hill, City of	10,803.32	000000
18172	03/28/2013	Pioneer	Pioneer Manufacturing Co.	2,464.13	000000
18173	03/28/2013	PitBow	Pitney Bowes	291.10	000000
18174	03/28/2013	PleaHill	Pleasant Hill Rec & Park Distr	97,718.93	000000
18175	03/28/2013	Pruden	Prudential Municipal Pool/	1,314.42	000000
18176	03/28/2013	PurcPow	Purchase Power	1,519.99	000000
18177	03/28/2013	PurcRh	PRA Group	1,620.00	000000
18178	03/28/2013	R-Comput	R-Computer	318.99	000000
18179	03/28/2013	RossRic	Rico Ross	1,400.00	000000
18180	03/28/2013	SmitDana	Dana Smith	250.00	000000
18181	03/28/2013	SupAuto	Superior Auto Parts Warehouse	67.89	000000
18182	03/28/2013	TeeCom	TEECOM Design Group	417.27	000000
18183	03/28/2013	Unisourc	Unisource Solutions	9,111.52	000000
18184	03/28/2013	USBank	U.S. Bank	1,994.77	000000
18185	03/28/2013	VSP	PBIA	61.80	000000

CHECK TOTAL:				\$505,016.57	



Board of Directors Meeting Minutes

February 14, 2013

DRAFT

The February 14, 2013 Board Meeting of the Pleasant Hill Recreation & Park District Board of Directors was called to order by Board Chair Glover at 6:32 p.m. in the Conference Room at the Administration Office.

PLEDGE OF ALLEGIANCE

Board Chair Glover led the Pledge of Allegiance.

ROLL CALL

BOARD PRESENT: Glover, Sterrett, Donaghu, Bonato, Shess

STAFF PRESENT: Berggren, Lischeske, Blair, Miller, Young

PUBLIC COMMENT

None

SET A DATE TO TOUR THE COMMUNITY CENTER SITE

The Board Tour of the Community Center site will be at 4:45 pm on February 28, 2013 prior to the scheduled Board Meeting. There will be a closed session beginning at 5:30 pm that evening, with the Bond portion of the meeting beginning at 6:00 pm.

UPDATES ON BOND PROJECTS

The General Manager made the following comments:

SENIOR CENTER/TEEN CENTER

- Some of the punch list items have not been completed. The General Contractor McFadden is contending that they have been completed.
- The General Manager will be receiving more information regarding the Senior Center Acoustic issue.

Board Member Donaghu asked if the Community Center will be facing the same acoustical issue that the Senior Center is having. The General Manager explained that the hope is that the design of the Community Center is different enough so there will not be a problem.

COMMUNITY CENTER

- Work is on schedule. The staff is very pleased with the Contractor working on this site.

Board Member Bonato requested from the staff more information on the change orders. She would like to see explanations for each change order so that it is clearer for the Board. Bonato commented that the experiences the Board has had with the building of the Teen Center and the Senior Center have made them more sensitive to issues that are brought to them. The General Manager will work with staff to incorporate explanations for the change orders in their reports.

PLEASANT OAKS PARK

- 50% completion of the Construction Documents was submitted to the City and they have three weeks to review it.
- Currently everything is on schedule with this project.

Board Member Bonato asked if the Environmental Impact Report in regards to the fence issue has been settled. The General Manager explained that the design of the fence is still a "work in progress".

Board Chair Glover commented that he wants to be sure the neighbors of the park are kept in the communication loop as to the progress of the fencing situation.

Board Member Bonato asked when the process on the sale of the Little House will be brought to the Board. The General Manager stated that he will include it in the next Board Meeting.

Board Chair Glover started the regular meeting at 7:17 p.m.

PUBLIC COMMENT

None

EX-OFFICIO MEMBER REPORT, GENESIS CASSIDY – COLLEGE PARK HIGH SCHOOL

Ex-Officio Cassidy made the following comments:

- The Leadership class is participating in a fundraiser called "Pennies for Patients".
- Leadership students at College Park are connecting with Leadership classes at the Middle Schools.
- February 27th is the Conference for Leadership with other High Schools in the area.

CONSENT CALENDAR (ACTION)

- TO APPROVE BILLS TO BE PAID**
- TO APPROVE MINUTES OF DECEMBER 19, 2012 AND JANUARY 10, 2013**

Upon motion of Board Members Donaghu & Sterrett, the Board approved the Consent Calendar with the changes to the January 10th minutes.

PRESENTATION AND APPROVAL OF AUDIT AND MANAGEMENT LETTER (ACTION)

- REVIEW DISTRICT ANNUAL AUDIT**
- REVIEW MEASURE E ANNUAL AUDIT**
- REVIEW PLEASANT HILL SENIORS CLUB ANNUAL AUDIT**

Michael O'Connor with R.J. Ricciardi was present and presented the District's annual audit, Measure E audit, the Pleasant Hill Senior Club's annual audit, and Management Letters to the Board. O'Connor stated that there are no issues in the Management Report. He explained to the Board that the General Manager approves the bill payments which are an important cross check practice for the District's financial reports.

The Board questioned the necessity for the District to continue to pay for the Senior Club audit, as opposed to the Senior Club paying for it themselves. O'Connor explained that the Senior audit costs the District roughly \$3500. Board Member Bonato suggested that in the future a review of the Senior Club's finances instead of a full audit may be a better consideration.

Upon motion of Board Members Donaghu & Sterrett, the Board approved to accept the annual audit as presented for the Recreation and Park District, Measure E and the Pleasant Hill Seniors Club, and the Management Letter.

Board Member Bonato made a motion to amend the Management Letter to include observations and status reports.

Board Member Sterrett seconded this motion and the Board unanimously approved to amend the Management Letter.

TO CONSIDER ENDORSEMENT OF PLEASANT HILL EDUCATION INITIATIVE (ACTION)

The General Manager distributed the announcement of the City Council endorsing the Mayor's proposed Pleasant Hill Education Initiative. The General Manager explained that Board Chair Bobby Glover and Recreation Superintendent Tina Young will be representing the District at the first steering committee meeting.

Board Chair Glover stated that there will be more information about the initiative to share with the Board after the first steering committee meeting.

Board Member Shess commented that he would like the Board to wait to take action on the initiative until after the steering committee has met. He commented that the initiative is a great idea.

Board Member Bonato commented that she would really like to see the District embrace this initiative in our programs and marketing.

Board Member Donaghu commented that he hopes all involved on the committee are given work loads equally for the initiative.

Board Member Sterrett was also in agreement that it may not be a good idea to endorse the initiative before the steering committee meets.

Ultimately it was decided by the Board to endorse the initiative and to have Board Chair Glover and Recreation Superintendent Young bring a report to the Board after the first steering committee meeting.

Upon motion of Board Members Bonato & Donaghu, the Board approved to endorse the Pleasant Hill Education Initiative.

PROGRAM COMMITTEE REPORT

- a. TO CONSIDER UPDATED DISTRICT REFUND POLICY (ACTION)**
- b. REVIEW OF THE SPRING/SUMMER 2013 SPOTLIGHT**

The Program Committee met on Thursday, February 7, 2013. At this meeting the District's refund policy was discussed as well as the review of the upcoming Spring/Summer Spotlight.

a. This item was tabled to the February 28th Board Meeting. Also at that meeting the Board would like an update on the status of the ability for the District's Co-sponsored groups to renew renting facilities for their meetings.

b. Board Member Sterrett reviewed the upcoming Spring/Summer Spotlight with the Board. She reported that the Pleasant Hill Baseball Association has purchased the back page of this Spotlight for \$800.

There was discussion from the Board on referring certain items in the Spotlight to the web site to save space in the Spotlight. There was also discussion on the Teen Center hours.

REPORT FROM CONTRA COSTA SPECIAL DISTRICTS QUARTERLY MEETING

Board Member Sterrett reported on the Contra Costa Special Districts Quarterly meeting. This meeting was held on January 28, 2013. The main program was a panel discussion on "How New State Retirement Legislation Will Affect Special Districts". The panel members were Anthony Suine (from CALPERS Pension Reform Team), and Marilyn Leedon (Contra Costa County Retirement Executive Officer). Also discussed were investments of the county retirement funds and pending LAFCO issues.

The next Chapter meeting will be April 15, 2013 at the Sanitary District multipurpose room.

BOARD ANNOUNCEMENTS AND REQUESTS TO STAFF

Sterrett made the following announcements/questions:

- She attended the Mayor's Breakfast which was nice. She thought that Board Chair Glover did a good job with his presentation.
- Star Quest auditions will be next week. They will have 65 acts auditioning.

Donaghu made the following announcements/questions:

- Complimented Board Chair Glover on his presentation at the Mayor's Breakfast.
- The next Chamber Mixer will be at the Senior Center on February 20th.

Shess made the following announcements/questions:

- He enjoyed the Mayor's Breakfast.

Bonato made the following announcements/questions:

- She met with John Mathesen at Rodgers Ranch to look at all the gardens on the plateaus.
- She reported that the Eucalyptus tree at Rodgers Ranch has been removed.
- She commented that the Historical Society bin was broken into.
- On April 6, 2013 there will be a plant sale event at Rodgers Ranch.
- She thanked Tom Bradley for all his help at the Rodgers Ranch site.
- She would be interested in the possibility of renting out the picnic area at Rodgers Ranch.
- She attended the Mayor's Breakfast and thought it was great.
- She had asked staff for a report on the security measures in place in the District's Preschool programs. The General Manager said staff is working on completing this item.
- She received the Legislative report from the Ralph Heim Group. There are a number of follow up/clean up bills in the report.

Glover made the following announcements/questions:

- He appreciated being asked to present at the Mayors Breakfast.
- Reminded the Board that next Wednesday is the CPRS awards luncheon.

STAFF ANNOUNCEMENTS

The General Manager made the following announcements:

- Dickeys BBQ will be holding a fundraiser for the Preschool Parent Committee on February 21, 2013.
- Devinos restaurant will be holding a fundraiser on March 6, 2013 for FF&E fund.
- Sweet Tomatoes will be holding a fundraiser for the Senior Center FF&E fund on February 21, 2013.
- The District received the 2012 Award of Merit from PCBC for the Community Center.
- The General Manager shared a very positive letter regarding the District's swim classes.
- He distributed the updated rental matrix for the Senior Center. Board Member Sterrett would like to see a matrix for the Teen Center.

ADJOURNMENT

Board Chair Glover adjourned the meeting at 10:03 p.m.

Robert B. Berggren, Clerk of the Board



Board of Directors Meeting Minutes January 25, 2012 DRAFT

The January 25, 2012 Board Meeting of the Pleasant Hill Recreation & Park District Board of Directors was called to order by Board Chair Dennis Donaghu at 6:15 p.m. in the Conference Room at the Administration Office. Donaghu stated that the Board met in closed session and there was nothing to report.

The General Manager requested to add resolution 2012-01-25, honoring Program Supervisor Dodie Jones who will be retiring. He said it was an item that needed to be added after the posting of the agenda. Upon motion of Glover/Sterrett, the Board approved to add the resolution as item c to the consent calendar.

PLEDGE OF ALLEGIANCE

General Manager Bob Berggren led the Pledge of Allegiance.

ROLL CALL

BOARD PRESENT: Bonato, Donaghu, Glover, Shepard, Sterrett

STAFF PRESENT: Berggren, Blair, Kubota, Miller, Spatz, Young

PUBLIC COMMENT

There was no public comment.

REPORT FROM FINANCIAL ADVISOR ON NEXT SALE OF BONDS

Bond Financial Advisor Craig Hill reviewed the various ratings and said that the Moody's rating did not rate the General Obligation Bond (GOB). Fitch and also Standard & Poor's have a better understanding and did not change the rating on the GOB. He does not see any change on the bonds when they go out for the second selling of the bonds. Accounting Supervisor Mark Blair said from 2009 to 2011 the property taxes revenue declined about \$17,000, but overall remained relatively stable. Board member Bonato asked if there could be a sentence or paragraph that the Moody's rating of Certificate of Participation has a different basis than the General Obligation Bond and a lack of impact on the rating. Hill continued to explain that the market was tested and they surveyed the GOB cost of 4.6%, which is the same as what we borrowed 2 years ago. He walked through charts in a PowerPoint presentation and said it shows \$6 - \$8 more than what was projected. Hill will present a couple of scenarios and will be happy to come back with other options.

TO CONSIDER EXTERIOR SIGNAGE FOR SENIOR CENTER, TEEN CENTER, COMMUNITY CENTER AND PLEASANT HILL PARK (ACTION)

Representative for GNU Group, Dickson Kaiser, presented the signage for the Senior Center, Teen Center, Community Center and Pleasant Hill Park. He presented the materials that the signs will be made of such as Clad with Trespa. They worked closely with the Dahlin Group, the Architectural firm for the Community Center. Kaiser said that there is no teal, the sign is 25% larger than before and they increased the depth to 2½ inches for the sign on Taylor Boulevard for the Community Center. Board Member Shepard asked about the lighting and Kaiser remarked they are focusing on spotlighting. Board Member Bonato wants to raise the Community Center sign because she felt that it was too quiet of a sign. Board Members

Sterrett, Glover and Donaghu liked the designs and Donaghu also asked about the dimensions. Glover asked about the budget.

Upon motion of Glover/Sterrett, the majority of the Board approved the design concept to move forward with option #3 with the 1½ inch thickness of raised letters. This will be presented to the Architectural Review Commission, the Dahlin Group and Steve Harriman. Board Member Shepard opposed the motion.

BOND OVERSIGHT COMMITTEE

- a. Accept Resignation of Bond Oversight Committee Member Steve Ganguet (ACTION)**
- b. To Consider Appointment of Alternate Member Erin Hirst as Replacement for Bond Oversight Member Vacancy (ACTION)**

Upon motion of Sterrett/Bonato, the Board approved the resignation of Bond Oversight Committee Member Steve Ganguet and the appointment of alternate member Erin Hirst as replacement for the Bond Oversight Member Vacancy.

c. Presentation of Bond Oversight Committee Quarterly Report

Bond Oversight Committee Chair Norm Vanhole presented the Bond Oversight Committee Quarterly Report. He stated that the committee would like to change the reports to be bi-annual. It will be put on a future agenda to be approved by the Board to switch the reports to be bi-annual. Bonato complimented the committee on a clean, clear report. She noticed on the report that it did not include the cost of the bocce courts, but they have been paid for with other funds.

JACK PROSEK, Pleasant Hill resident – He remarked that he reviewed the BOC quarterly report and he had a number of questions that were addressed to Chair Norm Vanhole. He felt there was an excess of payments to Jerry Haag and Janus Corporation. The General Manager will review the payments.

Board Chair Donaghu recommended taking a 10 minute break until 8:40 p.m.

PUBLIC COMMENT

There was no public comment.

EX-OFFICIO MEMBER REPORT, GENESIS CASSIDY – COLLEGE PARK HIGH SCHOOL

Ex-Officio Member Genesis Cassidy could not stay to give a report, but Board Chair Donaghu read her report. He made the following announcements:

- Sophomore class fundraiser is at Panda Express this Friday and Saturday.
- They have a Leadership Exchange meeting scheduled at Concord High on February 22 to exchange ideas.
- The Sports Foundation will have their crab feed fundraiser on February 18.
- Spirit Week is February 14 – 17 with different themed days.

PRESENTATION OF GRANT FROM PLEASANT HILL COMMUNITY FOUNDATION

Representative Jim Utz presented a \$500 grant from the Pleasant Hill Community Foundation for a special event tent for the Recreation and Park District. Board Chair Donaghu thanked Utz and the Foundation for the grant and their support.

CONSENT CALENDAR (ACTION)

- a. To Approve Bills to be Paid**
- b. To Approve Minutes of July 20, 2011**
- c. To Approve Resolution 2012-01-25, Honoring Dodie Jones**

The General Manager added warrant #16279 for McInerney and Dillon for \$4,000.

Upon motion of Shepard/Glover, the Board approved the consent calendar with a few minor changes to the minutes of July 20, 2011 and the addition of warrant #16279.

TO CONSIDER THE COMPUTER SERVICES CONSULTANT CONTRACT (ACTION)

The General Manager stated due to the retirement of Marilyn Wojcik, Network Administrator, the District will need to contract out computer services. He recommended Richard Miller with Ontai Solutions. The General Manager said that Miller has been working with the District and Marilyn for six years, currently is working with the District on the bond projects, and works with the City and the District's equipment. The contract for the rest of the fiscal year is \$34,295, which is already in the budget. He said Richard Miller is very knowledgeable and technical. The responsibility of Active.net will fall under Korey Riley. Miller will handle hardware and equipment and with the new facilities there will be additional costs.

The General Manager thanked Rich Miller for working with the District and coming to this budget amount with a one year agreement. Board Member Shepard asked to report back to the Board in six months on the efficiency of time expenditure.

Upon motion of Glover/Sterrett, the Board approved the agreement with Ontai Solutions for a monthly fee of \$6,859 for computer services for the District with an annual cost of \$82,308.

TO CONSIDER APPROVAL OF POOL CHEMICAL BIDS (ACTION)

Aquatics Supervisor Korey Riley reported four bids were received for pool chemicals for the Pleasant Hill Aquatic Park and the Pleasant Hill Education Center pool. She mentioned the total budget amount was for \$33,000 and the estimated pool chemical costs will be \$30,535. She recommended awarding Commercial Pool Systems for the sodium bicarbonate and bulk muriatic acid and the bulk liquid chlorine to Lincoln Equipment.

Upon motion of Sterrett/Shepard, the Board approved to award Commercial Pool Systems for the sodium bicarbonate and bulk muriatic acid and Lincoln Equipment for bulk liquid chlorine for a total of \$30,535.

TO CONSIDER ENERGY EFFICIENCY EQUIPMENT BIDS FOR PLEASANT HILL AQUATIC PARK (ACTION)

Aquatics Supervisor Korey Riley said they contracted with QuEST for an energy audit of the Pleasant Hill Aquatic Park Pool to see if the District qualifies for PG&E energy efficiency programs. She mentioned that after the audit, QuEST recommended to install a Variable Frequency Drive (VFD) on the existing diving pool pump and change the 5HP training pool pump to a 3HP pump with VFD. The savings was calculated to be about \$12,000 per year. There were 4 bids received. The lowest bid was with Commercial Pool Systems for \$10,670.47 with \$7,566.69 for the diving pool, \$1,103.78 for the training pool and installation at \$2,000. The General Manager and staff recommended approving the lowest bid with Commercial Pool Systems.

Upon motion of Shepard/Glover, the Board approved the bid of \$10,670.47 with Commercial Pool Systems for a savings of approximately \$12,000 per year.

REPORT FROM LAND AND FACILITY DEVELOPMENT COMMITTEE

Board Member Shepard reported on the Land and Facility Development Committee meeting that was held on January 24. She said 12 agencies were sent the bid announcement for a master plan proposal. She asked to survey the agencies and see why they did not respond. The District received only one proposal from RJM. She reported that we still may go out to bid again. She discussed being over budget with Valley High II and Woodside Hills III Assessment Districts. She stated that park maintenance has cut back on maintenance for Woodside Hills III and is concentrating on discing and pre-emergent chemicals. She said they would like to see what the District's options are for merging Woodside Hills I and Woodside Hills III. The General Manager will have further discussions with Wildan Financial Services regarding the merger of the two areas.

BOARD ANNOUNCEMENTS AND REQUESTS TO STAFF

Board Member Bonato:

- She spoke about the LAFCO seat up for reappointment and wants to support Mike McGill for reappointment.
- The Awards Night was a nice event and Board Member Donaghu did a good job on the presentation.

Board Member Sterrett:

- She said she attended the Community Awards Night and sat with the Pastor of Faith Lutheran and met Robert Konkle with the Village Music School. She congratulated Justin Pitcher for receiving the Community Plus Award.
- She attended the CCSDA Quarterly meeting and will give more details at the next board meeting.

Board Chair Donaghu:

- He commented on the Community Awards Night and felt that it was good to not have the Chamber installations on the same night. He said the awardees had some time to speak. Sterrett commented that she felt it was a nice touch that past award winners were announced and pointed out.
- He attended the Chamber Board meeting and said they have a positive cash flow. The Chamber is looking into bringing back dropped members. They may or may not bring back the newsletter. He commented that Matt Rinn is doing an excellent job. Board Member Bonato commented that the Chamber website is nice.

STAFF ANNOUNCEMENTS

The General Manager made the following announcements:

- The Mayors Breakfast is scheduled for February 9 at Back Forty BBQ. Board Members Sterrett, Donaghu and Glover said they will be attending.
- Recreation Supervisor Tina Young is requesting a Program Committee meeting for Friday, February 10 at 1 or 2 pm. Board Member Glover said he can make it at 1 p.m. Board Member Sterrett said she cannot make it and Board Chair Donaghu said he can sub for her on that day.
- The CPRS District III Awards luncheon is Thursday, February 23. Retired Program Supervisor Dodie Jones is receiving a Lifetime Achievement Award. The Teen Fashion Show is receiving an award as well as the Community Focus.
- He announced that Lynn Spatz, Thora Harshman and Dodie Jones were all taking advantage of the PERS two years additional service program.
- Architect Steve Harriman for the Senior and Teen Centers, has merged and the company is now Harriman Kinyon Architects, Inc.

- The District extended Legal Counsel Mark Cornelius' agreement for one year with no increase.

ADJOURNMENT

Board Chair Donaghu adjourned the meeting at 10:10 p.m.

Robert B. Berggren, Clerk of the Board



MEMORANDUM

TO: Board of Directors

FROM: General Manager

DATE: March 21, 2013

RE: Agenda Item #10 – March 28, 2013 Board Meeting

Report from Veterans of Foreign Wars Co-Sponsored Group

Bob Newhall, representative of Veterans of Foreign Wars, will be on hand to give an update on activities and membership of the VFW.



MEMORANDUM

TO: Board of Directors

FROM: General Manager

DATE: March 21, 2013

RE: Agenda Item #11 – March 28, 2013 Board Meeting

To Report on Business Strategic Plan Organizational Meeting

Board Members Sandy Bonato and Zac Shess, members of the Business Strategic Plan Committee, will report on a meeting that will be held on March 27th. The agenda is attached.



MEMORANDUM

TO: Board of Directors

FROM: General Manager

DATE: March 21, 2013

RE: Agenda Item #11 – March 28, 2013 Board Meeting

To Consider Resolution 2013-03-28B, Recognizing the Importance of Government Transparency and Accessibility (ACTION)

Enclosed in your packet is a resolution that was recommended to us by the Contra Costa Taxpayers Association along with that, California Special Districts Association announced the new transparency certificate of excellence program. So, along with this resolution, the District will be committed to completing the requirements to receive the Transparency Certificate for Districts from the California Special Districts Association.



Board of Directors Resolution

PLEASANT HILL RECREATION & PARK DISTRICT
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
BOARD OF DIRECTORS

IN THE MATTER OF

RESOLUTION 2018-03-28B

**RECOGNIZING THE IMPORTANCE OF GOVERNMENT
TRANSPARENCY AND ACCESSIBILITY**

THE PLEASANT HILL RECREATION & PARK DISTRICT BOARD OF DIRECTORS DOES FIND:

WHEREAS, the California Legislature has found that access to information concerning the conduct of the people's business is a fundamental and necessary right, per California Government Code Sections 54950, et seq; and

WHEREAS, "Sunshine Week" was initiated by the American Society of News Editors to educate the public about the importance of open government; and

WHEREAS, James Madison, the father of the United States Constitution, wrote that "consent of the governed" requires that the people be able to "arm themselves with the power which knowledge gives"; and

WHEREAS, "Sunshine Week" coincides with James Madison's birthday on March 16th because he wrote the First Amendment to the U.S. Constitution that guarantees freedom of speech and press - and by extension the right and need of the people and press to know what their government is doing; and

WHEREAS, every citizen in our constitutional republic and under State Statutes has a right of open access to government meetings and public records; and

WHEREAS, an open and accessible government is vital to establishing and maintaining the people's trust and confidence in their government and in the government's ability to effectively serve its citizens; and

WHEREAS, the protection of every person's right of access to public records and notice of government meetings is a high priority of Pleasant Hill Recreation and Park District; and

WHEREAS, Pleasant Hill Recreation and Park District is committed to timely notice, openness and transparency in all aspects of its operations and seeks to set a high standard in this regard; and

TOWARD THAT END, Pleasant Hill Recreation and Park District will strive to earn the California Special District Associations (CSDA) District Transparency Certificate of Excellence, which includes some of the items listed below:

- Proof of current ethics training for all board members, timely filing of State Controller's Special Districts Financial Transactions and Compensation Report.
- Display names of board members and their terms of office, board meeting schedules, agendas, minutes, and the District's mission statement on the website, www.pleasanthillrec.com.
- Provide a regular district newsletter, website information, and email communication on the District activities and projects.

NOW, THEREFORE, Pleasant Hill Recreation & Park District commits during this Sunshine Week, March 10 - 16, commemorating the 262nd anniversary of James Madison's birth, and throughout the year 2013, to work diligently to enhance the public's access to government records and information; to increase information provided electronically and online; and to ensure that all meetings of deliberative bodies under its jurisdiction, and their committees, are fully noticed, open to the public; and that, whenever possible, audio recordings of public meetings shall be undertaken.

PASSED AND ADOPTED on March 28, 2013, by the following vote:

AYES:

NOES:

ABSENT:

Bobby Glover, Chair

I hereby certify that the foregoing resolution was approved by the vote indicated herein above at the regular meeting of the Board of Directors on March 28, 2013.

Robert B. Berggren, Clerk of the Board



MEMORANDUM

TO: Board of Directors
FROM: General Manager
DATE: March 22, 2013
RE: Easement Agreement with Astound

Attorney Mark Cornelius was planning on meeting with Board Member Bonato to review concerns regarding the utility agreement with Astound. The General Manager is recommending to approve the utility easement with Astound.

Memo

To: Robert B. Berggren
From: Mark Cornelius, Esq.
Date: March 5, 2013
Re: Grant of Easement to Astound

CONFIDENTIAL – ATTORNEY/CLIENT AND/OR WORK PRODUCT PRIVILEGES

The Pleasant Hill City Engineer had requested that Astound Broadband, LLC (“Astound”) move the conduit that houses the fiber optic cable connecting City Hall to the District Administration Office building. The conduit was previously in the public right-of-way at the northwest corner of Gregory Lane and Cleaveland Road, but is now on District property. This requires an easement in favor of Astound.

It is my understanding that the fiber optic cable is necessary for the District's operation of its computer systems. The attached Grant of Easement (“Easement”) is the product of negotiations with Astound, and may not include everything the District may want; but it represents reasonable compromise. The Easement includes indemnification and insurance provisions that help protect the District from liability resulting from Astound's operations.

In summary, granting the attached Easement is needed for ordinary District operations. Further, the negotiated indemnification and additional insured provisions in favor of the District will not be active until the Easement is signed. Accordingly, it would promote the interests of the District to enter into an agreement with Astound as soon as reasonably possible.

Please advise if you need something further on this matter.

**Recorded at the request of and
when recorded please return to:**

James A. Penney
WaveDivision Holdings, LLC
401 Kirkland Parkplace, Suite 500
Kirkland, WA 98033

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made and entered into this _____ day of _____, 2013, by and between the PLEASANT HILL RECREATION AND PARK DISTRICT, a California Special District ("**Grantor**") and ASTOUND BROADBAND, LLC, a Limited Liability Company formed under the laws of the state of Washington ("**Grantee**"),

WITNESSETH:

THAT Grantor, for a good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the faithful performance and observance by Grantee of all of the covenants and agreements herein contained, does hereby grant, subject to all of the terms and conditions hereof, to Grantee a permanent easement for the construction, reconstruction, maintenance, removal and use of underground and above-ground fiber optic and coaxial line and related cable facilities, together with the necessary appurtenances thereto, all hereinafter referred to as the "**Structure**," within the boundaries of that certain real property described in **Exhibit A** and shown on **Exhibit B** attached hereto and made a part hereof (the "**Property**").

The easement above mentioned is granted by Grantor and accepted by Grantee upon the following terms and conditions, and Grantee does hereby covenant with Grantor as follows:

1. Grantee hereby acknowledges the title of Grantor in and to the Property above described and agrees never to assail or to resist said title.
2. The construction, reconstruction, maintenance, removal and use of, and all work upon or in connection with the Structure shall at no time and in no way whatever unreasonably interfere with the operations of Grantor; the location of the Structure, the construction, reconstruction, maintenance and removal thereof and all work in connection therewith shall be done and made under the supervision and to the satisfaction of Grantor, and the construction, reconstruction, maintenance, removal and use of other facilities or improvements of Grantor, present or future, upon the Property shall at all times be paramount to any rights of Grantee under this Grant of Easement.

3. Upon completion of any of its work hereunder, Grantee shall promptly restore as near as reasonably possible the surface of the ground on the Property to the condition in which it was prior to the commencement of said work and leave the Property in a clean and presentable condition, free from waste.

4. Grantee expressly agrees to indemnify, defend and hold harmless Grantor, its directors, officers, and employees from and against any and all third party loss, liability, expense, claims, costs, suits, and damages, including attorneys' fees, arising out of Grantee's negligence or willful misconduct in its operation or performance under this agreement, including all costs, claims, suits and damages (including property and personal injury) arising out of any hazardous substances, hazardous materials or hazardous wastes (including petroleum) within the easement area or on the adjacent Grantor's property caused, uncovered, released or excavated in the construction, reconstruction, maintenance, use, or removal of the Structure.

5. Grantee shall carry during the life of the easement created by this agreement, comprehensive general liability insurance with limits of at least \$2 Million per occurrence and \$4 Million aggregate, which shall fully protect Grantee from all risks for which Grantee is obligated to indemnify Grantor pursuant to Sections 4 and 7. The insurance shall be written by a California admitted carrier reasonably acceptable to Grantor and shall name Grantor as additional insured. Grantee shall deliver to Grantor a certificate evidencing such coverage.

6. Grantee shall be responsible for and shall reimburse Grantor for any damage or loss to Grantor's present and future facilities caused by Grantee's negligent operation or performance under this agreement, including damages caused by the deposit by Grantee of hazardous substances, hazardous materials or hazardous wastes including petroleum or caused by electrical currents flowing from the Structure; and Grantee shall not make any physical connection or bonding whatsoever between said Grantor equipment and the Structure without first having obtained the written permission of Grantor so to do.

7. Grantee agrees to assume all risk of and to indemnify, defend and hold harmless Grantor, its directors, officers, and employees from and against any and all third party loss, liability, expense, claims, costs, suits, and damages, including attorneys' fees arising from damage to the Structure and to any other property of Grantee or any property under the control or custody of Grantee while upon the Property or rights of way of Grantor or in proximity thereto, caused by the construction, reconstruction, operation, maintenance, repair or use of facilities, improvements or roadways of Grantor, present or future.

8. Except in case of ordinary maintenance and emergency repairs, Grantee shall give to Grantor at least ten (10) days' notice in writing before entering upon the Property hereinabove described for the purpose of constructing, reconstructing, repairing or removing the Structure or performing any work on or in connection with the Structure or the operation thereof.

9. All rights herein granted to Grantee are subject to all existing rights, rights of way, reservations and easements by whomsoever held in and to said Property. This easement runs with the land, burdens the Property and will bind each and every owner thereof hereafter all within the contemplation and for the purposes of §1468 of the California Civil Code. This easement and rights granted by this agreement remains in full force and effect so long as (i) Grantee, or its successors or assigns, has a franchise to provide cable communications in the city where the Property is located, or (ii) Grantee is providing telecommunications services within the city where the Property is located.

In the event either or both of the events described in (i) or (ii) above shall occur, upon written request of Grantor, Grantee shall promptly quitclaim the easement created by this document to Grantor.

10. If Grantee shall at any time abandon the Structure or any portion thereof, or fail to use the Structure for the purposes for which this easement is granted, then all rights of Grantee in and to the Property or such portions thereof so abandoned or not so used shall thereupon cease. Upon any termination of the rights of Grantee hereunder, Grantee shall at Grantee's expense, promptly upon request by Grantor so to do, remove the Structure from the Property and restore the Property to its original condition, reasonable wear and tear excepted; upon failure of Grantee so to do, said work may be performed by Grantor at Grantee's expense, which expense Grantee agrees to pay to Grantor promptly upon demand. Further, upon any termination of Grantee's rights, upon written request of Grantor, Grantee shall promptly quitclaim the easement created by this document to Grantor.

11. This agreement shall be binding on and inure to the benefit of the parties hereto and their respective successors and assigns. Notwithstanding the foregoing, the easement created by this document shall not be assigned without the prior written consent of Grantor, which consent shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, Grantee may assign this easement, without the consent of Grantor, to any parent, subsidiary or affiliate of Grantee controlling, under the control of or under common control with Grantee or to any entity that purchases all or substantially of of the assets of Grantee in the City of Pleasant Hill, California.

IN WITNESS WHEREOF, the parties hereto have executed this indenture, in duplicate, the day and year first above written.

Grantor

PLEASANT HILL RECREATION AND PARK DISTRICT

By: _____

Name Printed:

Grantee

ASTOUND BROADBAND, LLC

By: _____

Name Printed:

Title:

Title:

ACKNOWLEDGMENT

State of California
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____ ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

State of California
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____ ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

EXHIBIT A

Legal Description:

UTILITY CONDUIT and CABLE INSTALLATION and MAINTENANCE EASEMENT

All that certain real property located in the City of Pleasant Hill, County of Contra Costa, State of California, being a portion of the Lands of the Pleasant Hill Recreation and Park District, also being a portion of Rancho Las Juntas, more particularly described as follows:

Commencing at a standard Contra Costa County Monument located at Engineer's Station 147+74.11 on the centerline of Gregory Lane, as shown on the "Gregory Lane Improvement Plan", Sheet 2 of 3, prepared by Ben H. Ferguson, Consulting Engineers for the City of Pleasant Hill, Contra Costa County, California; thence from said point of commencement North 00°56'28" East a distance of 42.00 feet to an angle point in the Northerly Right of Way Line of said Gregory Lane as said Right of Way is described in that certain deed from Pleasant Hill Recreation and Park District to the City of Pleasant Hill, recorded in the Office of the Recorder of Contra Costa County on February 15, 1965 in Book 4804 of Official Records at Page 42; thence Easterly along said Northerly Right of Way Line South 89°27'52" East a distance of 340.17 feet to the True Point Of Beginning; thence, from said POINT OF BEGINNING, in a Northerly direction at right angles to the last course, North 00°32'08" East a distance of 5.00 feet; thence along a line that is 5.00 feet Northerly of and parallel with the aforementioned Northerly Right of Way Line, South 89°27'52" East a distance of 57.11 feet to the beginning of a 5.00 foot radius tangent curve to the left, concave to the Northwest; thence along the arc of said curve through a central angle of 90°09'43", said curve being subtended by a chord that bears North 45°27'17" East a distance of 7.08 feet to a point that is 5.00 feet West of the Westerly Right of Way Line of Cleaveland Road; thence along a line that is 5.00 feet Westerly of and parallel with said Westerly Right of Way Line, North 00°22'25" East a distance of 42.72 feet; thence Easterly at right angles to the last course South 89°37'35" East a distance of 5.00 feet to a point on the aforesaid Westerly Right of Way Line; thence in a Southerly direction along the aforementioned Westerly Right of Way, South 00°22'25" West a distance of 42.72 feet to the beginning of a 10.00 foot radius tangent curve to the right, concave to the Northwest; thence along the arc of said curve through a central angle of 90°09'43", said curve being subtended by a chord that bears South 45°27'17" West a distance of 14.16 feet to a point on the Northerly Right of Way Line of the aforesaid Gregory Lane; thence along said Northerly Right of Way Line, North 89°27'52" West a distance of 57.11 feet to the point of beginning, containing an area of 558 square feet, more or less.

EXHIBIT B

Structure Diagram:

CITY OF PLEASANT HILL, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA,
BEING A PORTION OF THE PLEASANT HILL RECREATION AND PARK DISTRICT,
ALSO BEING A PORTION OF RANCHO LAS JUNTAS
DECEMBER 2012 - SCALE : 1" = 20'
PREPARED BY THE MAS GROUP

